APPLE VALLEY WASATCH

KNOW ALL PERSONS BY THESE PRESENTS: That Patina Apple Valley Land, LLC, a Minnesota limited liablity company, owner of the following described property:

Outlot A, EAGLE RIDGE BUSINESS PARK, according to the recorded plat thereof, Dakota County, Minnesota.

Abstract Property

AND

That part of Vacated Evendale Way, as dedicated in the plat of EAGLE RIDGE BUSINESS PARK; according to the recorded plat thereof, Dakota County, Minnesota, lying northwesterly of the following described line:

Beginning at the northwest corner of Lot 1, Block 1, said EAGLE RIDGE BUSINESS PARK; thence North 73 degrees 01 minutes 52 seconds East, on an assumed bearing along the northerly line of said Lot 1, a distance of 160.59 feet to a point of curve in said northerly line; thence easterly and southeasterly a distance of 113.76 feet, along said northerly line, to the point of beginning of the line to be described; thence North 73 degrees 01 minutes 52 seconds East, not tangent to said curve, to the easterly line of said Evendale Way and said line there terminating.

Accruing thereto by reason of vacation.

Has caused the same to be surveyed and platted as APPLE VALLEY WASATCH, and does hereby dedicate to the public for public use forever the public way and the drainage and utility easements as created by the plat.

In witness whereof said Patina Apple Valley Land, LLC, a Minnesota limited liablity company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

PATINA APPLE VALLEY LAND, LLC

_____
Christina Caulkins, President

State of _____
County of _____

This instrument was acknowledged before me on _____ by Christina Caulkins, President of Patina Apple Valley Land, LLC, a Minnesota limited liablity company, on behalf of the company.

_____
(Signed)

_____
(Printed Name)
Notary Public _____ County, _____
My Commission Expires _____

SURVEYORS CERTIFICATE

I, Henry D. Nelson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on the plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

_____
Henry D. Nelson, Licensed Land Surveyor
Minnesota License No. 17255

State of Minnesota
County of HENNEPIN

This instrument was acknowledged before me on _____ by Henry D. Nelson.

_____
(Signed)

_____
(Printed Name)
Notary Public _____ County, Minnesota
My Commission Expires January 31, 20_____

CITY COUNCIL, CITY OF APPLE VALLEY, MINNESOTA

This plat of APPLE VALLEY WASATCH was approved and accepted by the City Council of the City of Apple Valley, Minnesota at a regular meeting thereof held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By:_____, Mayor By:_____, Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20_____.

By: _____
Todd B. Tollefson
Dakota County Surveyor

DEPARTMENT OF PROPERTY TAXATION AND RECORDS

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20_____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

By: _____, Director By:_____, Deputy

COUNTY RECORDER, COUNTY OF DAKOTA, STATE OF MINNESOTA

I hereby certify that this plat of APPLE VALLEY WASATCH was filed in the office of the County Recorder for public record on this _____ day of _____, 20_____, at _____ o'clock _____.M., and was duly filed in Book _____ of Plats, Page_____, as Document No._____.

By _____, County Recorder

By _____, Deputy

LOUCKS

APPLE VALLEY WASATCH

SCOTTSBRIAR 2ND

SCOTTS-BRIAR 1ST

Found 1/2" Iron Pipe

N89°47'44"E 1274.47

909.54

364.93

LS 23198

Found 1/2" Iron Pipe

Drainage and Utility Easement

N Line SE 1/4, Sec 26, T 115, R 20

Center of Sec 26, T 115, R 20

50 50

W Line of Outlot A

380.37

NORTH 637.63

OUTLOT A

RIDGE

Lot 1

Block 1

EAGLE

VACATED EVENDALE WAY

LS 26724

L=151.39 Δ=48°11'23"
L=210.84 Δ=67°08'33" R=180.00

144.24

N73°01'52"E 160.59

S73°01'52"W 120.65

LS 44900

N16°58'08"W 60.00

Found 1/2" Iron Pipe

S73°01'52"W 332.83

160.59

L=113.76 Δ=54°18'53" R=120.00

S73°01'52"W 138.87

68.36

70.51

15.64

L=124.45 Δ=39°36'45" R=180.00

EVENDALE WAY

L=44.80 Δ=35°07'24" Chord=N31°45'E Chord=43.91

S73°01'52"W 40.02

S16°58'08"E 80.00

S16°58'08"E 50.00

L=20.79 Δ=19°16'56"

N0°14'30"W 279.23

264.07

Drainage and Utility Easement

347.13

20 30

Pipeline easement granted per Doc. 239327, B.64 of Misc Records P. 552. Partially Released per Doc. 340748 and Doc 637707.

102.09

102.00

PARK

Outlot A

JOHNNY CAKE RIDGE ROAD

W Line SE 1/4, Sec 26, T 115, R 20

2645.37 NORTH

SW Cor of SE 1/4 Sec 26, T 115, R 20 (Found Cast Iron Monument)

S89°47'45"W 351.67

172.24

257.78

Pipeline easement granted per Doc. 239327, B.64 of Misc Records P. 552. Partially Released per Doc. 340748 and Doc 637707.

Outlot B

BUSINESS

S0°14'30"E 306.61

LOT 1

BLOCK 1

Drainage and Utility Easement

130.10

LS 44900

1.0 Access Restriction Easement Area per Doc. 2838732

1.0 Access Restriction Easement Area per Doc. 2838732

LS 44900

364.00

93.00

N89°45'30"E 517.71

LS 44900

LS 44900

L=42.47 Δ=69°31'26" R=35.00

60

EVENDALE WAY

S0°14'30"E 237.90

214.00

60

OUTLOT A

E. line of OUTLOT A, also E. line of the NW 1/4 of the SE 1/4

S0°00'42"W 669.65

Drainage and Utility Easement

1.0 Access Restriction Easement Area per Doc. 2838732

S89°45'30"W 182.53

L=209.10 Δ=18°09'11" R=660.00

100

UPPER 147TH STREET WEST

100

WIRSBO THIRD ADDITION

VICINITY MAP
SEC. 26, T. 11SN., R. 20W.

NW 1/4 NE 1/4 SW 1/4 SE 1/4 SITE CAKE RIDGE ROAD JOHNNY

N

0 50

SCALE IN FEET

O DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "RLS 17255"

● DENOTES IRON MONUMENT FOUND

THE WEST LINE OF OUTLOT A, EAGLE RIDGE BUSINESS PARK, IS ASSUMED TO HAVE A BEARING OF NORTH

NOT TO SCALE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

5 5 10 10

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED AND ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING RIGHT-OF-WAY LINES, AS SHOWN ON THE PLAT.

LOUCKS