

# NEW NICOLLET DEVELOPMENT

New Nicollet Phase 1 RFP Attachment 7

R.T. DOC. NO. \_\_\_\_\_

C.R. DOC. NO. \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Minneapolis, a Minnesota Municipal corporation, owner of the following described property:

That part of the following properties all lying southerly of a line 40.00 feet northerly of and parallel with the north line of Block 4 "Boulevard Addition to Minneapolis" and its extensions:

All of Lots 9, 10, 11 and 12 and that part of Lots 5, 6, 7 and 8 lying West of line A hereinafter described, Block 6, Lindley & Lingenfelter's Addition to Minneapolis, together with the vacated alley adjoining said lots, except that part of Lots 5 and 12 and the vacated alley which lies North of a straight line, hereinafter referred to as Line B, drawn from a point in the East line of said Lot 5, 2 feet South of the Northeast corner thereof, to a point in the West line of Lot 12, 3 feet and 3 inches South of the Northwest corner, also together with the North half of Elroy Street vacated, originally dedicated as 32nd Street in the plat of Lindley and Lingenfelter's Addition to Minneapolis lying between the extensions across it of the West line of Lot 9, said Addition, and Line A hereinafter described.

Line A is described as beginning at a point on Line B hereinbefore described, 205.27 feet East of the West line of Lot 12, Block 6, Lindley & Lingenfelter's Addition to Minneapolis to a point on the South line of Lot 10, Block 7, "Filteau's Addition to Minneapolis", 205.27 feet East of the Southwest corner of Lot 14, Block 7, "Filteau's Addition to Minneapolis".

There is specifically excepted from this description any part of West Lake Street, vacated or to be vacated, adjoining Block 7, "Filteau's Addition to Minneapolis".

(Abstract)

Lots 11 to 19, inclusive, Block 7; parts of Lots 10 and 20, Block 7; the vacated alley adjoining the West line of Lot 20, Block 7; part of the vacated alley adjoining the North lines of Lots 7 to 14, inclusive, Block 7, all in "Filteau's Addition to Minneapolis", and part of vacated Elroy Street (formerly Twenty ninth and one half street) adjoining the North line of Block 7, "Filteau's Addition to Minneapolis" all described as follows:

Commencing at a point on the West line of Lot 12, Block 6, Lindley & Lingenfelter's Addition to Minneapolis, 3.25 feet South from the Northwest corner of said Lot 12; thence East a distance of 205.27 feet along a line which intersects the East line of Lot 5 in said Block 6 at a point 2.00 feet South from the Northeast corner of said Lot 5, thence South to a point on the South line of Block 7, "Filteau's Addition to Minneapolis", 205.27 feet East from the Southwest corner of said Block 7, which point is the actual point of beginning; thence North along the last described line to the center line of said vacated Elroy Street; thence West along said center line to the Northerly extension of the West line of said Block 7; thence South to the Southwest corner of said Block 7; thence East to the actual point of beginning;

Lake Street, as dedicated in Lindley & Lingenfelter's Addition to Minneapolis, adjoining Block 7, "Filteau's Addition to Minneapolis", is excluded from the above described tract,

according to the Government Survey thereof;

(Torrens)

AND,

That part of Lots 5, 6, 7 and 8 lying East of Line A hereinafter described, Block 6, Lindley & Lingenfelter's Addition to Minneapolis, except that part of said Lot 5 which lies North of Line B hereinafter described; together with the North Half of Elroy Street vacated, originally dedicated as 32nd Street in the plat of Lindley & Lingenfelter's Addition to Minneapolis, lying between the extensions across it of the East line of Lot 8, said Addition, and Line A hereinafter described.

(Said Line A is described as line beginning at a point on Line B hereinbefore described, 205.27 feet East of the West line of Lot 12, Block 6, Lindley & Lingenfelter's Addition to Minneapolis to a point on the South line of Lot 10, Block 7, "Filteau's Addition to Minneapolis", 205.27 feet East of the Southwest corner of Lot 14, Block 7, "Filteau's Addition to Minneapolis".)

(Said Line B is described as a line drawn from a point on the East line of said Lot 5, distant 2 feet South of the Northeast corner thereof, to a point on the West line of Lot 12, distant 3 feet and 3 inches South of the Northwest corner thereof.)

AND,

Lots 1 to 9, inclusive, and that part of Lots 10 and 20 lying East of Line A hereinbefore described; all of the vacated alley, adjoining the East line of Lot 20, lying between the extensions across it of the North and South line of Lot 20; all that part of the vacated alley, adjoining the North lines of Lots 7 to 10, inclusive, lying between the extensions across it of the East line of Lot 7, and Line A hereinbefore described; all in Block 7, "Filteau's Addition to Minneapolis"; together with the South Half of vacated Elroy Street (formerly twenty-ninth and one-half street) adjoining the North line of Block 7, "Filteau's Addition to Minneapolis", lying between the extensions across it of the East line of said Block 7, and Line A hereinbefore described; and together with that part of Nicollet Avenue as dedicated in the original plat of Lindley & Lingenfelter's Addition to Minneapolis, lying West of the West line of the Southeast Quarter of Section 34, Township 29, Range 24, and lying between the Westerly extension of a line parallel with and 40 feet North of the North line of Block 4, "Boulevard Addition to Minneapolis" and a line drawn from the Southwest corner of said Block 4 to the Southeast corner of Block 7, "Filteau's Addition to Minneapolis".

AND,

Lots 1 to 25, inclusive, Block 4, "Boulevard Addition to Minneapolis"; together with all of vacated North-South alley in said Block lying between the extensions across it of the North line of said Lot 25 and the South line of said Lot 17; together with all of vacated East-West alley in said Block lying between the extensions across it of the East line of said Lot 11 and the West line of said Lot 16; together with that part of Nicollet Avenue as dedicated in the original plat of "Boulevard Addition to Minneapolis", lying East of the West line of the Southeast Quarter of Section 34, Township 29, Range 24 and lying between the Westerly extensions of a line parallel with and 40 feet North of the North line of said Block 4 and a line drawn from the Southwest corner of said Block 4 to the Southeast corner of Block 7, "Filteau's Addition to Minneapolis"; together with that part of the South 40 feet of East 29th Street as dedicated in the original plat of "Boulevard Addition to Minneapolis", adjoining Lots 1 and 25 and vacated North-South alley in said Block 4, said Addition, lying between the extensions across it of the East line of Lot 1 and West line of Lot 25, said Block 4, all according to the plats thereof on file and of record in the office of the County Recorder, in and for Hennepin County, Minnesota.

There is specifically excepted from this description any part of West Lake Street, including any part thereof which has been vacated, adjoining Block 7, "Filteau's Addition to Minneapolis", and adjoining Block 4, "Boulevard Addition to Minneapolis".

(Abstract and Torrens)

A part of the above described land is registered land. The Torrens portion being more particularly described as follows:

All of Lots 1 to 9 inclusive, Block 7; parts of Lot 10 and 20, Block 7; the vacated alley adjoining the East line of Lot 20, Block 7; part of the vacated alley adjoining the North lines of Lots 7 to 14, Block 7, all in "Filteau's Addition To Minneapolis"; part of vacated Elroy Street (formerly Twenty-ninth and one half street) adjoining the North line of Block 7, "Filteau's Addition To Minneapolis"; and that part of Nicollet Ave., in Lindley & Lingenfelter's Addition To Minneapolis adjoining the East line of vacated Elroy Street and adjoining the East line of Block 7, "Filteau's Addition To Minneapolis" all described as follows:

Commencing at a point on the West line of Lot 12, Block 6, Lindley & Lingenfelter's Addition To Minneapolis, 3.25 feet South from the Northwest corner of said Lot 12; thence East a distance of 205.27 feet along a line which intersects the East line of Lot 5 in said Block 6 at a point 2.00 feet South from the Northeast corner of said Lot 5; thence South to a point on the South line of Block 7, "Filteau's Addition To Minneapolis", 205.27 feet East from the Southwest corner of said Block 7, which point is the actual point of beginning; thence North along the last described line to the center line of said vacated Elroy Street; thence East along said center line to the East line of Lindley & Lingenfelter's Addition To Minneapolis; thence South along said East line to the Easterly extension of the South line of said Block 7; thence West to the actual point of beginning; Except that part of Lake Street, as dedicated in Lindley & Lingenfelter's Addition To Minneapolis, which lies between two lines drawn parallel with and 75 feet West and 210 feet West, respectively, from the Southerly extension of the East line of Block 7, "Filteau's Addition To Minneapolis".

The West 1/2 of Lot 12;

Lots 2, 3, 11,17, 18 and 19,

Block 4, "Boulevard Addition To Minneapolis".

That part of the vacated alley adjoining Lots 2 and 3 lying East of the center line of said alley and between the extensions across it of the North line of Lot 2 and the South line of Lot 3;

That part of the vacated alley adjoining Lot 11 lying South of the center line of said alley and between the extension across it of the East and West lines of Lot 11:

That part of the vacated alley adjoining the West Half of Lot 12, lying South of the center line of said alley and between the extensions across it of the East and West lines of the West Half of Lot 12;

That part of the vacated North-South alley adjoining Lots 17, 18 and 19, lying West of the center line of said alley and between the extensions across it of the South line of Lot 17 and the North line of Lot 19;

That part of the East-West alley adjoining Lot 17 lying North of the center line of said alley and between the extensions across it of the West line of Lot 17 and the center line of the North-South alley;

All in Block 4, "Boulevard Addition To Minneapolis";

That part of vacated Nicollet Ave., in "Boulevard Addition To Minneapolis", lying East of the West line of "Boulevard Addition To Minneapolis" and between the extensions across said avenue of the North line of Lot 19, Block 4, said addition and the center line of East-West alley in said Block 4.

(Torrens)

And:

Lots 5 and 12, Block 6, Lindley & Lingenfelters Addition to Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota;

The vacated alley adjacent to said Lots 5 and 12 dedicated in said plat of Lindley & Lingenfelters Addition to Minneapolis;

Vacated Nicollet Ave. adjacent to said Lot 5 dedicated in said plat of Lindley & Lingenfelters Addition to Minneapolis;

Vacated Nicollet Ave. adjacent to Lot 25, Block 4, "Boulevard Addition to Minneapolis", according to the recorded plat thereof, Hennepin County, Minnesota, as dedicated in said plat;

Vacated 29<sup>th</sup> Street dedicated in said plat of "Boulevard Addition to Minneapolis", lying westerly of the northerly extension of the east line of said Block 4;

all lying southerly of a line 40.00 feet northerly of and parallel with the north line of said Block 4 and its extensions.

(Abstract)

Has caused the same to surveyed and platted as NEW NICOLLET DEVELOPMENT, and does hereby dedicate to the public for public use the public ways as created by this plat.

In witness whereof said City of Minneapolis, a Minnesota Municipal corporation, has caused these presents to be signed by its proper officers this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Signed: City of Minneapolis:

By: \_\_\_\_\_, Director of Community Planning and Economic Development

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ by \_\_\_\_\_, Director of Community Planning and Economic Development of the City of Minneapolis, a Minnesota Municipal corporation, on behalf of the corporation.

(Notary Signature) (Notary Printed Name)

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## LAND SURVEYOR

I, Chris Ambourn, 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 this 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 \_\_\_\_.

Chris Ambourn, Licensed Land Surveyor

Minnesota License No. 43055

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ by Chris Ambourn.

(Notary Signature) (Notary Printed Name)

NOTARY PUBLIC, \_\_\_\_\_ COUNTY, STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

## MINNEAPOLIS, MINNESOTA

I hereby certify that this plat of NEW NICOLLET DEVELOPMENT was approved by the City Planning Commission of the City of Minneapolis at a meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_; and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY CLERK OF MINNEAPOLIS, MINNESOTA

\_\_\_\_\_, City Clerk

## COUNTY AUDITOR, HENNEPIN COUNTY, MINNESOTA

I hereby certify that taxes payable in 20 \_\_\_\_ and prior years have been paid for land described on this plat, dated this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Daniel Rogan, County Auditor

By: \_\_\_\_\_ Deputy

## SURVEY DIVISION, HENNEPIN COUNTY, MINNESOTA

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Chris F. Mavis, County Surveyor

By: \_\_\_\_\_

## REGISTRAR OF TITLES, HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of NEW NICOLLET DEVELOPMENT was filed in this office this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_; at \_\_\_\_\_ o'clock \_\_\_\_m.

Amber Bougie, Registrar of Titles

By: \_\_\_\_\_ Deputy

## COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA

I hereby certify that the within plat of NEW NICOLLET DEVELOPMENT was recorded in this office this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_; at \_\_\_\_\_ o'clock \_\_\_\_m.

Amber Bougie, County Recorder

By: \_\_\_\_\_ Deputy



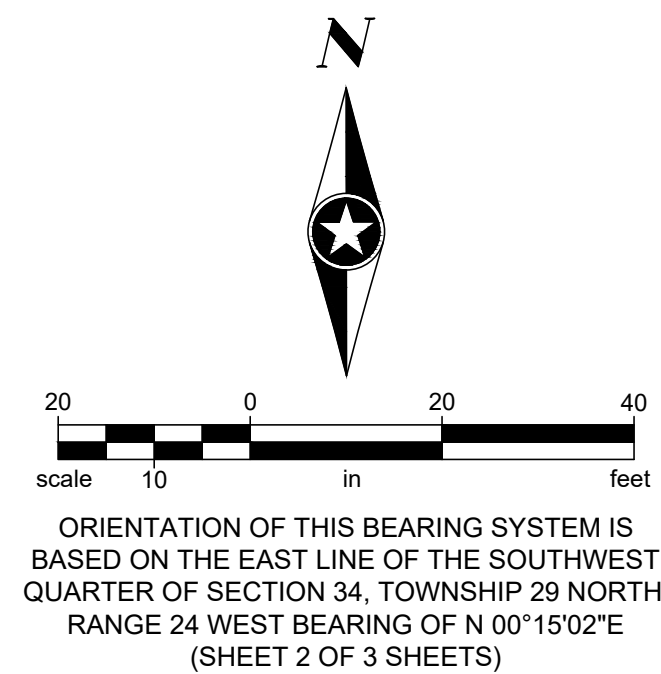
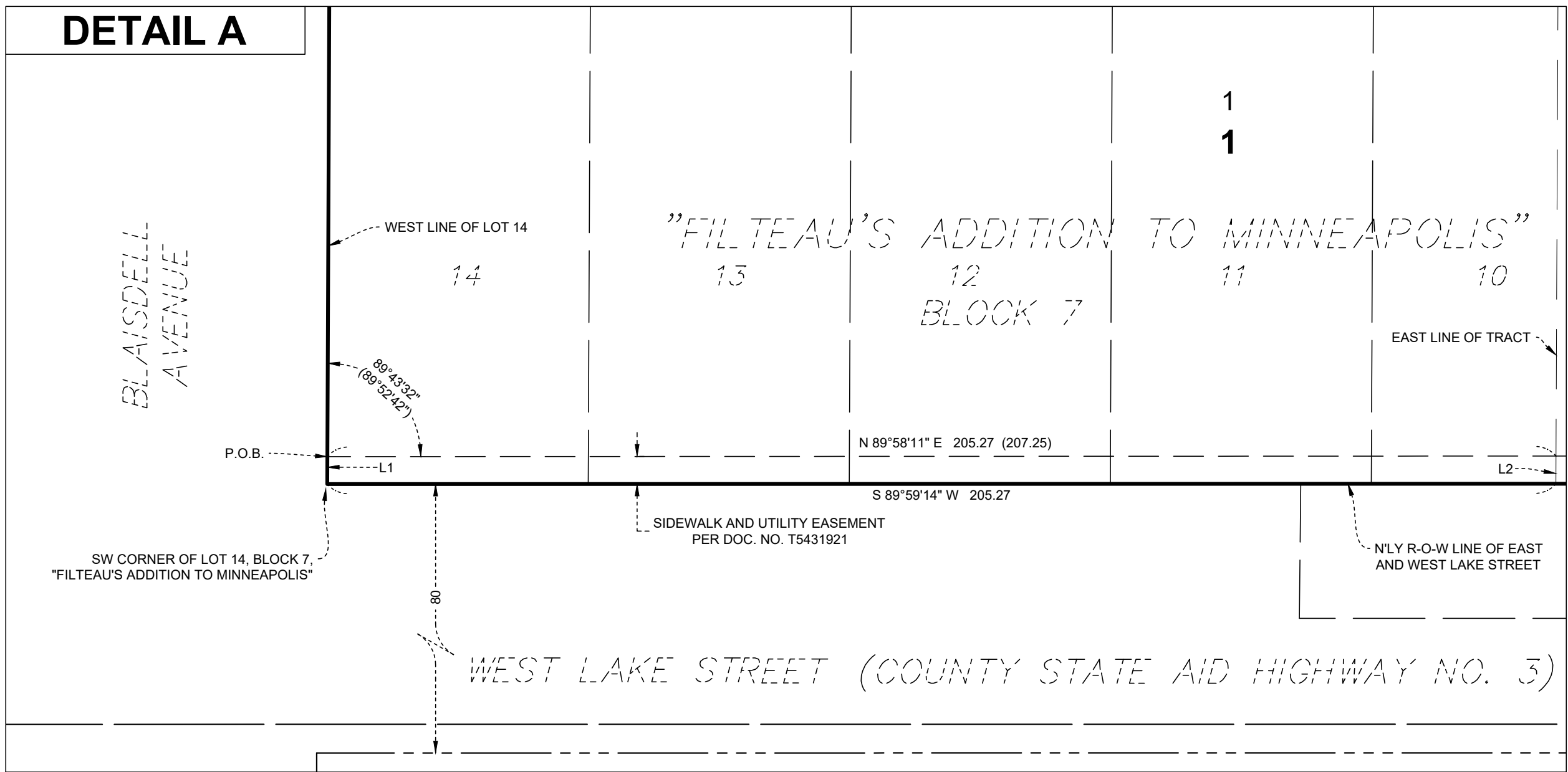
## C.R. DOC. NO. \_\_\_\_\_



# NEW NICOLLET DEVELOPMENT

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LINE TABLE			
LINE	BEARING	LENGTH	DEED
L1	N 00°14'39" E	4.58	
L2	S 00°14'38" W	4.64	
L3	N 52°32'05" E	16.16	16.14
L4	S 00°23'50" W	11.04	11.01
L5	N 00°20'37" W	19.88	
L6	S 89°31'06" E	6.71	
L7	S 45°24'52" W	6.18	
L8	S 00°20'37" E	19.13	
L9	S 00°01'01" E	3.71	
L10	S 89°58'11" W	40.80	40.85
L11	S 00°14'38" W	4.64	

- LEGEND**
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MONUMENT WITH CAP STAMPED 43055
  - △ DENOTES SET "PK" NAIL

