

# PARTRIDGE'S REPLAT

CHATFIELD, MINNESOTA

### SURVEYOR'S CERTIFICATE

STATE OF MINNESOTA } S.S.  
COUNTY OF OLMSTED }

I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "PARTRIDGE'S REPLAT"; THAT THIS IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND DECIMALS OF A FOOT; THAT ALL MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN ON THE PLAT; THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT; THAT THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN AS SHOWN THEREON; AND THAT THE SAID PLAT HAS BEEN PREVIOUSLY PLATTED AS A PART OF TWIFORD & CO.'S ADDITION TO THE TOWN OF CHATFIELD, NOW CITY OF CHATFIELD, OLMSTED COUNTY, STATE OF MINNESOTA.

*Douglas N. Betts*  
DOUGLAS N. BETTS, P.E. & R.L.S.

MINNESOTA REGISTRAR ON NO. 6900

STATE OF MINNESOTA } S.S.  
COUNTY OF OLMSTED }

THE ABOVE SURVEYOR'S CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, WITHIN AID FOR SAID COUNTY AND STATE ON THIS 27 DAY OF September 1974 A.D.

*Howard E. Hunt*  
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA

MY COMMISSION EXPIRES 1/1/77 A.D.

### COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL

I CERTIFY THAT THIS PLAT HAS BEEN CHECKED MATHEMATICALLY AND THAT THE PLAT CONFORMS TO THE APPLICABLE PLATTING LAWS.

APPROVED THIS 2nd DAY OF Oct 1974 A.D.

BY *Roger W. Brand*  
OLMSTED COUNTY SURVEYOR

THIS PLAT OF "PARTRIDGE'S REPLAT" HAS BEEN APPROVED AND ACCEPTED BY THE PLANNING ADVISORY COMMISSION OF THE CITY OF CHATFIELD THIS 3rd DAY OF Oct 1974 A.D.

*Willard C. Eppen* CHAIRMAN  
*Dean Hanson* SECRETARY

THIS PLAT OF "PARTRIDGE'S REPLAT" HAS BEEN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CHATFIELD ON THIS 15 DAY OF Oct 1974 A.D.

*Robert L. Wood* MAYOR  
*Wallace Mitchell* CLERK

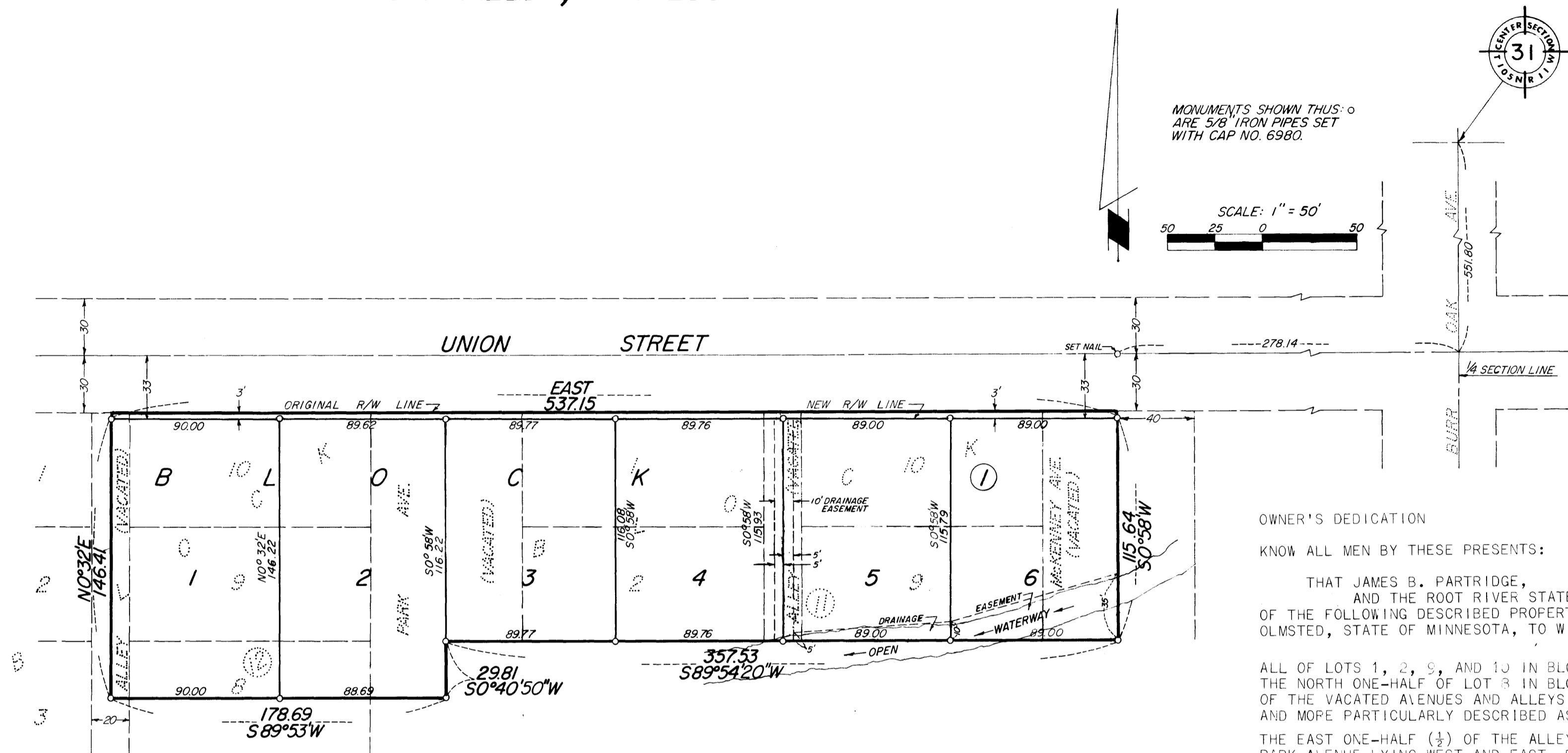
NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 31st DAY OF October 1974 A.D.

*Rosa Branning*  
COUNTY AUDITOR  
*Ruth Evans, Deputy*

STATE OF MINNESOTA } S.S.  
COUNTY OF OLMSTED }

FILED FOR RECORD THIS 31 DAY OF October 1974 A.D. AT 2 O'CLOCK P. M. IN BOOK      OF PLATS ON PAGE      INSTRUMENT NO.     

*Harvey J. Evans*  
REGISTER OF DEEDS  
*Carol M. Baker*  
Deputy



MONUMENTS SHOWN THUS: ○  
ARE 5/8" IRON PIPES SET  
WITH CAP NO. 6980.

SCALE: 1" = 50'

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT JAMES B. PARTRIDGE, AND THE ROOT RIVER STATE BANK, OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF OLMSTED, STATE OF MINNESOTA, TO WIT:

ALL OF LOTS 1, 2, 9, AND 10 IN BLOCK 11. ALL OF LOTS 9, 10, AND THE NORTH ONE-HALF OF LOT 3 IN BLOCK 12 TOGETHER WITH THAT PART OF THE VACATED ALLEYS AND ALLEYS LYING ADJACENT TO THE ABOVE LOTS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF (1/2) OF THE ALLEY AND THE WEST ONE-HALF (1/2) OF PARK AVENUE LYING WEST AND EAST, RESPECTIVELY, OF LOTS 9, 10, AND THE NORTH ONE-HALF OF LOT 3 IN BLOCK 12. ALSO THE EAST ONE-HALF (1/2) OF PARK AVENUE AND THE WEST ONE-HALF OF MCKENNEY AVENUE LYING WEST AND EAST, RESPECTIVELY, OF LOTS 1, 2, 9 AND 10 IN BLOCK 11 TOGETHER WITH THE ALLEY LYING BETWEEN THE ABOVE DESCRIBED LOTS.

THE ENTIRE TRACT BEING LOCATED IN TWIFORD AND CO.'S ADDITION TO THE TOWN OF CHATFIELD, NOW CITY OF CHATFIELD, OLMSTED COUNTY, STATE OF MINNESOTA.

HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AS "PARTRIDGE'S REPLAT", AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC, FOR THE PUBLIC USE FOREVER THE STREET SHOWN THEREON AND GRANT THE EASEMENTS DEFINED THEREON. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 28 DAY OF Oct 1974 A.D.

*James B. Partridge*  
JAMES B. PARTRIDGE

STATE OF MINNESOTA } S.S.  
COUNTY OF OLMSTED }

ON THIS 28 DAY OF October 1974 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED JAMES B. PARTRIDGE, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

*Dale G. Bren*  
NOTARY PUBLIC - MINNESOTA  
FILLMORE COUNTY

MY COMMISSION EXPIRES 1/1/77 A.D.

### OWNER'S DEDICATION: (CONT'D.)

ROOT RIVER STATE BANK  
(MORTGAGEE FOR JAMES B. PARTRIDGE)

*Charles M. Johnson* AND *Dale Bren*  
CHARLES M. JOHNSON, PRESIDENT AND DALE BREN, ASSISTANT VICE PRESIDENT

STATE OF MINNESOTA } S.S.  
COUNTY OF FILLMORE }

ON THIS 28 DAY OF October 1974 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED CHARLES M. JOHNSON AND DALE BREN, TO ME PERSONALLY KNOWN, BEING EACH BY ME DULY SWORN, DID SAY THEY ARE PRESIDENT AND ASSISTANT VICE PRESIDENT OF THE ROOT RIVER STATE BANK, AND THAT SAID INSTRUMENT IS SIGNED AND SEALED IN ITS BEHALF BY AUTHORITY OF ITS MEMBERS, AND THAT SAID CHARLES M. JOHNSON AND DALE BREN ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

*DA Bren*  
NOTARY PUBLIC, FILLMORE COUNTY, MINNESOTA

MY COMMISSION EXPIRES 1/1/77 A.D.

### DRAINAGE EASEMENT DEFINED:

AN UNO-STRUCTURED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS AND UNDER SAID EASEMENT.

## OFFICIAL PLAT

### PREPARED BY:

McGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
ROCHESTER, MINNESOTA