

THE BOULEVARD

C.R. DOC. NO. _____

DRAFT COPY
SUBJECT TO CHANGE
WITHOUT NOTICE

KNOW ALL PERSONS BY THESE PRESENTS: That *SPRC Land Ventures Plymouth, LLC*, a Delaware limited liability company, owner of the following described property:

That part of Government Lot 5 and that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 118, Range 22, lying North of the center line of County Road No. 47 as platted in the recorded plat of *BASS LAKE HIGHLANDS* and lying Westerly and Southerly of the center line of Hennepin County State Aid Highway No. 10 as platted in the recorded plat of *HENNEPIN COUNTY STATE AID HIGHWAY NO. 10, PLAT 8*.

That part of the South Half of the Southeast Quarter of Section 34, Township 119, Range 22, lying Southeasterly of the East line of Interstate Highway 494 as described in warranty Deed filed in Book 2460 of Deeds on page 33, as Document Number 3499559, and lying Southwesterly of the Southerly line of Hennepin County State Aid Highway No. 10 as shown on Highway Plat Document No. 3867013.

That part of the West Half of the Northeast Quarter of Section 3, Township 118, Range 22, lying North of the center line of County Road No. 47 and lying North and East of Interstate Highway 494 as described in Final certificate filed as Document Number 4040272.

The East Half of the Northeast Quarter of Section 3, Township 118, Range 22, EXCEPT that part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 118, Range 22, lying Northerly and Easterly of the center line of Hennepin County State Aid Highway No. 10 and its extension Northwesterly; and EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, lying southerly of the following described line: Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence on an assumed bearing of North along the East line of said East Half of Northeast Quarter, 1156.67 feet to the point of beginning of the line to be described; thence South 55 degrees 14 minutes 12 seconds West, 105.39 feet; thence Southwesterly 378.94 feet, along a 2-degree tangential curve concave to the Southeast having a central angle of 7 degrees 34 minutes 44 seconds; thence Westerly 382.11 feet, along a non-tangential curve concave to the Southwest having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and a chord bearing North 69 degrees 52 minutes 02 seconds West to the Southerly line of HENNEPIN COUNTY HIGHWAY NO. 47, PLAT 13; thence South 79 degrees 42 minutes 49 seconds West, along said Southerly line and not tangent to last described curve, 598.08 feet, to the west line of said East Half of the Northeast Quarter and there terminating; and also EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, described as commencing at the Southeast corner of said East Half of the Northeast Quarter; thence northerly along the East line of said East Half of the Northeast Quarter, 1156.67 feet to the point of beginning of the line to be described; thence Southwesterly deflecting to the left 124 degrees 45 minutes 48 seconds, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve, concave to the Southeast, having a central angle of 7 degrees 34 minutes 44 seconds, and a radius of 2865.79 feet; thence Westerly 382.11 feet along a non-tangential curve, concave to the Southwest, having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and the chord of said curve deflects to the right 62 degrees 28 minutes 30 seconds to a point on the southerly line of HENNEPIN COUNTY HIGHWAY NO. 47, PLAT 13, on file and of record in the office of the Hennepin County Recorder; thence Northeasterly along said Southerly line and not tangent to last described curve to the East line of said East half of the Northeast Quarter; thence South along said East line to the point of beginning.

Has caused the same to be surveyed and platted as **THE BOULEVARD** and does 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 *SPRC Land Ventures Plymouth, LLC*, a Delaware Limited Liability Company, has caused these presents to be signed by its proper officer this _____ day of _____, 20_____.

Signed: **SPRC Land Ventures Plymouth, LLC**, a Delaware Limited Liability Company

By: **Roers SPRC Plymouth Ventures, LLC**, a Minnesota Limited Liability Company

Its: Manager

By _____
Brian Roers, Authorized Signor

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2024, by Brian Roers, Authorized Signor of Roers SPRC Plymouth Ventures, LLC, a Minnesota limited liability company a Manager of *SPRC Land Ventures Plymouth, LLC*, a Delaware limited liability company, on behalf of the company.

(Signature) _____
(Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

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 MINNESOTA
COUNTY OF _____

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

(Signature) _____
(Name Printed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF PLYMOUTH, MINNESOTA

This plat of **THE BOULEVARD** was approved and accepted by the City Council of the City of Plymouth, 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, Subdivision 2.

CITY COUNCIL, CITY OF PLYMOUTH, MINNESOTA

By _____ By _____
Mayor 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 _____

COUNTY RECORDER, Hennepin County, Minnesota

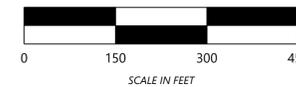
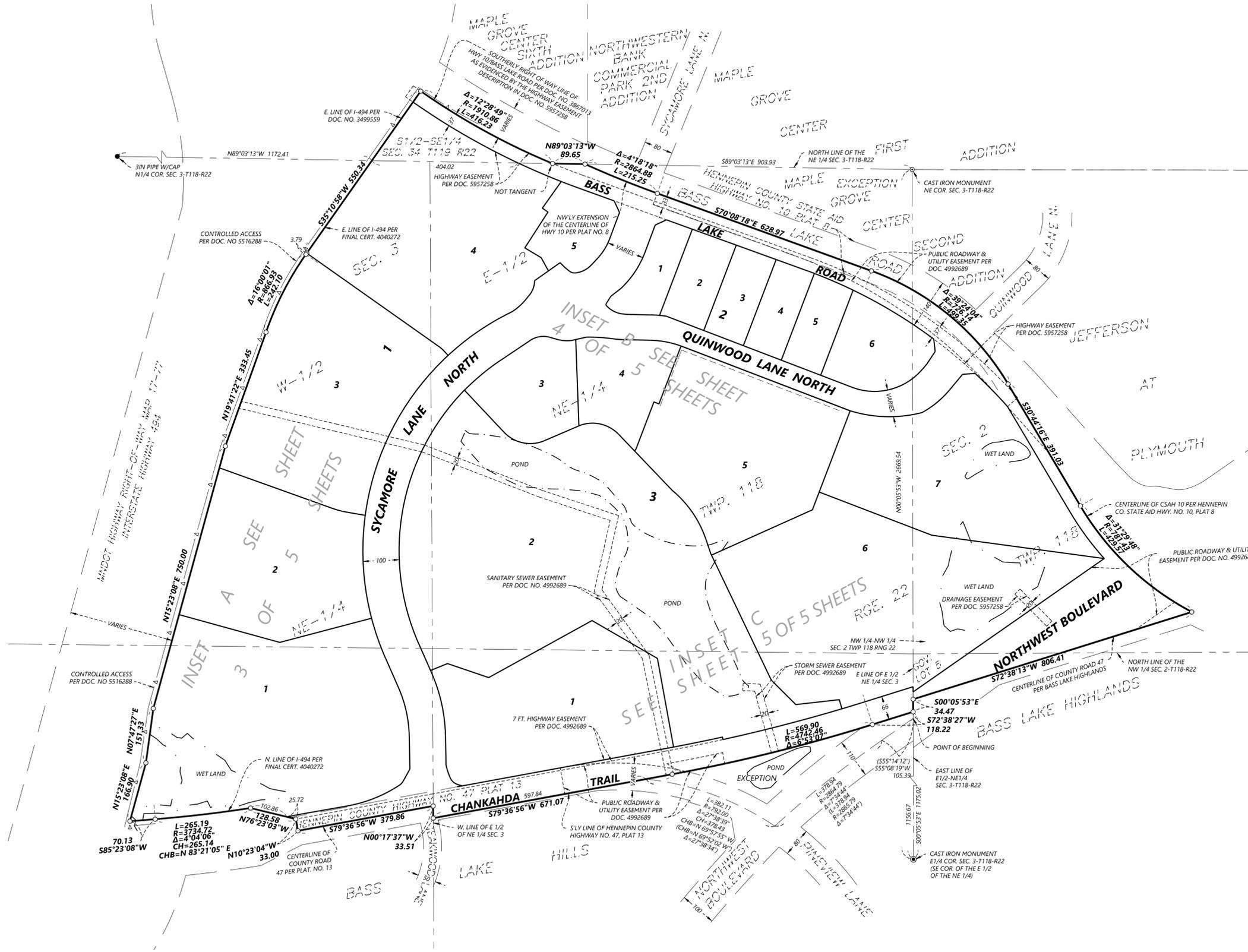
I hereby certify that the within plat of **THE BOULEVARD** was recorded in this office this _____ day of _____, 20_____, at _____ o'clock _____, M.

Amber Bougie, County Recorder By _____
Deputy

THE BOULEVARD

C.R. DOC. NO. _____

DRAFT COPY
SUBJECT TO CHANGE
WITHOUT NOTICE



The North line of the NE 1/4 of Section 3 Township 118N Range 22W is assumed to bear S89°03'13"E

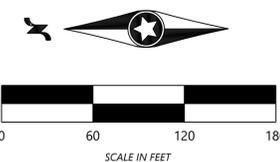
- SET 1/2" REBAR WITH CAP #43055
- FOUND MONUMENT AS NOTED ON SURVEY
- ⊙ FOUND CAST IRON MONUMENT
- △ DENOTES CONTROLLED ACCESS PER DOC. NO. 5516288
- DRAINAGE AND UTILITY EASEMENT
- - - - - EXISTING EASEMENTS
- INSET BORDER
- (XXX) DIMENSION OF RECORD

THE BOULEVARD

C.R. DOC. NO. _____

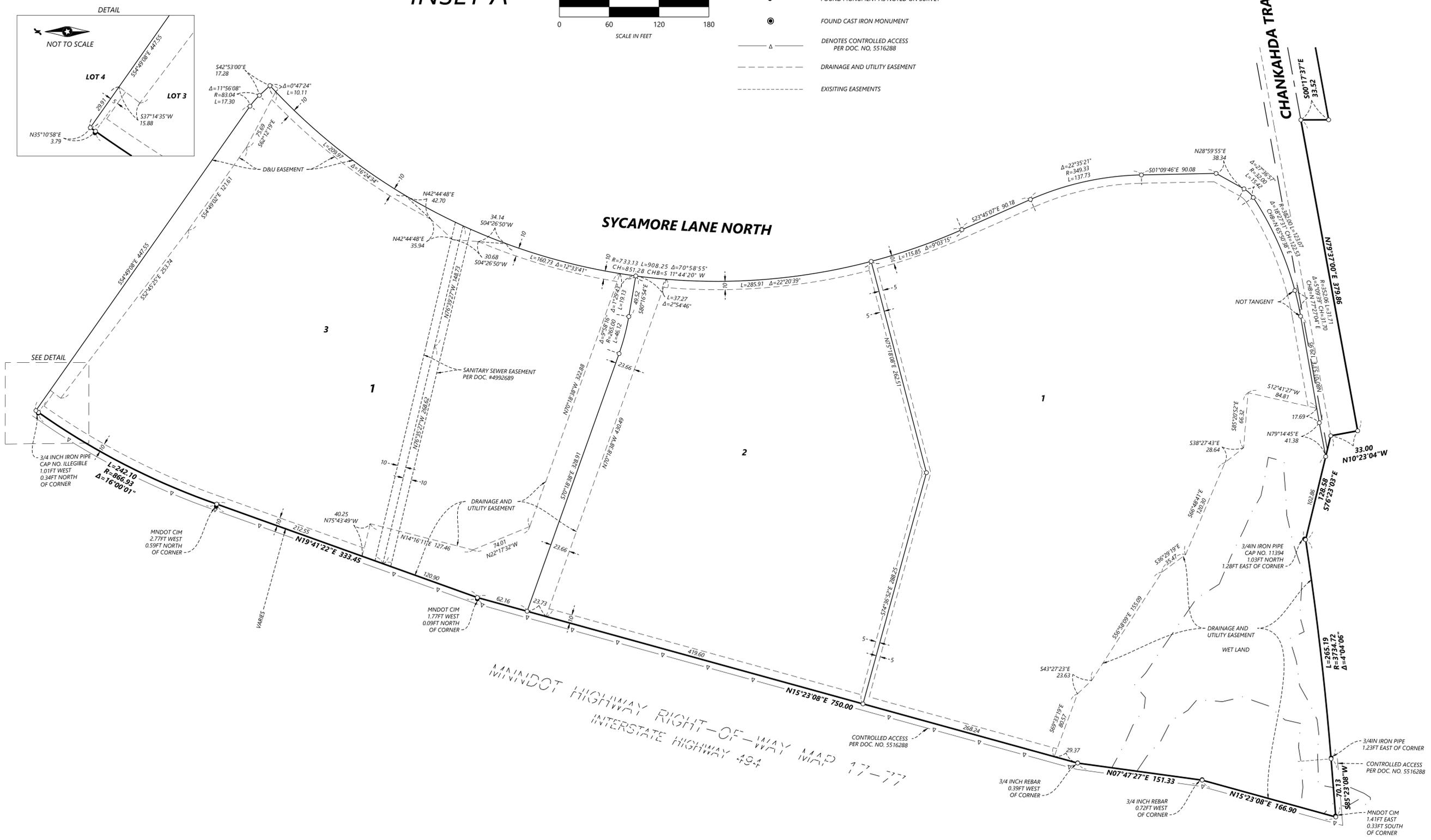
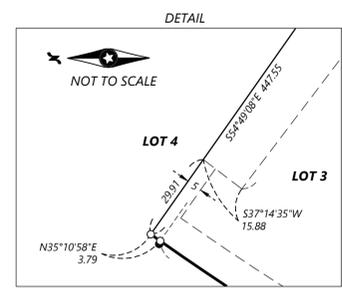
DRAFT COPY
SUBJECT TO CHANGE
WITHOUT NOTICE

The North line of the NE 1/4 of Section 3
Township 118N Range 22W is assumed
to bear S89°03'13"E and is shown on sheet 2 of 5



- SET 1/2" REBAR WITH CAP #43055
- FOUND MONUMENT AS NOTED ON SURVEY
- ⊙ FOUND CAST IRON MONUMENT
- △— DENOTES CONTROLLED ACCESS PER DOC. NO. 5516288
- - - DRAINAGE AND UTILITY EASEMENT
- - - EXISTING EASEMENTS

INSET A



THE BOULEVARD

C.R. DOC. NO. _____

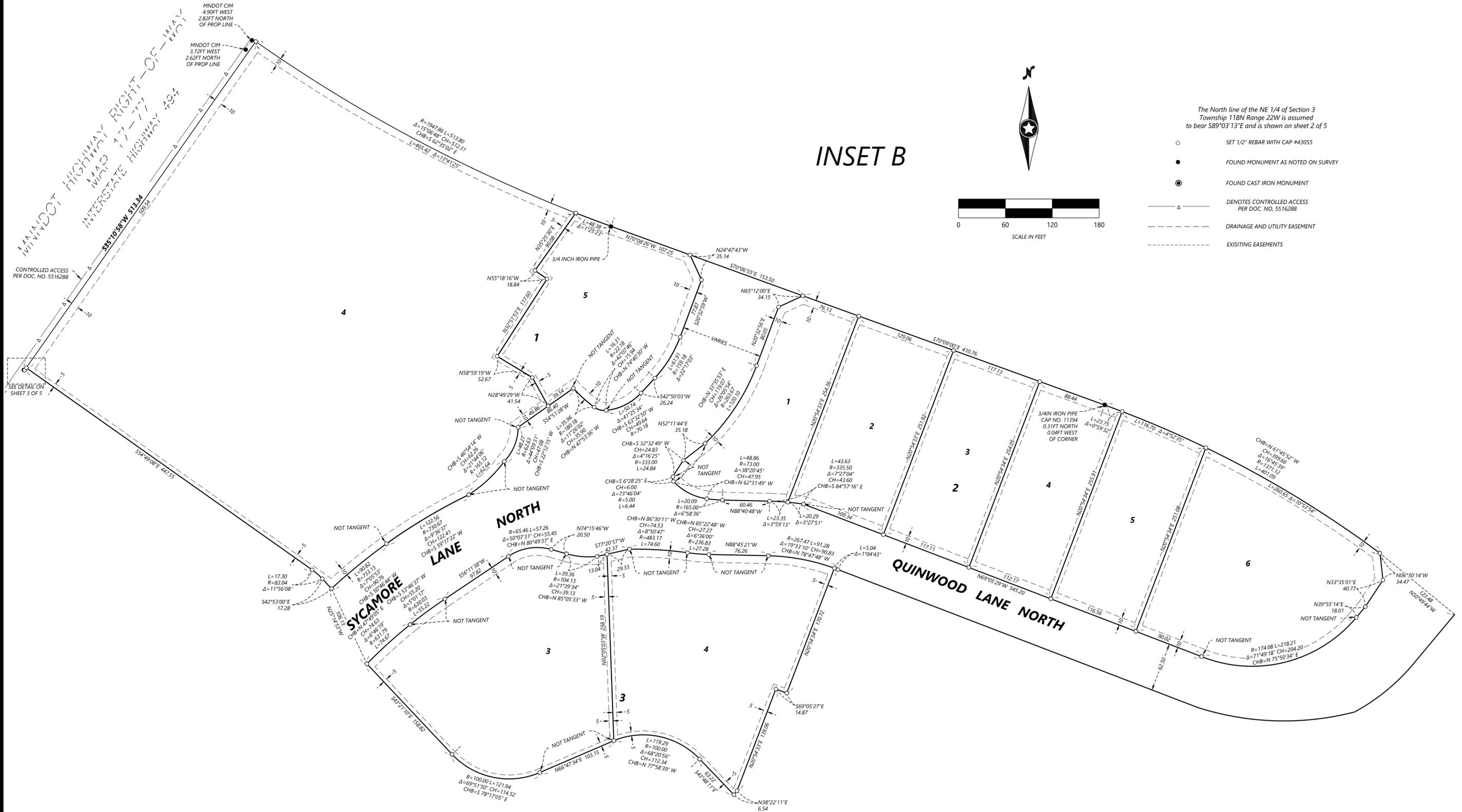
DRAFT COPY
SUBJECT TO CHANGE
WITHOUT NOTICE

INSET B



The North line of the NE 1/4 of Section 3
Township 118N Range 22W is assumed
to bear S89°03'13"E and is shown on sheet 2 of 5

- SET 1/2" REBAR WITH CAP #43055
- FOUND MONUMENT AS NOTED ON SURVEY
- ⊙ FOUND CAST IRON MONUMENT
- △ DENOTES CONTROLLED ACCESS PER DOC. NO. 5516288
- - - DRAINAGE AND UTILITY EASEMENT
- - - EXISTING EASEMENTS

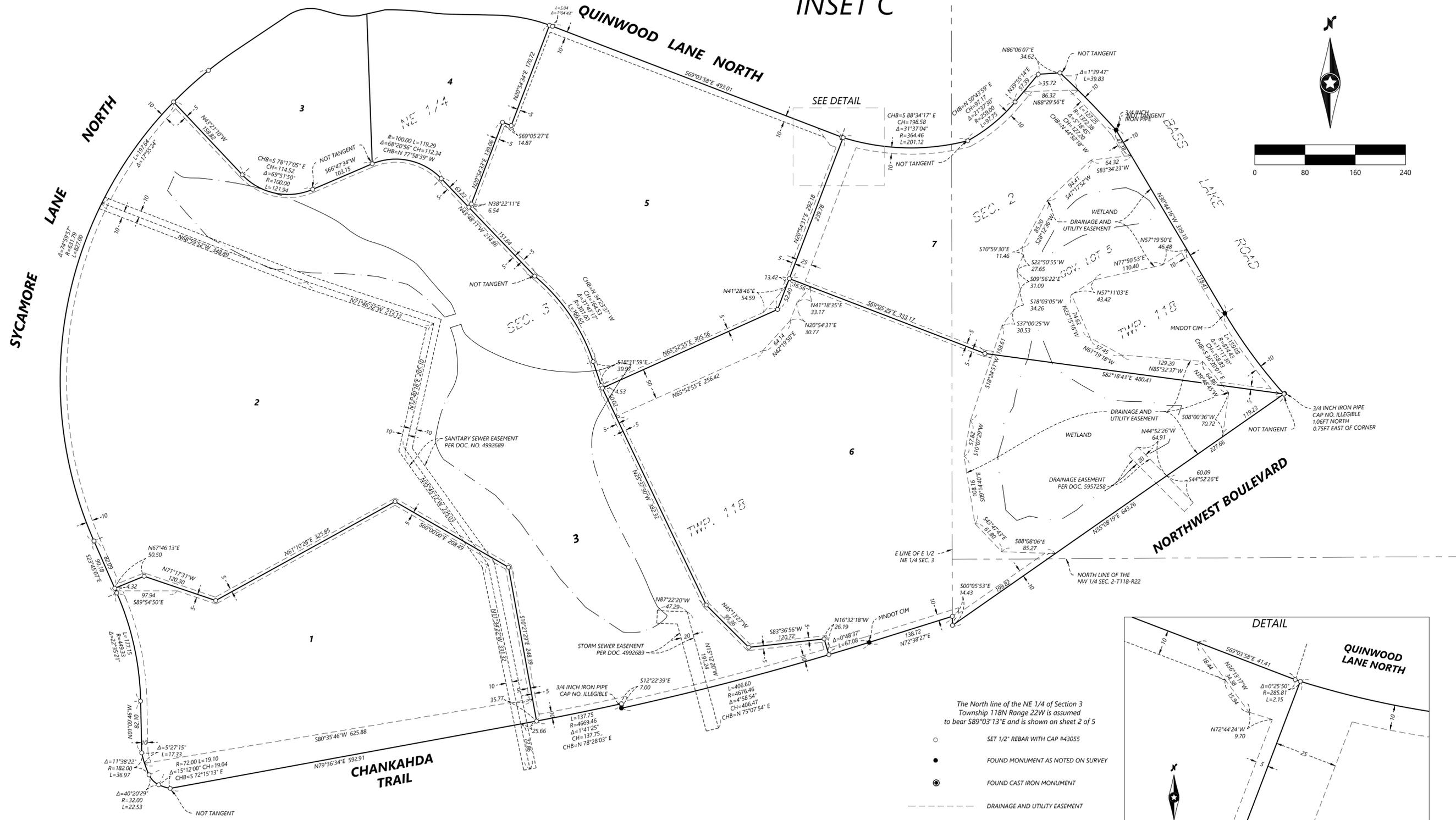


THE BOULEVARD

C.R. DOC. NO. _____

DRAFT COPY
SUBJECT TO CHANGE
WITHOUT NOTICE

INSET C



The North line of the NE 1/4 of Section 3 Township 118N Range 22W is assumed to bear S89°03'13"E and is shown on sheet 2 of 5

- SET 1/2" REBAR WITH CAP #43055
- FOUND MONUMENT AS NOTED ON SURVEY
- ⊙ FOUND CAST IRON MONUMENT
- - - DRAINAGE AND UTILITY EASEMENT
- - - EXISTING EASEMENTS

