

WATERFORD FOURTH SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 153, TIFFANY COVE



INSTRUMENT OF DEDICATION

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

Lot 1and Outlot "B", Block 1, Waterford, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota.

Said tract contains 9.30 acres more or less.

Have caused the same to be surveyed and platted and replatted as WATERFORD FOURTH SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 153, TIFFANY COVE, and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

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 26th day of August, 1998.

Bob Ryan
Olmsted County Auditor/Treasurer
By Mary Wilson Deputy

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy Kay Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 18th day of May, 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 26th day of August, 1998.

Judy Kay Scherr
Judy Kay Scherr, City Clerk

COUNTY SURVEYOR

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

This 3rd day of June, 1998.

Edward P. Kinile
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted and replatted the property described on this plat as WATERFORD FOURTH SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 153, TIFFANY COVE; 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 May 1, 1999; 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.

In witness whereof, said Waterford Development Corporation, has caused these presents to be signed by its proper Officer this 9th day of July, 1998.

John F. Bouquet
John F. Bouquet, President

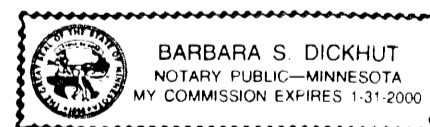
COUNTY RECORDER 788990
Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 26th day of August, 1998, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel J. Hill
Olmsted County Recorder
By: Renee J. Nemister, deputy

STATE OF MINNESOTA
COUNTY OF OLMSTED

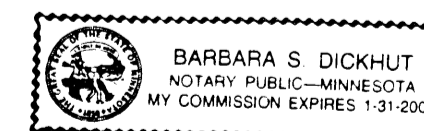
The foregoing instrument was acknowledged before me this 9th day of July, 1998, by John F. Bouquet, President of Waterford Development Corporation, a Minnesota Corporation on behalf of the Corporation.



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

STATE OF MINNESOTA
COUNTY OF OLMSTED

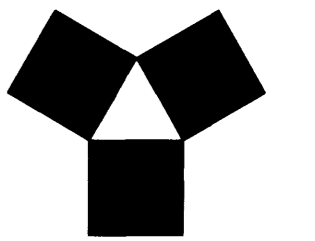
The foregoing Surveyor's Certificate was acknowledged before me this 2nd day of June, 1998, by Douglas G. Rude L.S. No. 22422.



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

PROJECT NUMBER: 5865-98
COMPUTER FILE: 58655F02.DWG
DATE: 05-13-1998
DRAFTSPERSON: R.A.S.

WATERFORD FOURTH SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 153, TIFFANY COVE



**YAGGY
COLBY
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

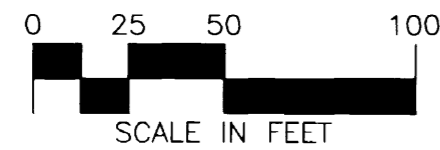
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-4444
FAX 507-288-5058

MERRIHILLS SUBDIVISION

BLOCK 1

10

11



MONUMENTS

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (3/4" Pipes unless otherwise noted)
- ⊙ No Monuments Found or Set

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

BENCH MARK

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

VERTICAL CONTROL

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

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

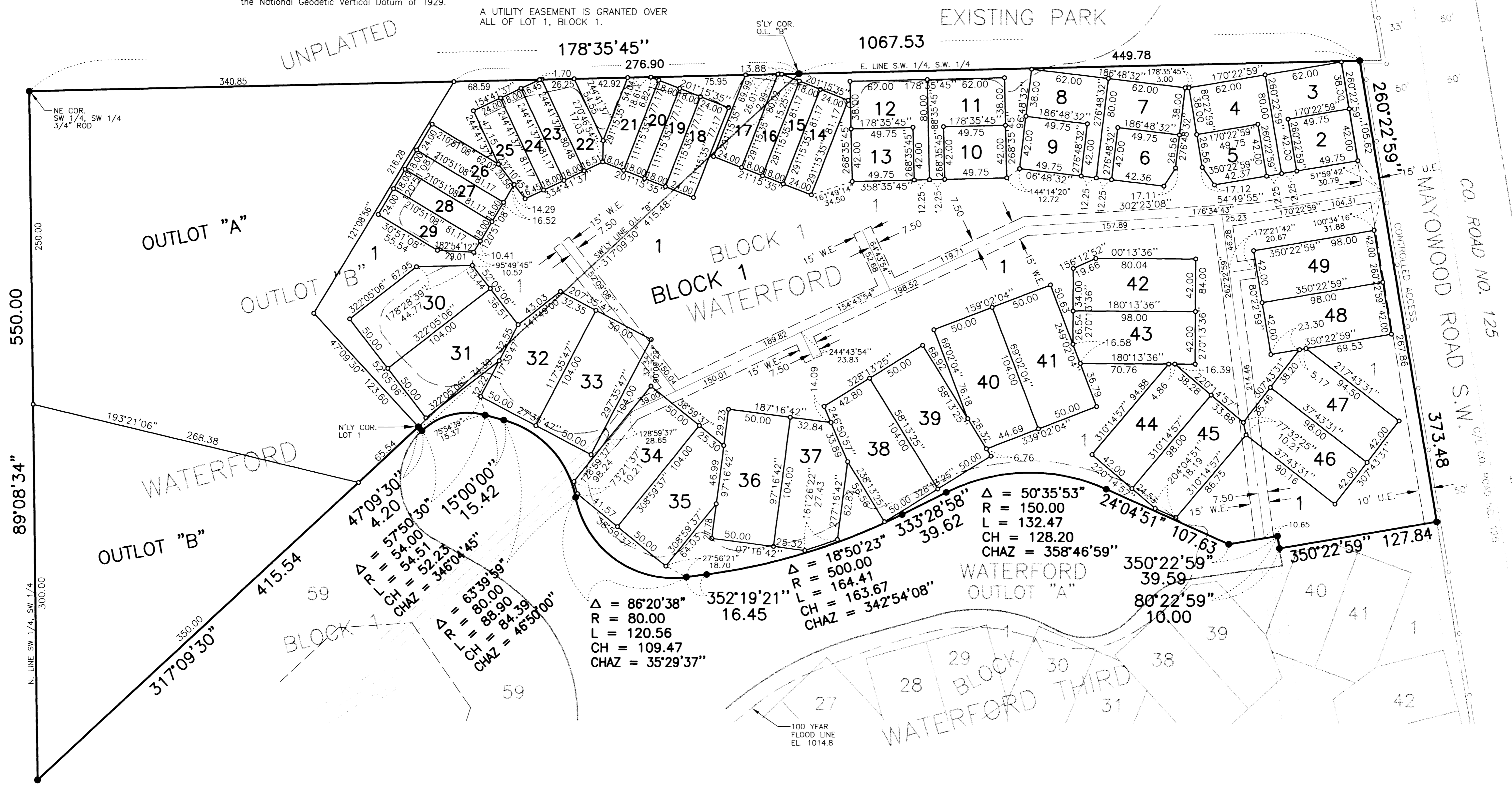
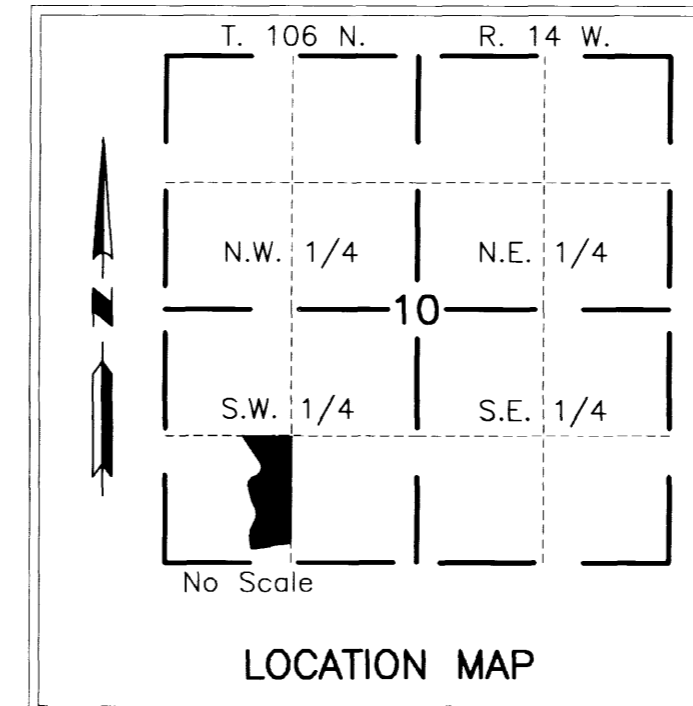
An unobstructed easement for the construction and maintenance of a public watermain and appurtenances.

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.

W.E. = WATERMAIN EASEMENT
U.E. = UTILITY EASEMENT

A UTILITY EASEMENT IS GRANTED OVER ALL OF LOT 1, BLOCK 1.



$\Delta = 86^{\circ}20'38''$
 $R = 80.00$
 $L = 120.56$
 $CH = 109.47$
 $CHAZ = 35^{\circ}29'37''$

$\Delta = 18^{\circ}50'23''$
 $R = 500.00$
 $L = 164.41$
 $CH = 163.67$
 $CHAZ = 342^{\circ}54'08''$

$\Delta = 50^{\circ}35'53''$
 $R = 150.00$
 $L = 132.47$
 $CH = 128.20$
 $CHAZ = 358^{\circ}46'59''$

PROJECT NUMBER: 5865-98 COMPUTER FILE: 5865F01.DWG DATE: 05-08-1998 DRAFTERPERSON: R.A.S., P.G.O.