

INNSBRUCK THREE

ROCHESTER, MINNESOTA

UNPLATTED

NOTE:
ALL MONUMENTS SHOWN THIS: ○
ARE 5/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 11622.
ALL MONUMENTS SHOWN THIS: ●
ARE FOUND 5/8" PIPES
UNLESS OTHERWISE NOTED.
THE WEST LINE OF INNSBRUCK
THREE IS ASSUMED DUE NORTH.

SCALE: 1 INCH = 100 FEET

Owner's Dedication:

KNOW ALL MEN BY THESE PRESENTS: That Builders Land Company, a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the west 5/8 of the East half of Section 15, Township 107 North, Range 14 West, Rochester, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 15; thence north 00 degrees 02 minutes east, assumed bearing, along the west line of said Southeast Quarter, 590.00 feet to the northwest corner of Candlewood Subdivision; thence south 89 degrees 31 minutes 15 seconds east, along the north line of said subdivision, 1114.18 feet to the southwest corner of Innsbruck One; thence north 00 degrees 02 minutes east, along the west line of said Innsbruck One and Innsbruck Two, 973.12 feet; thence north 89 degrees 34 minutes west, 22.54 feet; thence due north, 422.88 feet to the northwest corner of said Innsbruck Two for a point of beginning; thence continue due north, 885.77 feet; thence northeasterly, 107.55 feet, along a nontangential curve, concave to the southeast, central angle of 19 degrees 15 minutes 35 seconds, radius of 319.95 feet, and chord of said curve bears north 80 degrees 51 minutes 49 seconds east, 107.04 feet; thence south 89 degrees 30 minutes 23 seconds east, 451.18 feet to the east line of the west 5/8 of the east one half of said Section 15; thence due south, along said east line, 903.09 feet to the northeast corner of said Innsbruck Two; thence north 89 degrees 34 minutes west, along the north line of said Innsbruck Two, 556.87 feet to the point of beginning.

Containing 11.53 acres.

Have caused the same to be surveyed and platted as INNSBRUCK THREE and do hereby donate and dedicate to the public, for the public use forever the street and avenues and grant the easements as shown on this plat. In witness whereof said Builders Land Company, a Minnesota Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 10th day of APRIL 1979.

Builders Land Company

E. Patrick Dargis
E. Patrick Dargis, President

Robert J. Simonsen
Robert J. Simonsen, Secretary

State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 10th day of APRIL 1979 by E. Patrick Dargis, its President, and Robert J. Simonsen, its Secretary, officers of Builders Land Company on behalf of the corporation.

Lynthia A. Klitstad
Notary Public, Hennepin County, Minnesota

My commission expires _____

OFFICIAL PLAT

PREPARED BY:
McGHEE & BETTS, INC.
CONSULTING ENGINEER'S
ROCHESTER, MINNESOTA

INNSBRUCK THREE

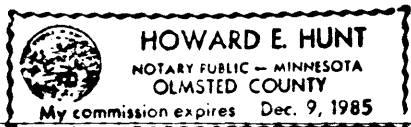
I hereby certify that I have surveyed and platted the property described on this plat as INNSBRUCK THREE; that this is a correct representation of the survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highway to be designated on said plat other than as shown thereon.

James E. Swanson
James E. Swanson, R.L.S.
Minnesota Registration No. 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 6th day of April 1979.

Howard E. Hunt
Notary Public, Olmsted County, Minnesota



My commission expires _____

413795

Filed for record this 10th day of May 1979 at 10/2 o'clock a.m. in book _____ of plats, on page _____ as instrument number _____.

Luis Finstuen
County Recorder, Olmsted County, Minnesota

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 6th day of April 1979.

Roger W. Brand
Olmsted County Surveyor

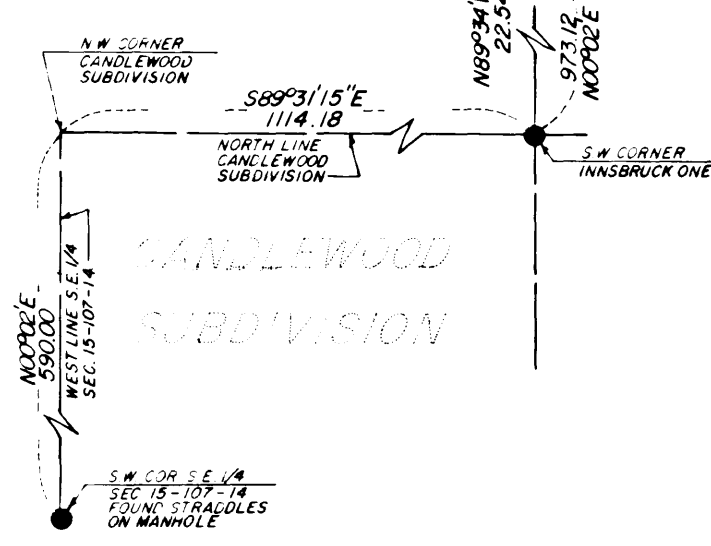
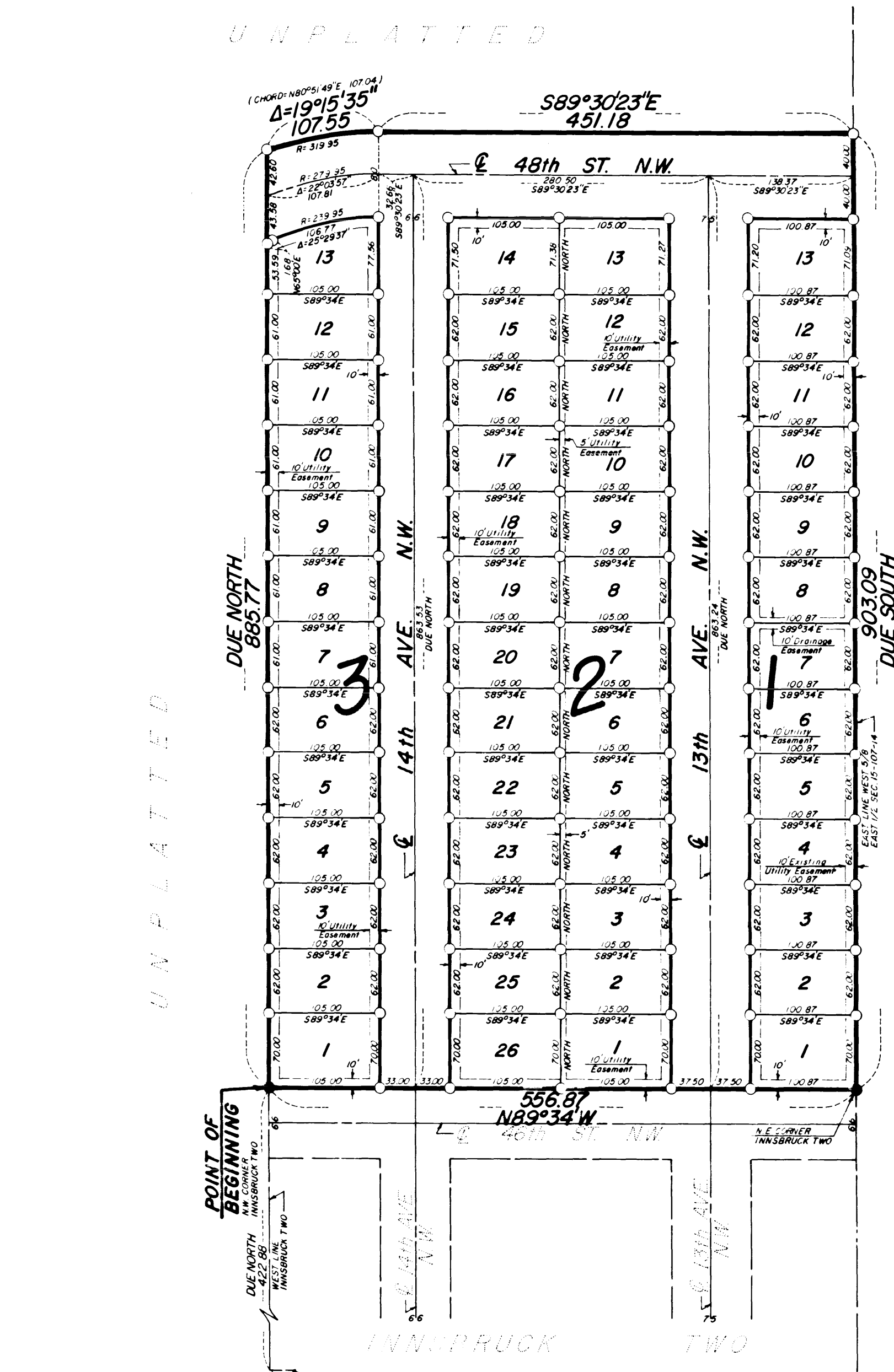
State of Minnesota
County of Olmsted
City of Rochester

I, Carole A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 7 day of May 1979 the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have here unto signed my name and affixed the seal of said City of Rochester this 8 day of May 1979.

Carole A. Grimm
City Clerk, City of Rochester

No delinquent taxes due and transfer entered this 10th day of May 1979.

Russ Bannerman
County Auditor
Melvin Nelson, Deputy



Drainage Easement Defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

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