



June 28, 2022

Andy Hill, L.S.
Bolton & Menk, Inc.
7533 Sunwood Drive NW
Suite 206
Ramsey, MN 55303

Dear Andy,

I reviewed the plat of OPPORTUNITY SITE ADDITION and have the following comments:

1. The drainage and utility easements are a bit confusing. The city could vacate the easements and they could be rededicated on the new plat.
2. The easements shown that are not typical should be dimensioned.
3. There are other small corrections on the graphics page (See attached redlines).
4. The dedication page has minor corrections (See attached).

Sincerely,

WEBB SURVEYING LLC

A handwritten signature in blue ink that reads 'Charles E. Webb, Jr.'.

Charles E. Webb, L.S.
Owner / Vice President

CEW / daw

**P.O. Box 323
Phone: 320.401.1118**

**Maple Lake, MN 55358
Email: cew@webbsurveying.net**

OPPORTUNITY SITE ADDITION

R.T. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Economic Development Authority of Brooklyn Center, a public body corporate under the laws of the State of Minnesota, fee owner of the following described property:

Lot 2, Block 2, BROOKDALE SQUARE, Hennepin County, Minnesota

AND

Lot 1, Block 1, BROOKDALE SQUARE 2ND ADDITION, Hennepin County, Minnesota.

Has caused the same to be survey and platted as OPPORTUNITY SITE ADDITION and does hereby dedicate to the public for public use public way and the drainage and utility easements as created by this plat.

In witness whereof said Economic Development Authority of Brooklyn Center, a public body corporate under the laws of the State of Minnesota, have caused these presents to be signed by its proper officers this

____ day of _____, 20____.

ECONOMIC DEVELOPMENT AUTHORITY OF BROOKLYN CENTER

By _____, City Manager
Dr. Reginald Edwards

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Dr. Reginald Edwards, City Manager of Brooklyn Center, on behalf of the Economic Development Authority of Brooklyn Center .

Notary Public, _____ County, Minnesota

My Commission Expires _____

I, Andrew Hill, 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____.

Andrew Hill, Licensed Land Surveyor
Minnesota License No. 57632

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Andrew Hill.

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, City of Brooklyn Center, State of Minnesota

This plat of OPPORTUNITY SITE ADDITION was approved and accepted by the City Council of the City of Brooklyn Center, 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.

By _____, Mayor
Mike Elliott

By _____, City Clerk
Barb Suciu

SURVEY DIVISION, Hennepin County, State of Minnesota

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

_____, by _____
Chris F. Mavis, County Surveyor

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, State of Minnesota

I hereby certify that the taxes payable in 20____ and prior years have been paid for land described on this Plat, dated this this ____ day of _____, 20____.

_____, by _____, Deputy
Mark V. Chapin, County Auditor

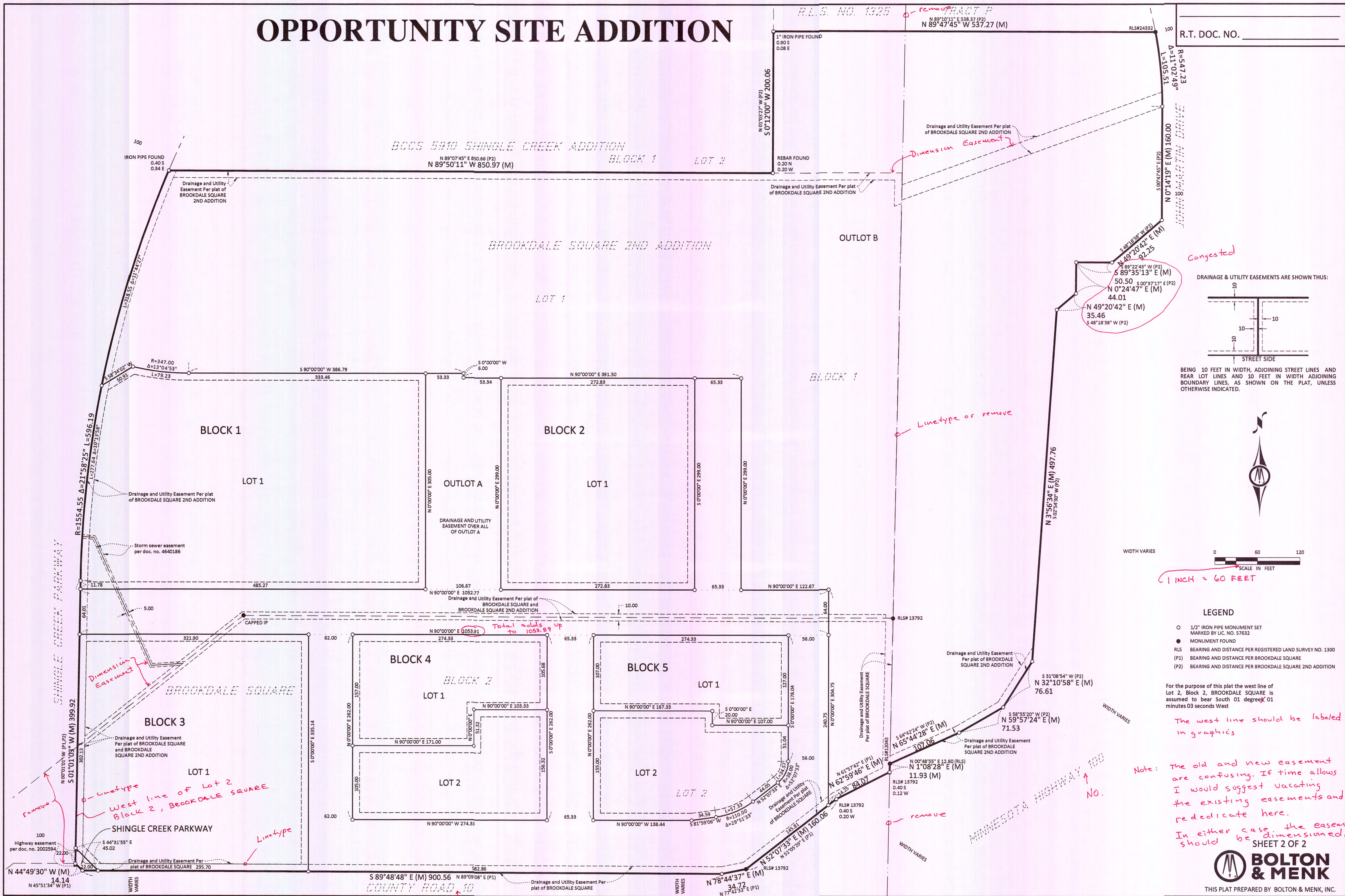
REGISTRAR OF TITLES, Hennepin County, State of Minnesota

I hereby certify that this plat of OPPORTUNITY SITE ADDITION was filed in this office this ____ day of _____, 20____, at ____ o'clock ____ M.

_____, by _____, Deputy
Martin McCormick, Registrar of Titles

Not as shown in city code
but may be acceptable

OPPORTUNITY SITE ADDITION



OPPORTUNITY SITE ADDITION

MINNESOTA HIGHWAY 100