



Doc No **A10590323**

Certified, filed and/or recorded on  
Sep 11, 2018 2:00 PM

Office of the County Recorder  
Hennepin County, Minnesota  
Martin McCormick, County Recorder  
Mark Chapin, County Auditor and Treasurer

Deputy 120

Pkg ID 1734310C

Attested Copy or Duplicate Original	\$2.00
-------------------------------------	--------

Document Recording Fee	\$46.00
------------------------	---------

---

<b>Document Total</b>	<b>\$48.00</b>
-----------------------	----------------

5

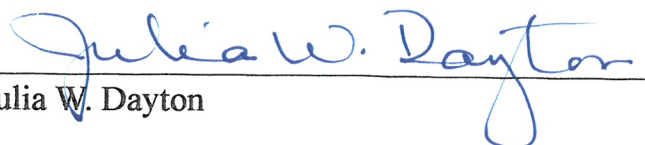
(Reserved for Recording Data)

---

## CONSENT TO PLAT BY MORTGAGEE

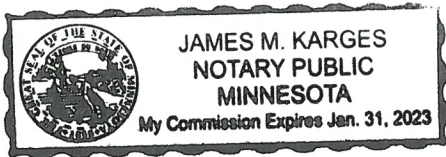
THIS CONSENT TO PLAT, made as of this 10 day of SEPTEMBER, 2018, is granted by **JULIA W. DAYTON**, a single person ("Mortgagee") and owner of that certain Mortgage dated October 14, 2011 and recorded October 21, 2011 as Hennepin County document number A9705964, in favor **JUDSON M. DAYTON and SHELLEY MYDRA-DAYTON**, husband and wife as Mortgagor ("Developer").

For One Dollar and other good and sufficient consideration, in hand received, the Mortgagee hereby consents to the platting of land in Hennepin County, Minnesota, legally described on the attached Exhibit "A", which is being platted as **TOPSIDE**. This consent is irrevocable and the Mortgagee agrees to cooperate with the Developer in the signing and filing of any and all documents which may be necessary for the filing of a plat with respect to this property.

  
\_\_\_\_\_  
Julia W. Dayton

[illegible]

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of September, 2018, by Julia W. Dayton, a single person.



Notary Public

**DRAFTED BY:**  
**CAMPBELL, KNUTSON**  
***Professional Association***  
Grand Oak Office Center I  
860 Blue Gentian Road, Suite 290  
Eagan, Minnesota 55121  
Telephone: (651) 452-5000

## EXHIBIT "A"

That part of Lot 35, In Auditor's Subdivision No. 230, Hennepin County, Minnesota, and of Government Lot 7, in Section 9, Township 117 North, Range 23 West of the 5th Principal Meridian, described as follows: beginning at a point 302.81 feet South of the North line and 462.00 feet West of the East line of said Government Lot 7; thence East parallel with the North line of said Lot 7 a distance of 462.00 feet to the East line of said Lot 7; thence North along the East line of said Government Lot 7, a distance of 302.81 feet to the Northeast corner of said lot, thence continuing North along the North and South centerline of Section 4, Township 117, Range 23, a distance of 216.7 feet to an intersection with the Easterly extension of the South line of Lot 34 in the above mentioned Auditor's Subdivision No. 230, Hennepin County, Minnesota; thence Westerly along the Southerly boundary line of said Lot 34 and extension thereof to the Southwest corner of said Lot; thence Southerly along the extension of the West line of said Lot 34 to a point 1071.18 feet Southerly measured along the West line of said Lot 34 and the extension thereof, from the Northwest corner of said Lot 34; thence Westerly deflecting 81 degrees 06 minutes to the right from the last described course, 159.66 feet; thence continuing Westerly deflecting 2 degrees 30 minutes to the right from the last described course, a distance of 124.65 feet; thence Southwesterly on a tangential curve to the left with a radius of 388.66 feet, a distance of 193.75 feet to the point of compound curve; thence Southwesterly on a tangential curve to the left with a radius of 212.81 feet, a distance of 160.52 feet; thence Southwesterly in a straight line, tangent to said last described curve a distance of 2.89 feet to the Southerly line of aforesaid Section 4; thence West along the South line of said Section, 285.29 feet, said last described point being the Southeast corner of Government Lot 1 in said Section 4; thence Southwesterly deflecting 35 degrees 17 minutes to the left from said last described course, a distance of 110.3 feet; thence Southwesterly deflecting 45 degrees 28 minutes to the left from said last described course, a distance of 115.00 feet; thence Southwesterly deflecting 21 degrees 40 minutes to the right from said last described course, a distance of 174.00 feet, more or less to the shore of Maxwell's Bay, Lake Minnetonka; thence Southeasterly along the shore of said lake to its intersection with a line running Southerly parallel with the East line of above mentioned Government Lot 7 in said Section 9, from a point bearing South 12 degrees 54 minutes 40 seconds West and distant 766.76 feet from the point of beginning, said last described course being hereinafter referred to and designated as "Line X"; thence North parallel with the East line of said Government Lot 7 to said point bearing South 12 degrees 54 minutes 40 seconds West and distant 766.76 feet from said point of beginning; thence North 12 degrees 54 minutes 40 seconds East 766.76 feet to the point of beginning said last described course being hereinafter referred to and designated as "Line Y", EXCEPTING from above described premises, the following described tract (hereinafter sometimes referred to as the "EXCEPTED TRACT") to-wit: Beginning at the same point of beginning as above described; thence North 52 degrees 03 minutes 14 seconds West, 41.75 feet; thence South 81 degrees 57 minutes 55 seconds West, 316.24 feet; thence South 26 degrees 48 minutes 53 seconds West, 556 feet, more or less to the shore of Maxwell's Bay, Lake Minnetonka; thence Southeasterly along the shore of said lake to an intersection with said "Line X" hereinabove described; thence North along said "Line X" to its intersection with "Line Y" as hereinabove described; thence North 12 degrees 54 minutes 40 seconds East along said "Line Y", 766.76 feet to the point of beginning.

For the purpose of the foregoing descriptions, the East line of the aforesaid Government Lot 7 in said Section 9, Township 117, Range 23 West of the 5th Principal Meridian, is assumed to be a due North and South line, Hennepin County, Minnesota.

PID: 09-117-23-21-0001