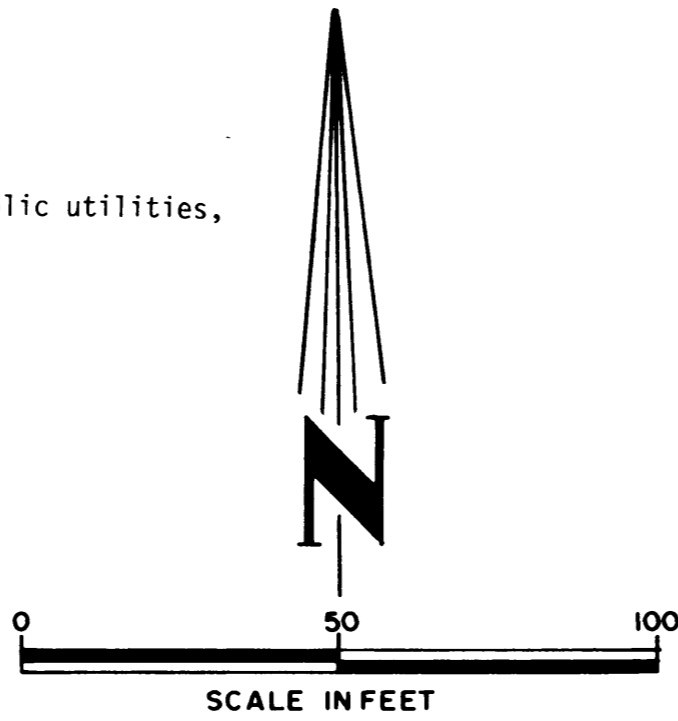
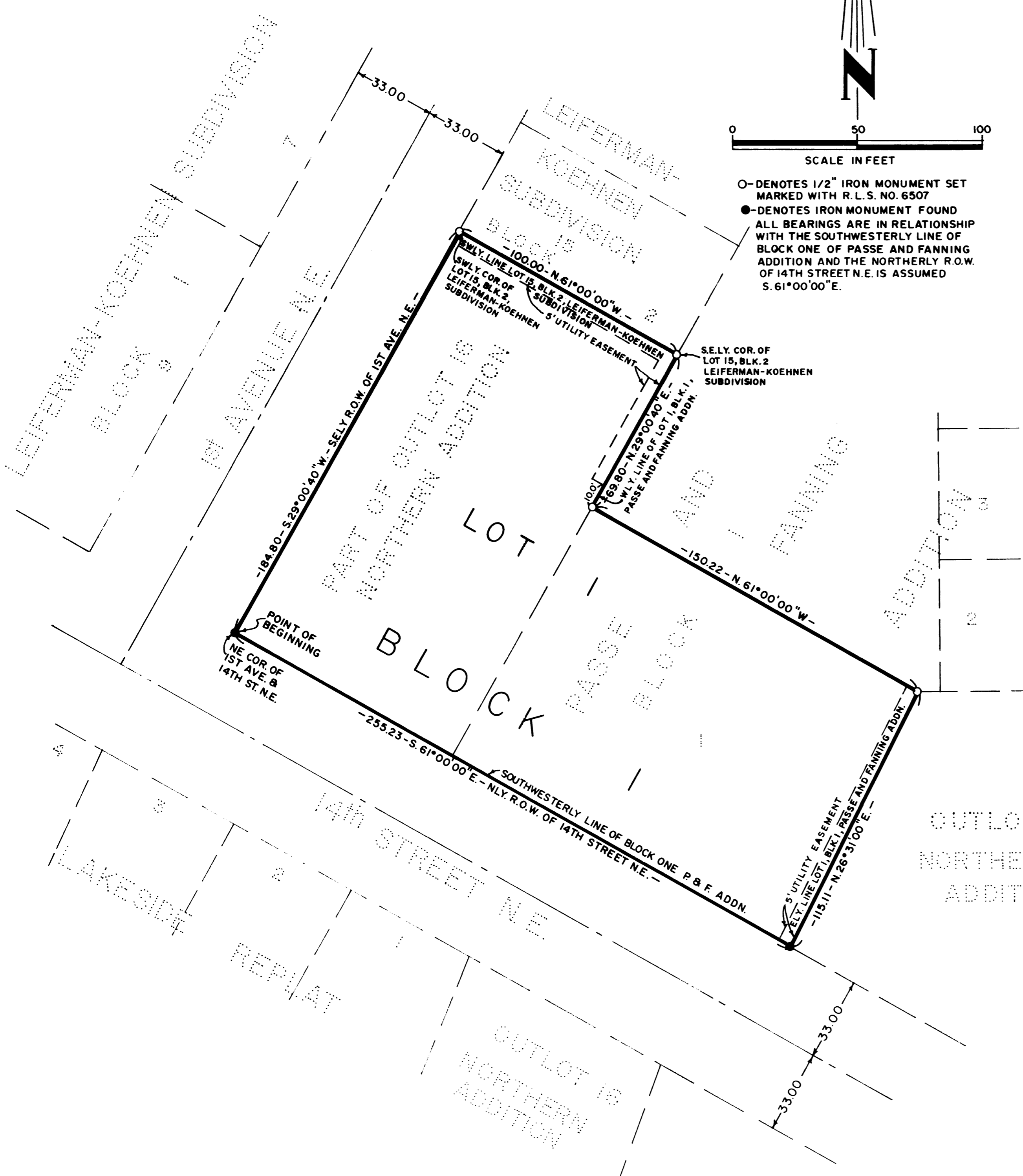


# BUENA VISTA FIRST SUBDIVISION

**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.



○ DENOTES 1/2" IRON MONUMENT SET MARKED WITH R.L.S. NO. 6507  
 ● DENOTES IRON MONUMENT FOUND  
 ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTHWESTERLY LINE OF BLOCK ONE OF PASSE AND FANNING ADDITION AND THE NORTHERLY R.O.W. OF 14TH STREET N.E. IS ASSUMED S. 61° 00' 00" E.

KNOW ALL MEN BY THESE PRESENTS: We, J.B. Bagne and Marion N. Bagne, husband and wife, owners; and Olmsted Federal Savings and Loan Association and Northwestern National Bank, mortgagees of the following described property situated in the City of Rochester, Olmsted County, State of Minnesota, to wit:

That part of Outlot 16 Northern Addition and Lot 1, Block 1, Passe and Fanning Addition to the City of Rochester, Olmsted County, Minnesota, described as follows: Beginning at the Northeast corner of First Avenue and 14th Street Northeast; thence South 61°00'00" East along the northerly right of way of 14th Street Northeast (for the purposes of this description the bearing of said right of way line is assumed), a distance of 255.23 feet; thence North 26°31'00" East along the easterly line of Lot 1, Block 1 of Passe and Fanning Addition, a distance of 115.11 feet; thence North 61°00'00" West parallel with the northerly right of way line of 14th Street Northeast 150.22 feet to a point on the westerly line of Lot 1, Block 1 of Passe and Fanning Addition; thence North 29°00'40" East along said West line 69.80 feet to the Southeast corner of Lot 15, Block 2 of Leiferman-Koehnen Subdivision; thence North 61°00'00" West along the Southwesterly line of said Lot 15, a distance of 100.00 feet to the Southwesterly corner of said Lot 15, said point also being on the Southeastly right of way line of First Avenue Northeast; thence South 29°00'40" West along said right of way line 184.80 feet to the point of beginning.

Have caused the same to be surveyed and platted as BUENA VISTA FIRST SUBDIVISION and do hereby grant the easements as shown on this plat. In witness whereof said J.B. Bagne and Marion N. Bagne, husband and wife, and Olmsted Federal Savings and Loan Association have caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 27th day of March, 1981.

For Northwestern National Bank: *J.B. Bagne*  
 J.B. Bagne  
 For Olmsted Federal Savings and Loan Association: *Dean Ihrke*  
 Dean Ihrke, Senior Vice Pres.  
*Everett D. Humke*  
 Everett D. Humke, Executive Vice President  
*Marion N. Bagne*  
 Marion N. Bagne  
*Stephen R. Coleman*  
 Stephen R. Coleman, Vice Pres.  
*Rose E. McKinney*  
 Rose E. McKinney, Assistant Secretary

STATE OF MINNESOTA ]  
 COUNTY OF OLMSTED ] SS

The foregoing instrument was acknowledged before me this 27th day of March, 1981, by Everett D. Humke, Executive Vice President, and Rose E. McKinney, Assistant Secretary of Olmsted Federal Savings and Loan Association, a U.S. Corporation.

*Dorothy M. Burch*  
 Notary Public  
 DOROTHY M. BURCH  
 NOTARY PUBLIC - MINNESOTA  
 OLMSTED COUNTY  
 MY COMMISSION EXPIRES MAY 2, 1984

STATE OF MINNESOTA ]  
 COUNTY OF OLMSTED ] SS

The foregoing instrument was acknowledged before me this 27th day of MARCH, 1981 by J.B. Bagne and Marion N. Bagne.

*Cedric Schatz*  
 Notary Public

I do hereby certify that I have surveyed and platted the property described on this plat as BUENA VISTA FIRST SUBDIVISION: that this plat 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; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

*Thomas Taylor*  
 Thomas Taylor, Minn. Reg. No. 6507

STATE OF MINNESOTA ]  
 COUNTY OF OLMSTED ] SS

The above Surveyor's Certificate was subscribed and sworn to before me, a Notary Public within and for said County and State on this 16th day of FEBRUARY, 1981.

*Cedric Schatz*  
 Notary Public

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws. Approved this 27th day of May, 1981.

*Roger W. Brand*  
 Olmsted County Surveyor

No delinquent taxes due and transfer entered this 7th day of July, 1981.

*Paul Branning*  
 County Auditor  
*Melvin Helms*, Deputy

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 30th day of July, 1981 at 2:22 o'clock P.M., and was duly recorded in the Olmsted County records.

*Catherine E. Evans*  
 County Recorder  
 Deputy

STATE OF MINNESOTA ]  
 COUNTY OF OLMSTED ] SS  
 CITY OF ROCHESTER ]

I, Carole Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 15 day of June, 1981, 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 16 day of June, 1981.

*Carole A. Grimm*  
 City Clerk

STATE OF MINNESOTA ]  
 COUNTY OF OLMSTED ] SS

The foregoing instrument was acknowledged before me this 30th day of July, 1981, by Dean Ihrke, Senior Vice President, and Stephen R. Coleman, Vice President of Northwestern National Bank, a U.S. Corporation.

*Sandra K. Erding*  
 Notary Public