EDGEWATER ON COOK LAKE

Attachment B

C.R. DOC. NO _____

KNOW ALL PERSONS BY THESE PRESENTS: That Karen B. Hamann and Darrel M. Hamann, as Trustees of the Karen B. Hamann Revocable Trust dated December 7, 2006, fee owners of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

That part of the Southwest Quarter of the Northwest Quarter of Section 30, Township 119, Range 22, Hennepin County, Minnesota, which lies westerly of the East 40.00 feet thereof, and which lies southerly of the following described line:

Commencing at a point in the south line of said Southwest Quarter of the Northwest Quarter of Section 30, distant 40 feet west of the southeast corner thereof; thence North 0 degrees 34 minutes 08 seconds West, (assumed bearing) along a line parallel with the east line of the Southwest Quarter of the Northwest Quarter, a distance of 971.65 feet to the point of beginning of the line to be described; thence North 89 degrees 40 minutes 18 seconds West for 88.00 feet; thence North 76 degrees 38 minutes 13 seconds West for 123.07 feet; thence North 33 degrees 55 minutes 38 seconds West for 103.72 feet; thence North 47 degrees 55 minutes 38 seconds West for 89.09 feet; thence North 89 degrees 47 minutes 04 seconds West for 435.96 feet to the westerly line of the East 805.92 feet of said Southwest Quarter of the Northwest Quarter of Section 30 and said line there terminating**.**

And which lies northerly of the following described line:

Commencing at a point in the south line of said Southwest Quarter of the Northwest Quarter of Section 30, distant 40 feet west of the southeast corner thereof; thence northerly along a line parallel with the east line of said Southwest Quarter of the Northwest Quarter of Section 30, a distance of 881.96 feet to the point of beginning of the line to be described; thence deflect left 90 degrees 00 minutes 00 seconds for 192.73 feet; thence deflect left 90 degrees 00 minutes 00 seconds for 10.00 feet; thence deflect right 90 degrees 00 minutes 00 seconds for 253.58 feet; thence deflect right 51 degrees 04 minutes 49 seconds for 362.96 feet to the first above described line and said line there terminating.

And which lies westerly of a line parallel with and distant 60.00 feet westerly of the following described line:

Beginning at the Southeast corner of the West Half of the Northwest Quarter of Section 30, Township 119, Range 22, Hennepin County, Minnesota; thence northerly along the east line of said West Half of the Northwest Quarter of Section 30 for 805.61 feet; thence northeasterly for 69.91 feet along a tangential curve, concave to the southeast, having a radius of 270.00 feet and a central angle of 14 degrees 50 minutes 07 seconds; thence northerly for 85.45 feet on a reverse curve, concave to the west, having a radius of 330.00 feet and a central angle of 14 degrees 50 minutes 07 seconds; thence northerly, tangent to last said curve for 165.74 feet; thence northeasterly for 36.57 feet along a tangential curve, concave to the east, having a radius of 220.00 feet and a central angle of 09 degrees 31 minutes 23 seconds; thence northeasterly, tangent to last described curve for 191.16 feet; thence northeasterly for 230.55 feet along a tangential curve, concave to the southeast, having a radius of 145.00 feet and a central angle of 91 degrees 06 minutes 05 seconds and said line there terminating.

And that Edgewater SFR Owner LLC, a Delaware limited liability company, fee owner of the following described property situated in the State of Minnesota, County of Hennepin, to wit:

That part of the East 175.00 feet of the Southwest Quarter of the Northwest Quarter of Section 30, Township 119, Range 22, Hennepin County, Minnesota, which lies westerly of the East 40.00 feet thereof and which lies southerly of the North 545.68 feet thereof.

AND

That part of the North 545.68 feet of the East 805.92 feet of the Southwest Quarter of the Northwest Quarter of Section 30, Township 119, Range 22, Hennepin County, Minnesota, which lies westerly of the East 40.00 feet thereof and which lies southerly of the following described line:

Commencing at a point in the south line of said Southwest Quarter of the Northwest Quarter of Section 30, distant 40 feet west of the southeast corner thereof; thence northerly along a line parallel with the east line of said Southwest Quarter of the Northwest Quarter of Section 30, a distance of 881.96 feet to the point of beginning of the line to be described; thence deflect left 90 degrees 00 minutes 00 seconds for 192.73 feet; thence deflect left 90 degrees 00 minutes 00 seconds for 10.00 feet; thence deflect right 90 degrees 00 minutes 00 seconds for 253.58 feet; thence deflect right 51 degrees 04 minutes 49 seconds for 362.96 feet; thence deflect left 50 degrees 17 minutes 45 seconds for 91.60 feet to the westerly line of said East 805.92 feet and said line there terminating.

AND

That part of the Southwest Quarter of the Northwest Quarter of Section 30, Township 119, Range 22, Hennepin County, Minnesota, which lies westerly of the East 40.00 feet thereof and northerly of the following described line:

Commencing at a point in the south line of said Southwest Quarter of the Northwest Quarter of Section 30, distant 40 feet west of the southeast corner thereof; thence northerly along a line parallel with the east line of said Southwest Quarter of the Northwest Quarter of Section 30, a distance of 881.96 feet to the point of beginning of the line to be described; thence deflect left 90 degrees 00 minutes 00 seconds for 192.73 feet and said line there terminating.

And which lies easterly of a line parallel with and distant 60.00 feet westerly of the following described line:

Beginning at the Southeast corner of the West Half of the Northwest Quarter of Section 30, Township 119, Range 22, Hennepin County, Minnesota; thence northerly along the east line of said West Half of the Northwest Quarter of Section 30 for 805.61 feet; thence northeasterly for 69.91 feet along a tangential curve, concave to the southeast, having a radius of 270.00 feet and a central angle of 14 degrees 50 minutes 07 seconds; thence northerly for 85.45 feet on a reverse curve, concave to the west, having a radius of 330.00 feet and a central angle of 14 degrees 50 minutes 07 seconds; thence northerly, tangent to last said curve for 165.74 feet; thence northeasterly for 36.57 feet along a tangential curve, concave to the east, having a radius of 220.00 feet and a central angle of 09 degrees 31 minutes 23 seconds; thence northeasterly, tangent to last described curve for 191.16 feet; thence northeasterly for 230.55 feet along a tangential curve, concave to the southeast, having a radius of 145.00 feet and a central angle of 91 degrees 06 minutes 05 seconds and said line there terminating.

AND

That part of the West 669.68 feet of the Southwest Quarter of the Northwest Quarter of Section 30, Township 119, Range 22, Hennepin County, Minnesota, lying South of the North 545.68 feet of said Southwest Quarter of the Northwest Quarter of Section 30, also that part of the West 669.68 feet of the Northwest Quarter of the Southwest Quarter of Section 30, Township 119, Range 22, lying Northerly of the center line of State Highway No. 101.

AND

That part of the Southwest Quarter of the Northwest Quarter of Section 30, Township 119 North, Range 22 West of the 5th Principal Meridian, Hennepin County, Minnesota, lying South of the North 545.68 feet thereof, West of the East 175 feet thereof, and East of the West 669.68 feet thereof, Hennepin County, Minnesota.

AND

That part of the Northwest Quarter of the Southwest Quarter of Section 30, Township 119, Range 22, lying easterly of the West 669.68 feet thereof and lying northerly of the following described line:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence south on the west line of said Northwest Quarter of the Southwest Quarter a distance of 110.75 feet to the point of beginning of the line to be described; thence deflect to the left at an angle of 95 degrees 45 minutes 00 seconds for a distance of 1045.69 feet to the north line of said Northwest Quarter of the Southwest Quarter, and said line there terminating.

Have caused the same to be surveyed and platted as EDGEWATER ON COOK LAKE and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Karen B. Hamann and Darrel M. Hamann, Trustees of the Karen B. Hamann Revocable Trust dated December 7, 2006, have hereunto set their hands

this _____day of _____, 20_____.

_____ _____

Karen B. Hamann, Trustee of the Karen B. Hamann Revocable Trust, dated December 7, 2006.

Darrel M. Hamann, Trustee of the Karen B. Hamann Revocable Trust, dated December 7, 2006.

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this _____day of _____, 20_____, by Karen B. Hamann and by Darrel M. Hamann, Trustees of the Karen B. Hamann Revocable Trust dated December 7, 2006.

_____ _____ My Commission Expires:_____

Notary Public, Signature Notary Printed Name

Notary Public _____County,_____

In witness whereof said Edgewater SFR Owner LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer

this _____day of _____, 20_____.

SIGNED: Edgewater SFR Owner LLC

By:_____ Its:_____

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me this _____day of _____, 20_____, by _____,

its _____of Edgewater SFR Owner LLC, a Delaware limited liability company, on behalf of the company.

_____ _____ My Commission Expires:_____

Notary Public, Signature Notary Printed Name

Notary Public _____County,_____

SURVEYORS CERTIFICATE

I Rory L. Synstelien 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_____.

_____

Rory L. Synstelien, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____day of_____, 20_____, by Rory L. Synstelien

_____ _____ My Commission Expires:_____

Notary Public, Signature Notary Printed Name

Notary Public _____County,_____

CITY COUNCIL, CITY OF MAPLE GROVE, MINNESOTA

This plat of EDGEWATER ON COOK LAKE was approved and accepted by the City Council of the City of Maple Grove, 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.

City Council, City of Maple Grove, Minnesota

By:_____, Mayor By:_____, Clerk

RESIDENT AND REAL ESTATE SERVICES, 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_____.

Mark V. Chapin, County Auditor

By:_____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, County Surveyor

By:_____

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of EDGEWATER ON COOK LAKE was recorded in this office this _____ day of _____, 20_____, at _____O'Clock _____M.

Amber Bougie, County Recorder

By:_____, Deputy

CivilSite GROUP

EDGEWATER ON COOK LAKE

C.R. DOC. NO _____

N

80 40 0 40 80 160

SCALE IN FEET

Bearings are based on the West line of the SW1/4 of the NW 1/4 of Section 30, Township 119, Range 22 having an assumed bearing of S 01°09'16" E

- ● Found 1/2 Inch Iron Pipe unless otherwise noted
- ○ 1/2 inch by 14 inch Iron Monument Set Marked "RLS 44565"
- ◎ Found Cast Iron Monument
- ⊕ Site Benchmark is the Top Nut of the Fire Hydrant Located on the Southerly Side of Bass Lake Road Approximately 615 Feet Easterly of the Intersection of Bass Lake Road and Brockton Lane North. Elevation = 991.34 FEET (NGVD 29 Datum)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

5 10 10 5

NOT TO SCALE

Being 5 feet in width and adjoining lot lines, unless otherwise indicated, and 10 feet in width and adjoining right of way lines, unless otherwise indicated, as shown on the plat.

NW Corner of Sec. 30, Twp. 119, Rng. 22

N Line of the SW 1/4 of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

805.92

Corner Falls in Water. No Monument Found or Set. (Deed=N89°47'04"W) S89°55'55"W 435.96

Corner Falls in Water. No Monument Found or Set.

91.60

344.36

Drainage & Utility Easement

Shoreline

Wet Land

Survey Line

Edge of Wet Land

Corner Falls in Water. No Monument Found or Set.

S89°55'50"W 380.08

N89°55'50"E 116.00

South Line of the North 545.68 Feet of the SW 1/4 of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

669.68

Corner Falls in Water. No Monument Found or Set.

27.81

102.24

N01°09'16"W 1871.50

545.68

W Line of the E 805.92 Feet of the SW 1/4 of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

(Deed=S00°34'08"E 363.03) S00°51'09"E 363.01

SEC. 30, TWP. 119, RNG. 22

COOK LAKE

ORDINARY HIGH WATER ELEVATION=942.1 FEET
HIGHEST RECORDED WATER ELEVATION = 941.7 FEET
ELEVATION AS MEASURED 12-11-2020 = 940.9 FEET
(NGVD 29 DATUM)

OUTLOT A

Drainage & Utility Easement Over All of OUTLOT A

OUTLOT B

Drainage & Utility Easement Over All of OUTLOT B

OUTLOT C

Utility Easement Per Doc. No. 9837474

OUTLOT D

Roadway Easement Per Doc. No. 4262280

Line Parallel with and Distant 60.00 Feet W'ly of Described Line

W Line of the E 40.00 Feet of the W 1/2 of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

Found 1/2 Inch Iron Pipe w/Cap #9053

P.O.B.

Described Line

(Deed=N89°40'18"W) N89°57'19"W 88.00

(Deed=N76°38'13"W) N76°55'14"W 123.07

(Deed=N27°38'13"W) N48°12'39"W 89.09

(Deed=N27°38'13"W) N34°12'39"W 103.32

Drainage & Utility Easement

Described Line

Survey Line

Edge of Wet Land

Wet Land

Shoreline

Found 2 Inch Open Iron Pipe SW Corner of the SW 1/4 of the NW 1/4 & Found Cut Cross in Concrete Monument at the SW Corner of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

Corner Falls in Water. No Monument Found or Set.

S89°52'52"E 142.01

South Line the SW 1/4 of the NW 1/4 & the North Line of the NW 1/4 of the SW 1/4 of Sec. 30, Twp. 119, Rng. 22

S86°06'18"E 310.34

S89°42'28"E 230.86

N83°57'50"E 366.89

BASS LAKE ROAD 495.32

Found 1/2 Inch Iron Pipe w/Cap #44530

East Line of the West 669.68 Feet of the NW 1/4 of the SW 1/4 of Sec. 30, Twp. 119, Rng. 22

N83°57'50"E 1045.69

Centerline of State Highway No. 101 per Doc. No. 3136547

VACATED BASS LAKE RD (A.K.A. COUNTY RD. 101) (F.K.A. STATE HWY NO. 101)

Vacated per Doc. No. _____

BASS LAKE ROAD (CO. RD. NO. 101)

(Width Varies)

West Line of the NW 1/4 of the SW 1/4 of Sec. 30, Twp. 119, Rng. 22

SW Corner of Sec. 30, Twp. 119, Rng. 22

Benchmark= Top Nut of Fire Hydrant Elevation = 991.34 FT (NGVD 29)

West Line of the SW 1/4 of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

S01°09'16"E 779.95

549.31

669.68

West Line of the E 175.00 Feet of the SW 1/4 of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

East Line of the West 669.68 Feet of the SW 1/4 of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

THE SW 1/4 OF THE NW 1/4 OF SEC. 30, TWP. 119, RNG. 22

THE NW 1/4 OF THE SW 1/4 OF SEC. 30, TWP. 119, RNG. 22

THE WOODS AT RUSH CREEK

LOCATED OF SECTION 30, TOWNSHIP 119, RANGE 22

WALNUT GROVE LANE N

WALNUT GROVE LANE

BROCKTON LN N

73RD AVENUE

SOUTHWEST CROSSROADS SEVENTH ADDITION

SOUTHWEST CROSSROADS FOURTH ADDITION

Walnut Grove Lane

Described Line

Wet Land

Edge of Wet Land

Shoreline

Survey Line

Drainage & Utility Easement

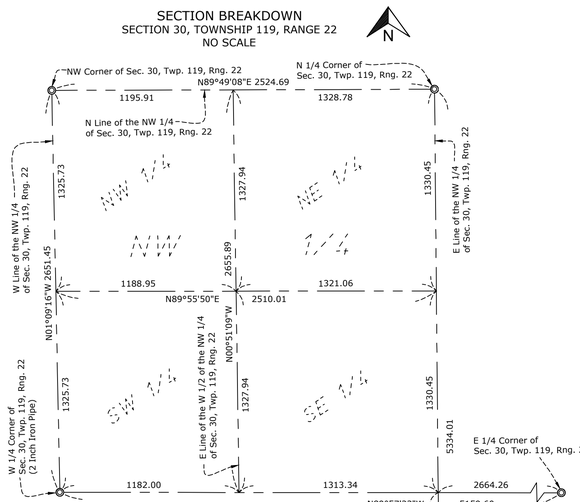
Roadway Easement Per Doc. No. 4262280

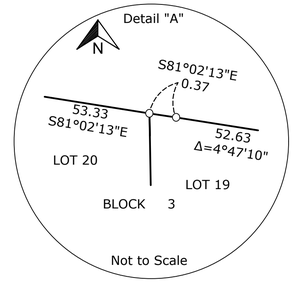
Line Parallel to the E Line of the SW 1/4 of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

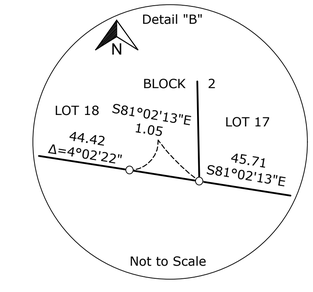
E Line of the SW 1/4 of the NW 1/4 and the E Line of the W 1/2 of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

SE Corner of the SW 1/4 of the NW 1/4 and the SE Corner of the W 1/2 of the NW 1/4 of Sec. 30, Twp. 119, Rng. 22

SECTION BREAKDOWN
SECTION 30, TOWNSHIP 119, RANGE 22
NO SCALE







CivilSite GROUP