" OFFICIAL PLAT "

WATERFORD

COMMON INTEREST COMMUNITY NUMBER 130, WATERFORD COMMON
COMMON INTEREST COMMUNITY NUMBER 131, WATERFORD PLACE

YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-5464
FAX 507-288-3058

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Waterford Development Corporation, a Minnesota Corporation, and Norwest Bank Minnesota Southeast, National Association, mortgagee, all being Owners and Proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southwest Quarter of the Southwest Quarter of Section 10, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Southwest Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 45 minutes 51 seconds along the west line of said Southwest Quarter 1313.90 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence easterly 89 degrees 08 minutes 34 seconds azimuth along the north line of said Southwest Quarter of the Southwest Quarter 1311.24 feet to the northeast corner of said Southwest Quarter of the Southwest Quarter; thence southerly 178 degrees 35 minutes 45 seconds azimuth along the east line of said Southwest Quarter of the Southwest Quarter 1118.05 feet to the centerline of County Road No. 125 and Mayowood Road S.W.; thence westerly 260 degrees 22 minutes 59 seconds azimuth along said centerline 659.16 feet; thence westerly 259 degrees 39 minutes 10 seconds azimuth along said centerline 581.52 feet to the south line of said Southwest Quarter; thence westerly 269 degrees 23 minutes 46 seconds azimuth along said south line 88.20 feet to the point of beginning.

Said tract contains 36.80 acres more or less.

Have caused the same to be surveyed and platted as WATERFORD, COMMON INTEREST COMMUNITY NUMBER 130, WATERFORD COMMON, AND COMMON INTEREST COMMUNITY NUMBER 131, WATERFORD PLACE, and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof, said Waterford Development Corporation, has caused these presents to be signed by its proper Officer this 1st day of August, 1994.

John F. Bouquet, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1st day of August, 1994 by John F. Bouquet, President of Waterford Development Corporation, a Minnesota Corporation on behalf of the Corporation.

SHELLEY IRISH
Notary Public - Minnesota
Olmsted County
My Commission Expires 12/8/96

Shelley Irish
Notary Public, Olmsted County, MN
My Commission Expires _____

In witness whereof, said Norwest Bank Minnesota Southeast, has caused these presents to be signed by its proper Officers this 1st day of August, 1994.

Susan M. Hanson
Assisstant Vice President

Mark S. Moors
Serior Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1st day of August, 1994 by Susan M. Hanson, Assisstant Vice President, and Mark S. Moors, Senior Vice President of Norwest Bank Minnesota Southeast, National Association on behalf of the Association.

Shelley Irish
Notary Public, Olmsted County, MN
My Commission Expires _____

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1994 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24th day of August, 1994.

Bob Ryan
Olmsted County Auditor/Treasurer
By Karen Cockes Deputy

COUNTY RECORDER

Document Number 690938

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 24th day of August, 1994 at 2 o'clock P.m. and was duly recorded in Olmsted County Records.

MARY CALLIER
Olmsted County Recorder
By Lori Buske - Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 1st day of August, 1994.

Edward P. Linde
Olmsted County Surveyor

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 16 day of May, 1994, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 23 day of August 1994.

Carole A. Grimm
Carole A. Grimm, City Clerk

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property descibed on this plat as WATERFORD, COMMON INTEREST COMMUNITY NUMBER 130, WATERFORD COMMON, AND COMMON INTEREST COMMUNITY NUMBER 131, WATERFORD PLACE, that this plat is a correct represertction of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Michael J. Fritz
Minnesota R.L.S. No. 20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 11th day of July, 1994, by Michael J. Fritz, R.L.S. No. 20703.

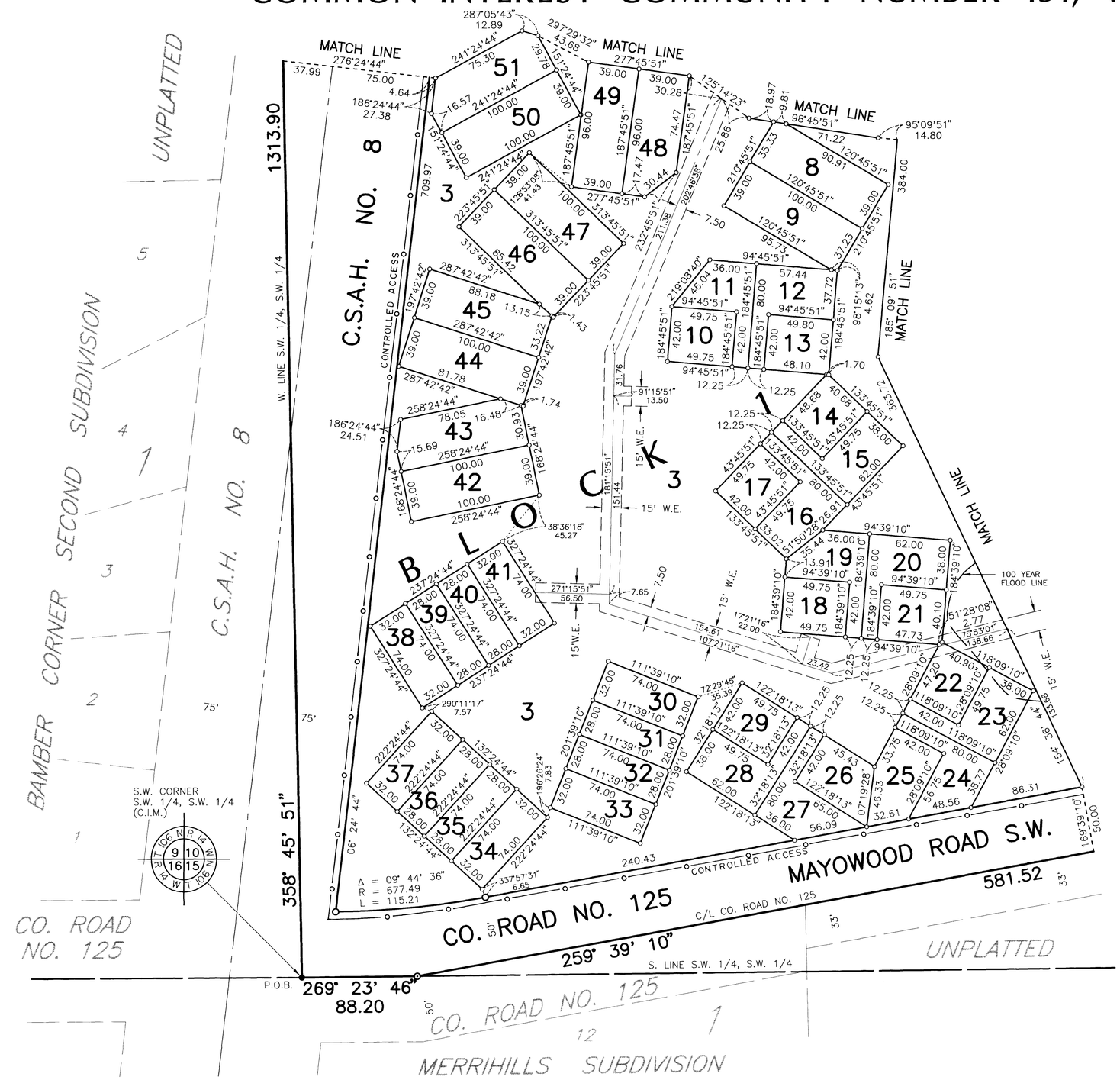
Kathryn Walsh
Notary Public, Olmsted County, MN
My Commission Expires 6-12-99

PROJECT NUMBER: 4111 COMPUTER FILE: 4111SP01.DWG DATE: 07-20-94 DRAFTSPERSON: J. GOODMAN

WATERFORD

COMMON INTEREST COMMUNITY NUMBER 130, WATERFORD COMMON
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MONUMENTS

- ○ 1/2" Rebars
- ○ 3/4" Iron Pipes
- ● Found Monuments (Pipe, Rod, Etc.)
- ⊙ No Monuments Found or Set

All monuments set have a plastic cap stamped R.L.S. 20703.

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

WATERMAIN EASEMENT DEFINED

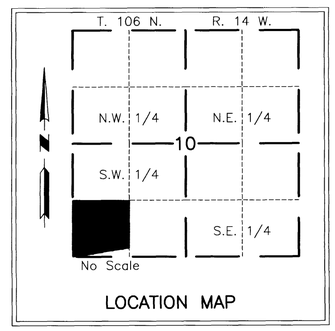
An unobstructed easement for the construction and maintenance of a public watermain and appurtenances.

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

A utility easement is granted over all of Lot 3.

W.E. = WATERMAIN EASEMENT



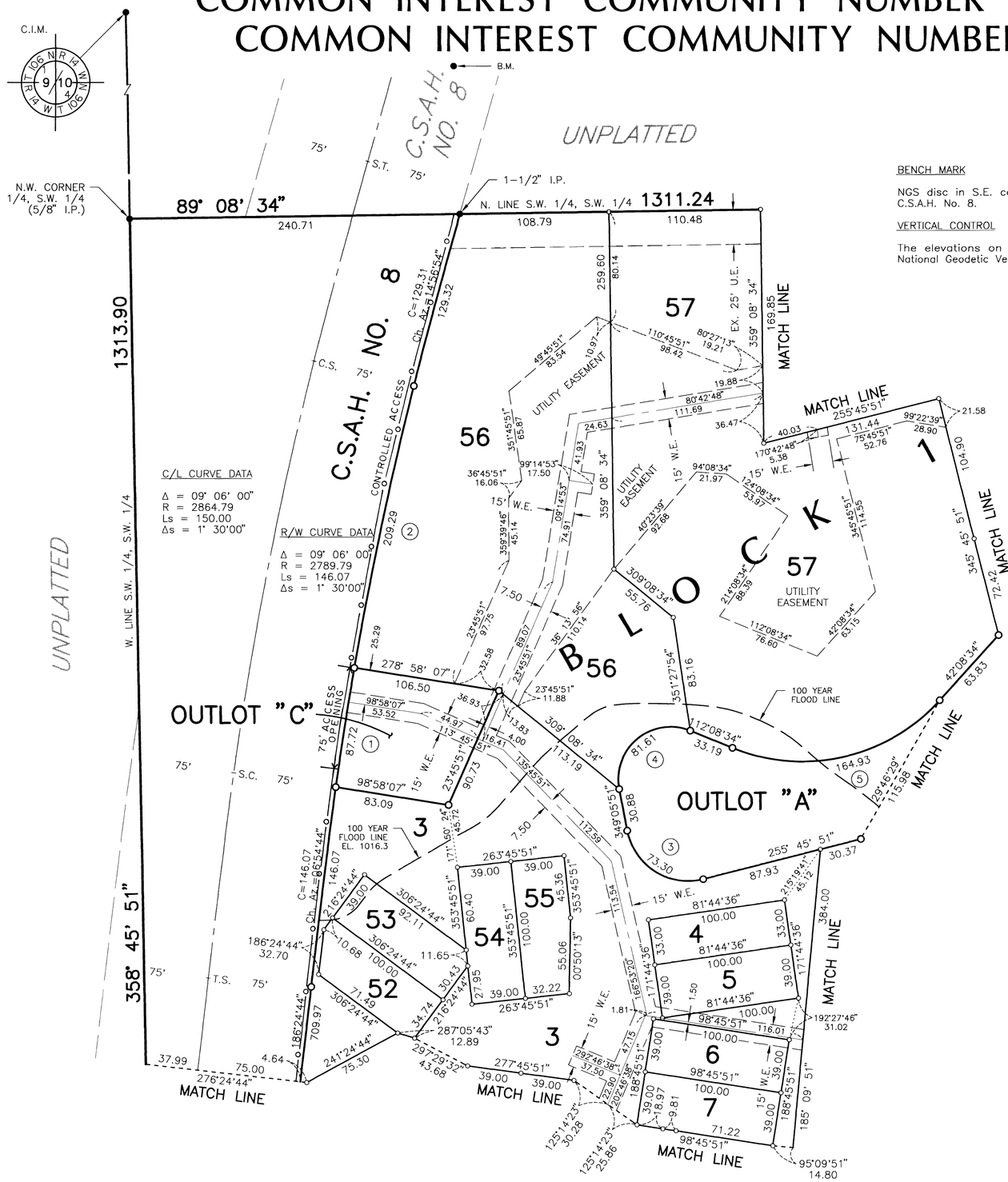
LOCATION MAP

PROJECT NUMBER: 4111 COMPUTER FILE: 4111SF02.DWG DATE: 07-28-94 DRAFTSPERSON: J. GOODMAN

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BENCH MARK

NGS disc in S.E. corner of bridge no. 7174 on C.S.A.H. No. 8. EL. 1023.19

VERTICAL CONTROL

The elevations on this plat are based on the National Geodetic Vertical Datum of 1929.

NORTH

0 25 50 100
SCALE IN FEET

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Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

A utility easement is granted over all of Lot 3 and Outlot "C".

W.E. = WATERMAIN EASEMENT

U.E. = UTILITY EASEMENT

CURVE	Δ	R	L	CHORD
1	01°48'06"	2789.79	87.72	87.72
2	04°17'54"	2789.79	209.29	209.24
3	93°20'00"	45.00	73.30	65.46
4	123°02'43"	38.00	81.61	66.80
5	70°00'00"	135.00	164.93	154.87

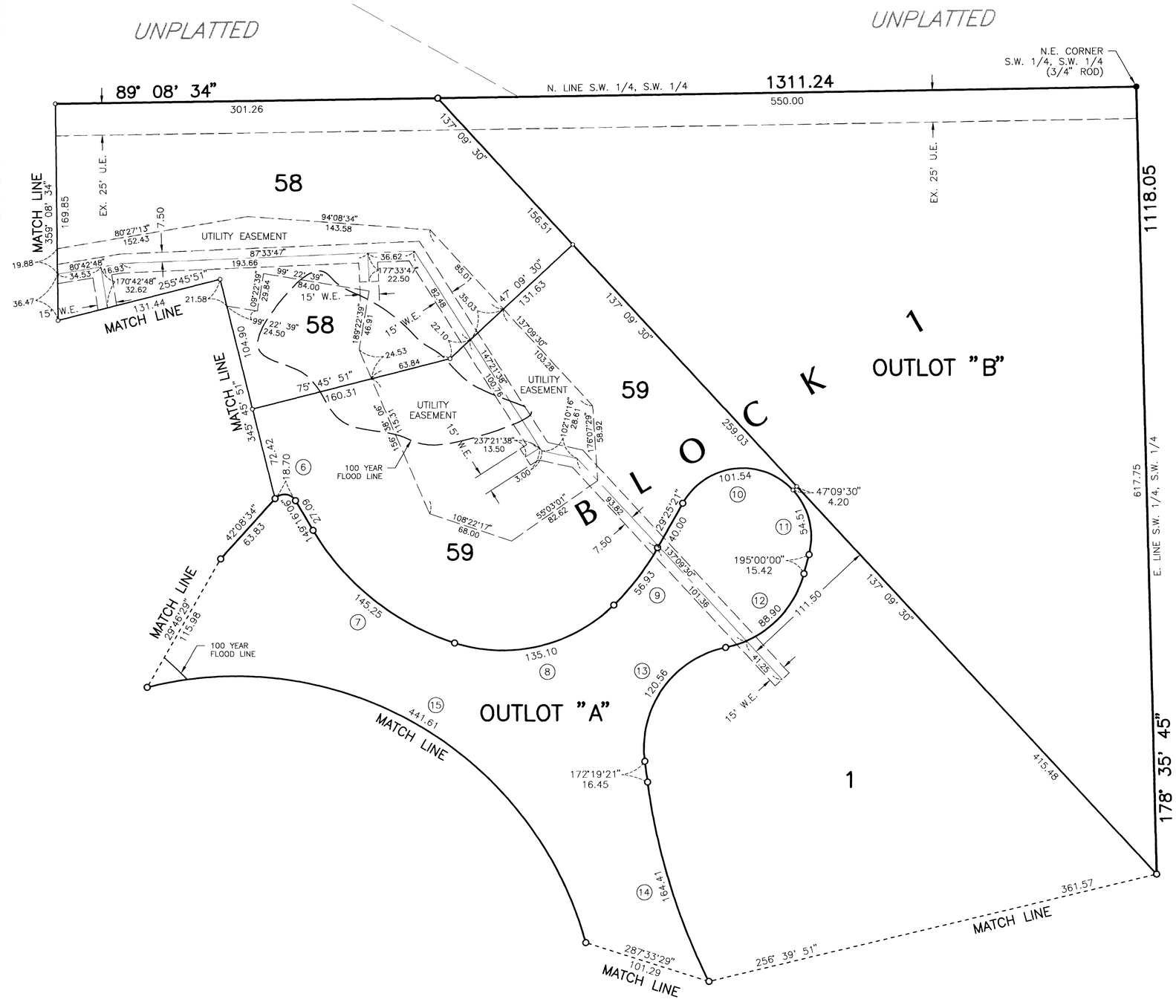
① CURVE REFERENCE NO. (PROP. LINE)

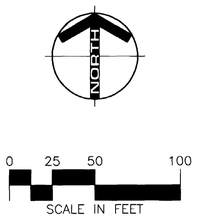
PROJECT NUMBER: 4111 COMPUTER FILE: 4111SF03.DWG DATE: 07-28-94 DRAFTSPERSON: J. GOODMAN

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W.E. = WATERMAIN EASEMENT

U.E. = UTILITY EASEMENT

CURVE	Δ	R	L	CHORD
6	107°07'32"	10.00	18.70	16.09
7	41°36'44"	200.00	145.25	142.08
8	61°55'25"	125.00	135.10	128.62
9	16°18'36"	200.00	56.93	56.74
10	107°44'09"	54.00	101.54	87.23
11	57°50'30"	54.00	54.51	52.23
12	63°39'59"	80.00	88.90	84.39
13	86°20'38"	80.00	120.56	109.47
14	18°50'23"	500.00	164.41	163.67
15	88°46'49"	285.00	441.61	398.74

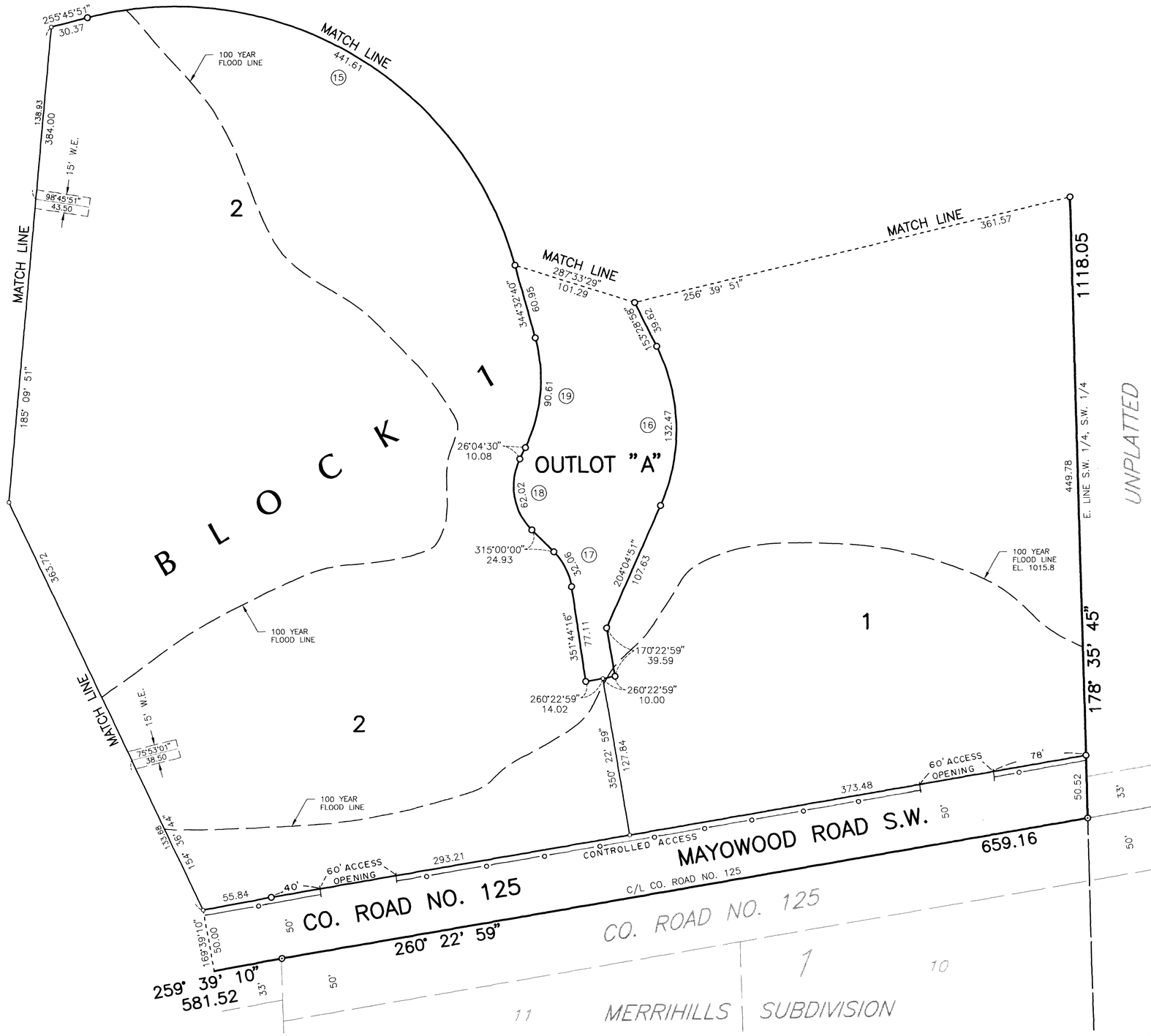
① CURVE REFERENCE NO. (PROP. LINE)

PROJECT NUMBER: 4111 COMPUTER FILE: 4111SF04.DWG DATE: 07-28-94 DRAFTSPERSON: J. GOODMAN

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0 25 50 100
SCALE IN FEET

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W.E. = WATERMAIN EASEMENT

CURVE	Δ	R	L	CHORD
15	88°46'49"	285.00	441.61	398.74
16	50°35'53"	150.00	132.47	128.20
17	36°44'16"	50.00	32.06	31.51
18	71°04'30"	50.00	62.02	58.12
19	41°31'50"	125.00	90.61	88.64

① CURVE REFERENCE NO. (PROP. LINE)

PROJECT NUMBER: 4111 COMPUTER FILE: 4111SF05.DWG DATE: 07-28-94 DRAFTSPERSON: J. GOODMAN