

OFFICIAL PLAT

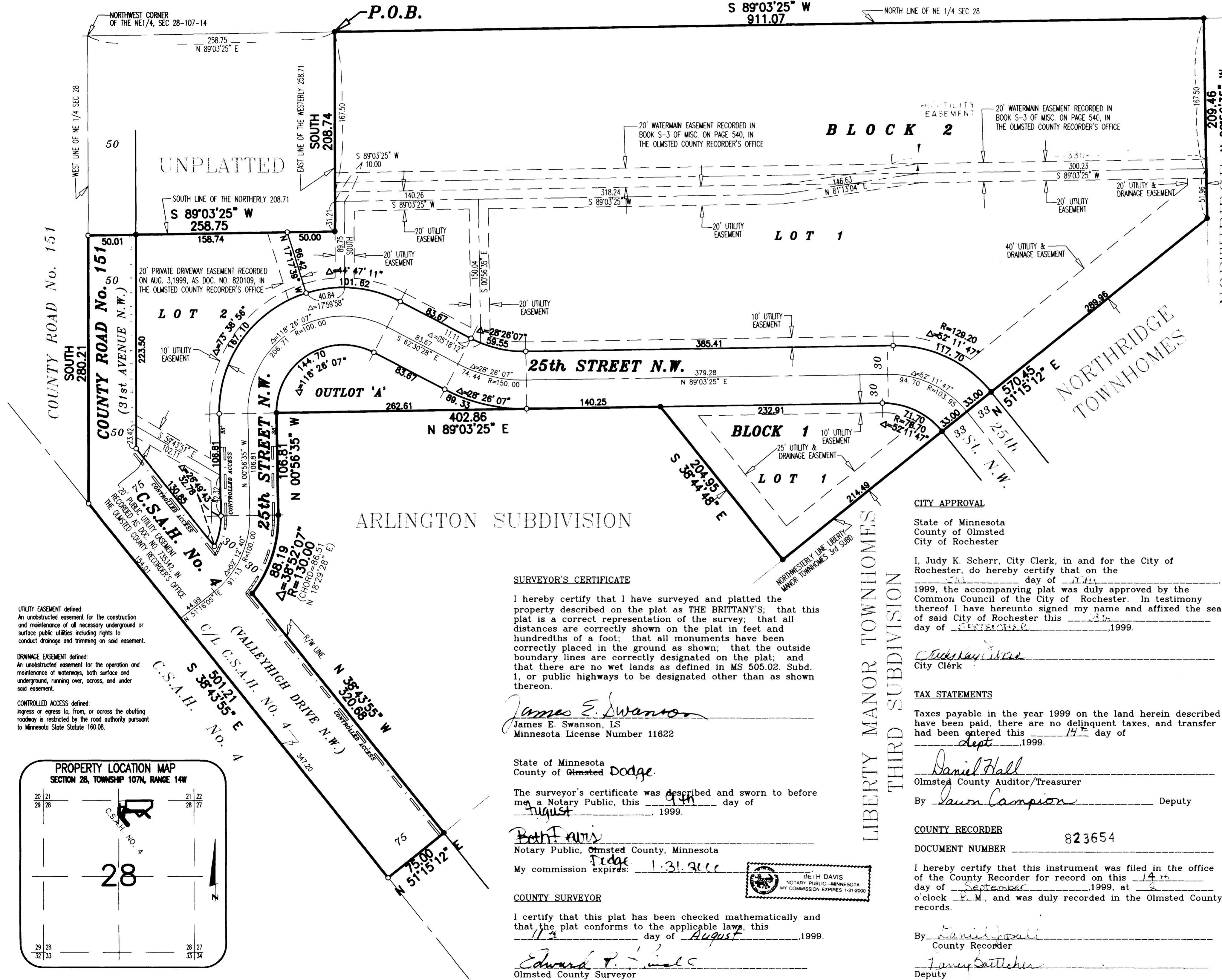
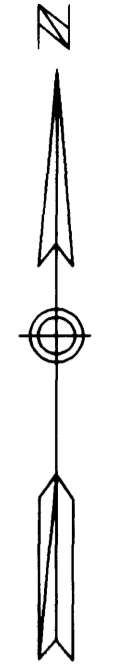
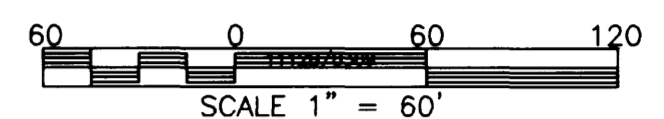
THE BRITTANY'S

UNPLATTED

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 UNLESS
OTHERWISE NOTED.

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE WEST LINE N.E. 1/4, SEC 28-107-14
WHICH IS ASSUMED TO BE NORTH



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that G.A. Nelson Company of Rochester, Inc., a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Northeast Quarter of Section 28, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence North 89 degrees 03 minutes 25 seconds East, assumed bearing, along the north line thereof, 258.75 feet to the east line of the westerly 258.71 feet of said Northeast Quarter for the point of beginning; thence on a bearing of SOUTH, along said east line, 208.74 feet to the south line of the northerly 208.71 feet of said Northeast Quarter; thence South 89 degrees 03 minutes 25 seconds West, along said south line, 258.75 feet to the west line of said Northeast Quarter; thence on a bearing of SOUTH, along said west line, 280.21 feet to the centerline of County State Aid Highway No. 4; thence South 38 degrees 43 minutes 55 seconds East, along said centerline, 501.21 feet to the southwesterly prolongation of the northwesterly line of LIBERTY MANOR TOWNHOMES THIRD SUBDIVISION; thence North 51 degrees 15 minutes 12 seconds East, along said southwesterly prolongation a distance of 75.00 feet to the southwesterly line of ARLINGTON SUBDIVISION (the next 5 courses are along the westerly, northerly and easterly lines thereof); thence North 38 degrees 43 minutes 55 seconds West, 320.68 feet; thence northerly 88.19 feet along a nontangential curve concave northwesterly, central angle of 38 degrees 52 minutes 07 seconds, radius of 130.00 feet, and the chord of said curve bears North 18 degrees 29 minutes 28 seconds East, 86.51 feet; thence North 00 degrees 56 minutes 35 seconds West, 106.81 feet; thence North 89 degrees 03 minutes 25 seconds East, 402.86 feet; thence South 38 degrees 44 minutes 48 seconds East, 204.95 feet to the northwesterly line of LIBERTY MANOR TOWNHOMES THIRD SUBDIVISION; thence North 51 degrees 15 minutes 12 seconds East along said northwesterly line and along the northwesterly line of NORTH RIDGE TOWNHOMES, a distance of 570.45 feet to the west line of NORTH RIDGE SECOND SUBDIVISION; thence North 00 degrees 56 minutes 35 seconds West, along said west line, 209.46 feet to the north line of said Northeast Quarter; thence South 89 degrees 03 minutes 25 seconds West, along said north line, 911.07 feet to the point of beginning.

Containing 10.92 acres, more or less.

has caused the same to be surveyed and platted as THE BRITTANY'S and does hereby donate and dedicate to the public for the public use forever the thoroughfares and also dedicate the easements as shown on the plat for drainage and utility purposes only.

In witness whereof said G.A. Nelson Company of Rochester, Inc. has caused these presents to be signed by its proper officer this 10th day of August, 1999.

by Gerald A. Nelson
Gerald A. Nelson, Chief Executive Officer

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledge before me this 10th day of August, 1999, by Gerald A. Nelson, Chief Executive Officer of G.A. Nelson Company of Rochester, Inc., a Minnesota Corporation, on behalf of the corporation.

by Beih Davis
Notary Public, Olmsted County, Minnesota
My commission expires 1-31-2000

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

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 _____ day of _____, 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 _____ day of _____, 1999.

by 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 had been entered this 14th day of Sept, 1999.

by Dawn Campion
Olmsted County Auditor/Treasurer
Deputy

COUNTY RECORDER 823654
DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 14th day of September, 1999, at _____ o'clock P.M., and was duly recorded in the Olmsted County records.

By Larry Sattler
County Recorder
Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on the plat as THE BRITTANY'S; 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.

by James E. Swanson
James E. Swanson, LS
Minnesota License Number 11622

State of Minnesota
County of Olmsted

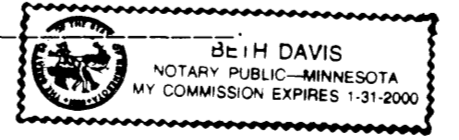
The surveyor's certificate was described and sworn to before me a Notary Public, this 14th day of August, 1999.

by Beih 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 11th day of August, 1999.

by Edward P. Lind
Olmsted County Surveyor



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 160.06.

