

# WHITE OAKS THIRD SUBDIVISION

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on the plat as WHITE OAKS THIRD SUBDIVISION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; 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 as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown thereon.

James E. Swanson  
James E. Swanson, L.S.  
Minnesota License Number 11622

State of Minnesota  
County of Olmsted Dodge

The surveyor's certificate was described and sworn to before me, a Notary Public, this 5th day of May, 1999.

BETH DAVIS  
Notary Public, Olmsted County, Minnesota  
My commission expires: 1-31-2000



### COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 14 day of May, 1999.

Edward P. Kuwale  
Olmsted County Surveyor

### CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Rochester

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 2nd day of May, 1999, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 15 day of May, 1999.

Judy K. Scherr  
City Clerk

### TAX STATEMENTS

Taxes payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes, and transfer has been entered this 2nd day of June, 1999.

Kevin P. ...  
Olmsted County Auditor/Treasurer

By Jason Simpson Deputy

### COUNTY RECORDER

814355 814355

### DOCUMENT NUMBER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 13 day of May, 1999, at 10:00 o'clock A.M., and was duly recorded in the Olmsted County records.

By Beth Davis  
County Recorder

Kevin P. ...  
Deputy

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Ronald L. Seeger and Theresa A. Seeger, husband and wife, Richard E. Rossi and Patricia J. Rossi, husband and wife, and Bettie E. Lang, Trustee of the Lang Trust under Declaration of Trust dated March 11, 1993, vendors of a recorded Contract for Deed, and White Oaks Development of Rochester, Inc., a Minnesota Corporation, vendees of a recorded Contract for Deed, being the owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

Those parts of the West half of the Southwest Quarter of Section 8, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

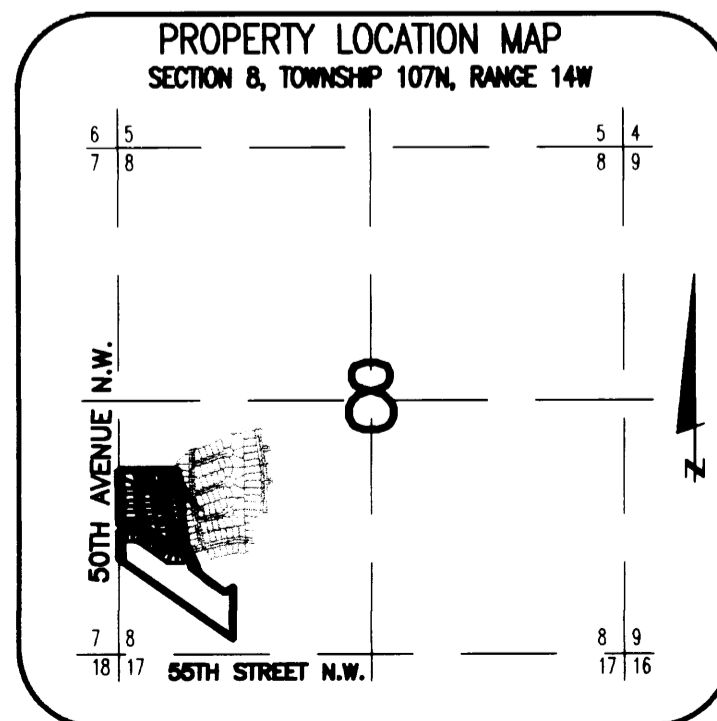
Commencing at the northeast corner of said West Half; thence South 00 degrees 59 minutes 54 seconds West, assumed bearing, along the east line thereof, 1870.42 feet to the northeast corner of OUTLOT 'A', WHITE OAKS TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 136; thence South 60 degrees 33 minutes 12 seconds West, 146.79 feet for the point of beginning; thence South 00 degrees 59 minutes 54 seconds West, 532.35 feet to the southwest corner of Outlot 'B' of said WHITE OAKS TOWNHOMES; thence North 53 degrees 43 minutes 48 seconds West, 1454.64 feet to the west line of said Southwest Quarter; thence North 00 degrees 58 minutes 19 seconds East along said west line, 290.00 feet to a point hereinafter referred to as Point 'A'; thence South 89 degrees 01 minute 41 seconds East, 135.91 feet, thence easterly 166.34 feet along a tangential curve, concave southerly, radius of 270.00 feet, central angle of 35 degrees 17 minutes 53 seconds and the chord of said curve bears South 71 degrees 22 minutes 45 seconds East, 163.72 feet; thence South 53 degrees 43 minutes 48 seconds East, tangent to said curve, 256.59 feet; thence easterly 114.67 feet along a tangential curve, concave northerly, radius of 180.00 feet, central angle of 36 degrees 30 minutes 04 seconds, and the chord of said curve bears South 71 degrees 58 minutes 50 seconds East, 112.74 feet; thence North 89 degrees 46 minutes 07 seconds East, tangent to said curve, 134.35 feet; thence South 00 degrees 13 minutes 53 seconds East, 155.00 feet; thence South 52 degrees 08 minutes 13 seconds East, 442.92 feet; thence North 60 degrees 33 minutes 12 seconds East, 100.32 feet to the point of beginning;

together with:

Commencing at the beforementioned point 'A'; thence North 00 degrees 58 minutes 19 seconds East, along the west line of said Southwest Quarter, a distance of 60.00 feet for the point of beginning; thence continue North 00 degrees 58 minutes 19 seconds East, along said west line, 573.04 feet; thence South 89 degrees 01 minute 41 seconds East, 498.00 feet; thence South 84 degrees 06 minutes 01 second East, 69.85 feet to the southwest corner of Lot 4, Block 3, WHITE OAKS SECOND SUBDIVISION; thence South 89 degrees 01 minute 41 seconds East, 54.41 feet; thence South 00 degrees 58 minutes 19 seconds West, 125.67 feet; thence South 30 degrees 43 minutes 05 seconds West, 94.60 feet; thence South 59 degrees 16 minutes 55 seconds East, 70.51 feet; thence South 00 degrees 58 minutes 41 seconds West, 44.66 feet; thence South 07 degrees 02 minutes 24 seconds East, 119.92 feet; thence South 06 degrees 51 minutes 45 seconds East, 333.27 feet; thence South 00 degrees 13 minutes 53 seconds East, 59.73 feet; thence South 89 degrees 46 minutes 07 seconds West, 91.82 feet; thence westerly, 76.45 feet along a tangential curve, concave northerly, radius of 120.00 feet, central angle of 36 degrees 30 minutes 04 seconds and the chord of said curve bears North 71 degrees 58 minutes 50 seconds West, 75.16 feet; thence North 53 degrees 43 minutes 48 seconds West, tangent to said curve, 256.59 feet; thence westerly 203.30 feet along a tangential curve concave southerly, radius of 330.00 feet, central angle of 35 degrees 17 minutes 53 seconds and the chord of said curve bears North 71 degrees 22 minutes 45 seconds West, 200.10 feet; thence North 89 degrees 01 minute 41 seconds West, tangent to said curve, 135.91 feet to the point of beginning.

Containing in all 21.88 acres more or less.

have caused the same to be surveyed and platted as WHITE OAKS THIRD SUBDIVISION and do hereby donate and dedicate to the public for the public use forever the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.



In witness where of said Ronald L. Seeger and Theresa A. Seeger, husband and wife, have caused these presents to be signed this 5 day of May, 1999.

Ronald L. Seeger Theresa A. Seeger  
Ronald L. Seeger Theresa A. Seeger

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledge before me this 6 day of May, 1999, by Ronald L. Seeger and Theresa A. Seeger, husband and wife.

Brandy A. Christensen  
Notary Public, Olmsted County, Minnesota

My commission expires 2000

In witness whereof said Richard E. Rossi and Patricia J. Rossi, husband and wife, have caused these presents to be signed this 6th day of May, 1999.

Richard E. Rossi Patricia J. Rossi  
Richard E. Rossi Patricia J. Rossi

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 6th day of May, 1999, Richard E. Rossi and Patricia J. Rossi, husband and wife.

Brandy A. Christensen  
Notary Public, Olmsted County, Minnesota

My commission expires 2000

In witness whereof said Bettie E. Lang, Trustee of the Lang Trust under Declaration of Trust, dated March 11, 1993, has caused these presents to be signed this 13 day of May, 1999.

Bettie E. Lang, Trustee

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledge before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by Bettie E. Lang, Trustee of the Lang Trust under Declaration of Trust dated March 11, 1993.

Notary Public, \_\_\_\_\_ County \_\_\_\_\_

My commission expires \_\_\_\_\_

In witness whereof said White Oaks Development of Rochester, Inc. has caused these presents to be signed by its proper officers this 13 day of May, 1999.

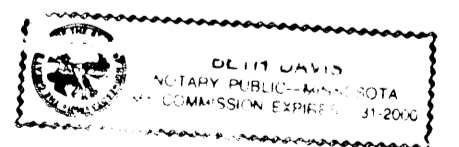
By Roger Carlsen Jerry Nelson  
Roger Carlsen, President Jerry Nelson, Secretary-Treasurer

State of Minnesota  
County of Olmsted Dodge

The foregoing instrument was acknowledged before me this 13 day of May, 1999, by Roger Carlsen, President, and Jerry Nelson, Secretary-Treasurer, officers of White Oaks Development of Rochester, Inc., a Minnesota Corporation, on behalf of the corporation.

Beth Davis  
Notary Public, Olmsted County, Minnesota

My commission expires 1-31-2000



# OFFICIAL PLAT

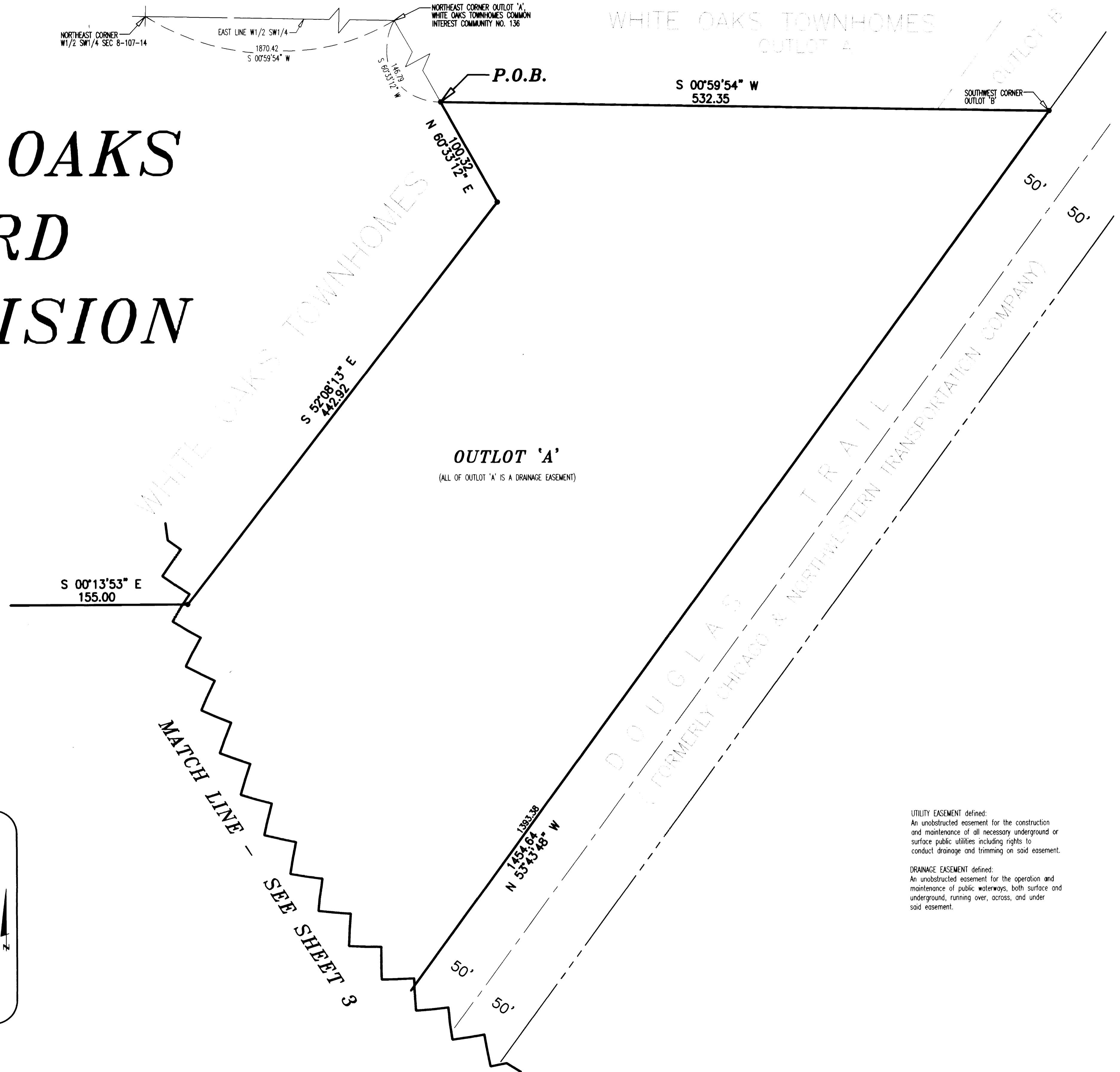
# WHITE OAKS THIRD SUBDIVISION

NORTHEAST CORNER  
W1/2 SW1/4 SEC 8-107-14

EAST LINE W1/2 SW1/4  
1870.42  
S 00°59'54" W

NORTHEAST CORNER OUTLOT 'A',  
WHITE OAKS TOWNHOMES COMMON  
INTEREST COMMUNITY NO. 136

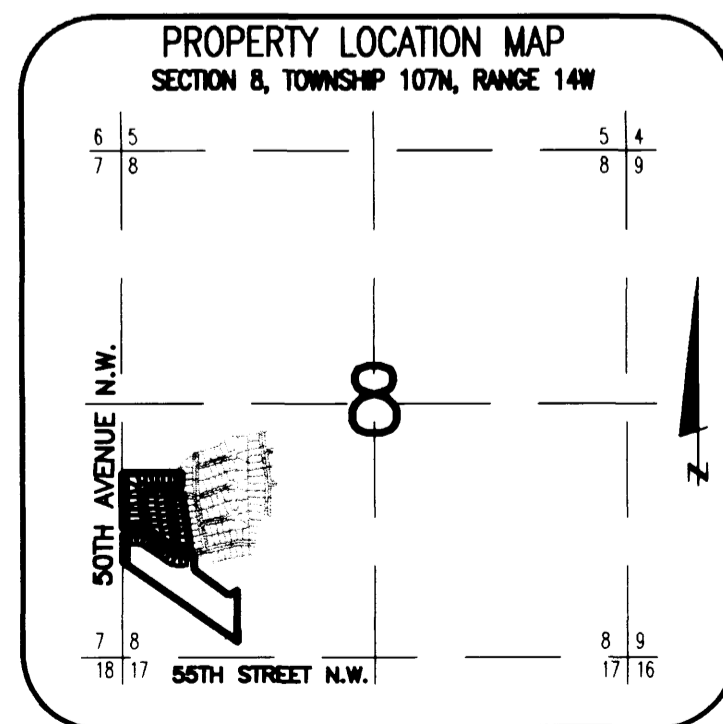
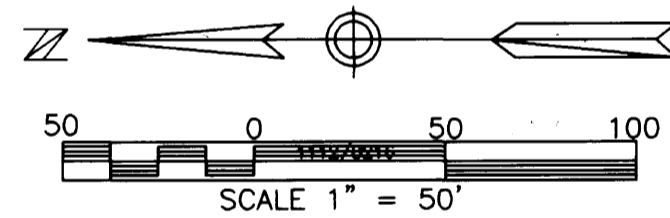
WHITE OAKS TOWNHOMES  
OUTLOT 'A'



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" PIPE.

BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE EAST LINE W 1/2, SW 1/4, SEC 8  
WHICH IS ASSUMED TO BE S00°59'54"W.



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

DRAINAGE EASEMENT defined:  
An unobstructed easement for the operation and  
maintenance of public waterways, both surface and  
underground, running over, across, and under  
said easement.

PREPARED BY:  
McGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA

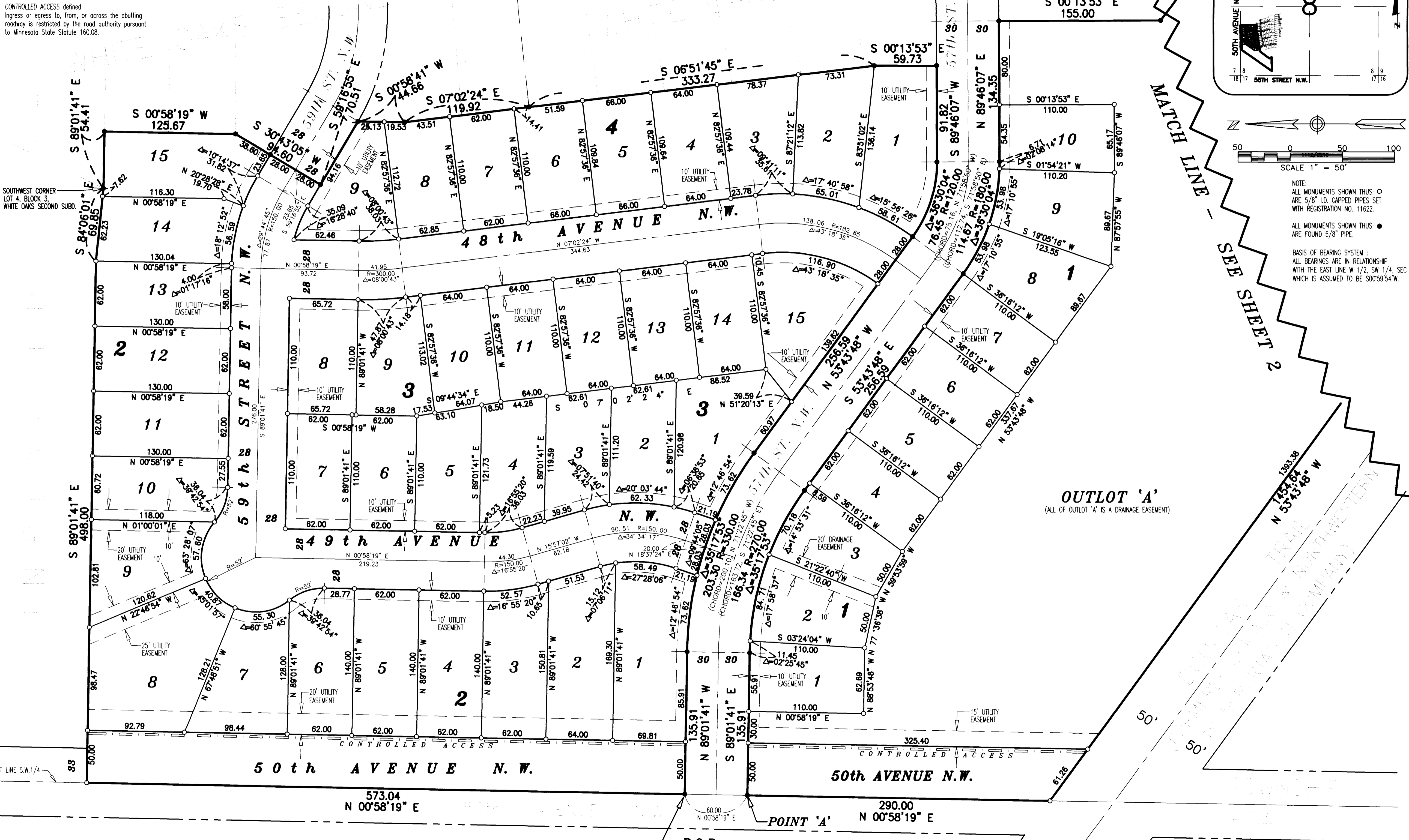
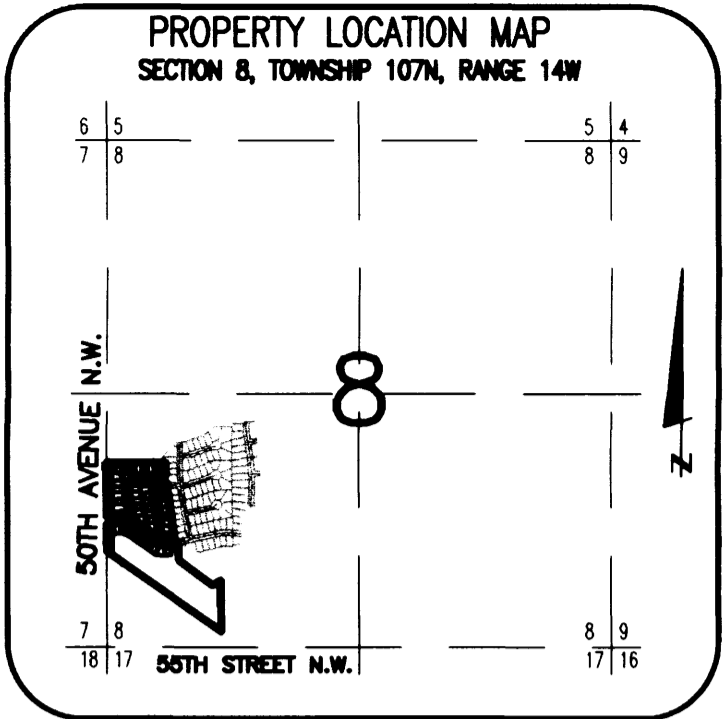
OFFICIAL PLAT

# WHITE OAKS THIRD SUBDIVISION

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

DRAINAGE EASEMENT defined:  
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

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



SOUTHWEST CORNER LOT 4, BLOCK 3, WHITE OAKS SECOND SUBD.

WEST LINE S.W. 1/4

NOTE:  
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622.  
ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPE.  
BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE W 1/2, SW 1/4, SEC 8 WHICH IS ASSUMED TO BE S00°58'54"W.

PREPARED BY:  
McGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA