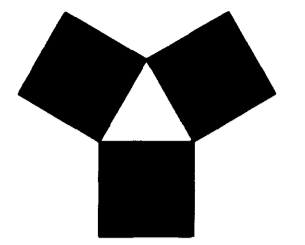


# NORTHVIEW FIRST SUBDIVISION



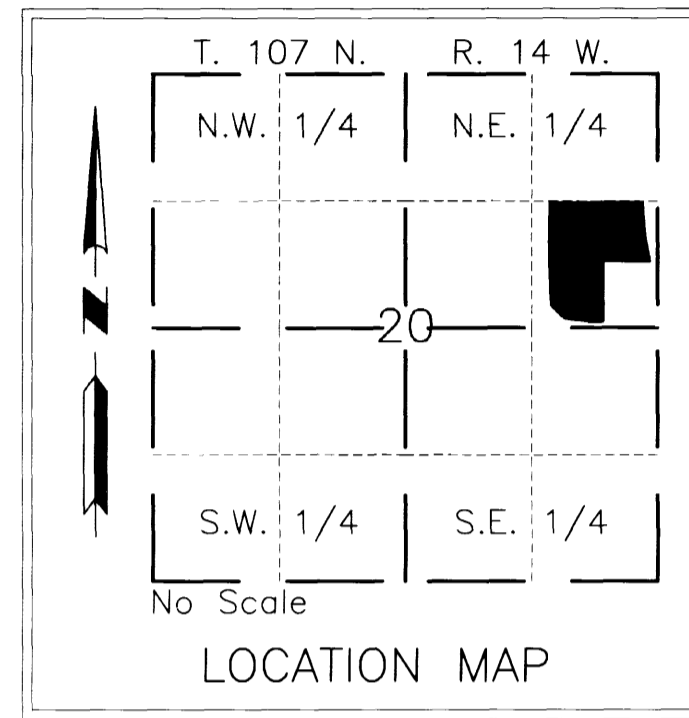
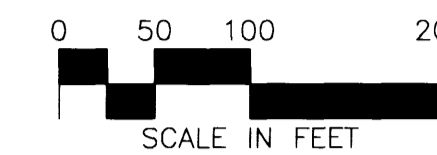
**YAGGY COLBY ASSOCIATES**  
ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
97-288-5414  
FAX 507-288-5058

### MONUMENTS

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

All monuments set have a plastic cap stamped L.S. 22422.



In witness whereof, said Verna E. Badger Trust, Richard E. Badger, Trustee has caused these presents to be signed this 17 day of June, 1998

*Richard E. Badger*  
Richard E. Badger

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 17 day of June, 1998, by Richard E. Badger.

*Robert J. Springer*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-00

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, Valori Peterson, Deputy City Clerk, in and for the City of Rochester, do hereby certify that on the 17th day of June, 1998, 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 17th day of June, 1998.

*Valori Peterson*  
City Clerk Deputy

### COUNTY AUDITOR/TREASURER

Taxes payable in the year 1998 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 17th day of June, 1998.

*Bob Ryan*  
Olmsted County Auditor/Treasurer  
By *Ann Ceder* Deputy

COUNTY RECORDER 782388  
Document Number 782335

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 17th day of June, 1998, at 11 o'clock A.m. and was duly recorded in the Olmsted County Records.

*Daniel A. Hall*  
Olmsted County Recorder  
By *Kamela G. Hamister* Deputy

### COUNTY SURVEYOR

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

This 18 day of June, 1998.

*Edward P. Kinile*  
Olmsted County Surveyor

### SURVEYOR'S CERTIFICATE

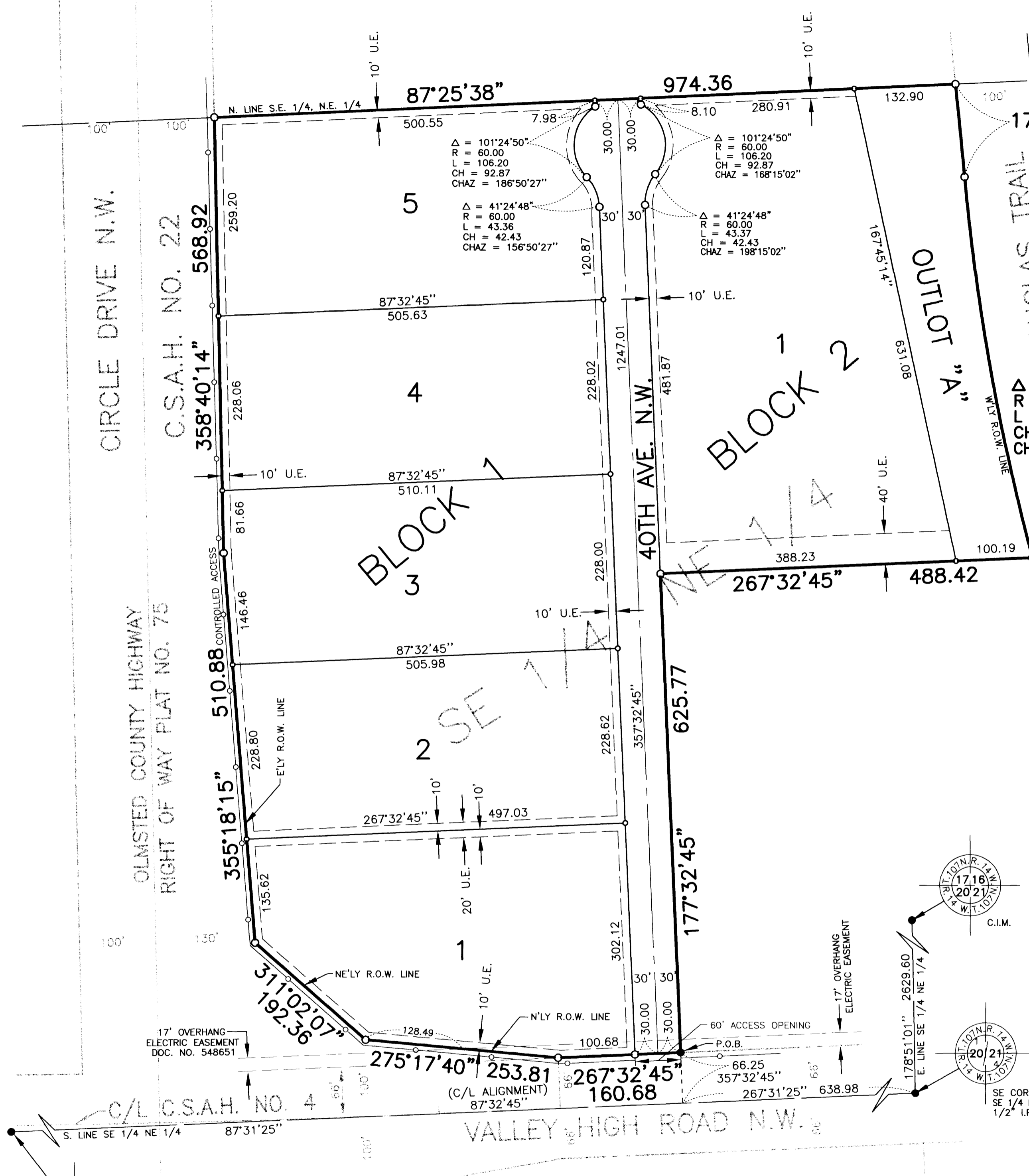
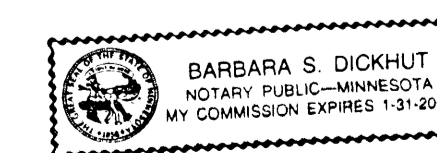
I do hereby certify that I have surveyed and platted the property described on this plat as NORTHVIEW FIRST SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by November 03, 1998; 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.

*Douglas G. Rude*  
Douglas G. Rude  
Minnesota L.S. No. 22422

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of June, 1998, by Douglas G. Rude, L.S. No. 22422.

*Barbara S. Dickhut*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000



### CONTROLLED ACCESS DEFINED

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

### 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.

U.E. = UTILITY EASEMENT

### BEARINGS

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

### INSTRUMENT OF DEDICATION

KNOW BY ALL MEN BY THESE PRESENTS: That Verna E. Badger Trust, Richard E. Badger, Trustee, being Owner and Proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 267 degrees 31 minutes 25 seconds along the south line of said Southeast Quarter 638.98 feet; thence northerly 357 degrees 32 minutes 45 seconds azimuth 66.25 feet to the point of beginning; thence westerly 267 degrees 32 minutes 45 seconds azimuth 160.68 feet to the northerly right-of-way line of County State Aid Highway No. 4 of Olmsted County Highway Right-Of-Way Plat No. 75, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence westerly 275 degrees 17 minutes 40 seconds azimuth along said northerly right-of-way line 253.81 feet; thence northeasterly 311 degrees 02 minutes 07 seconds azimuth along the northeasterly right-of-way line of said Olmsted County Highway Right-Of-Way Plat No. 75, a distance of 192.36 feet; thence northerly 355 degrees 18 minutes 15 seconds azimuth along the easterly right-of-way line of County State Aid Highway No. 22 of said Olmsted County Highway Right-Of-Way Plat No. 75, a distance of 510.88 feet; thence northerly 358 degrees 40 minutes 14 seconds azimuth along said easterly right-of-way line 568.92 feet to the north line of said Southeast Quarter; thence easterly 87 degrees 25 minutes 38 seconds azimuth along said north line 974.36 feet to the westerly right-of-way line of Douglas Trail, formerly known as Chicago & Northwestern Railroad; thence southerly 174 degrees 22 minutes 03 seconds azimuth along said westerly right-of-way line 121.96 feet; thence southerly 505.56 feet along said westerly right-of-way line on a nontangential curve concave easterly, having a radius of 3014.93 feet, a central angle of 09 degrees 36 minutes 27 seconds and a chord azimuth of 169 degrees 49 minutes 25 seconds; thence westerly 267 degree 32 minutes 45 seconds azimuth 488.42 feet; thence southerly 177 degrees 32 minutes 45 seconds azimuth 625.77 feet to the point of beginning.

Said tract contains 21.97 acres ore or less.

Have caused the same to be surveyed and platted as NORTHVIEW FIRST SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

PROJECT NUMBER: 5171-97  
COMPUTER FILE: 5171SF02.DWG  
DATE: 12/30/97  
DRAFTER: PERSON R.A.S.