

# EAST RIVER SUBDIVISION

## Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as EAST RIVER SUBDIVISION; that this 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 or public highways to be designated on said plat other than as shown thereon.

*James E. Swanson*  
James E. Swanson, R.L.S.  
Minnesota Registration Number 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 14<sup>th</sup> day of July, 1983.

*William E. Tontton*  
Notary Public, Olmsted County, Minnesota

My commission expires 

County Surveyor  
I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 14<sup>th</sup> day of July, 1983.

*Roger W. Brand*  
Olmsted County Surveyor

City Approval

State of Minnesota  
County of Olmsted  
City of Rochester

I, Carole A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 18 day of July, 1983, 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 20 day of July, 1983.

*Carole A. Grimm*  
City Clerk

Tax Statement

Taxes due and payable for the year 1983 have been paid.

*Bob Ryan*  
*Karen Lockers deputy*  
Olmsted County Treasurer

Date August 8, 1983.

No delinquent taxes due and transfer entered this 8<sup>d</sup> day of August, 1983.

*Carol Kinnear*  
County Auditor  
*Thomas Nelson, Deputy*

County Recorder

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 8<sup>th</sup> day of August, 1983, at 3 1/2 O'clock P.M., and was duly recorded in the Olmsted County records.

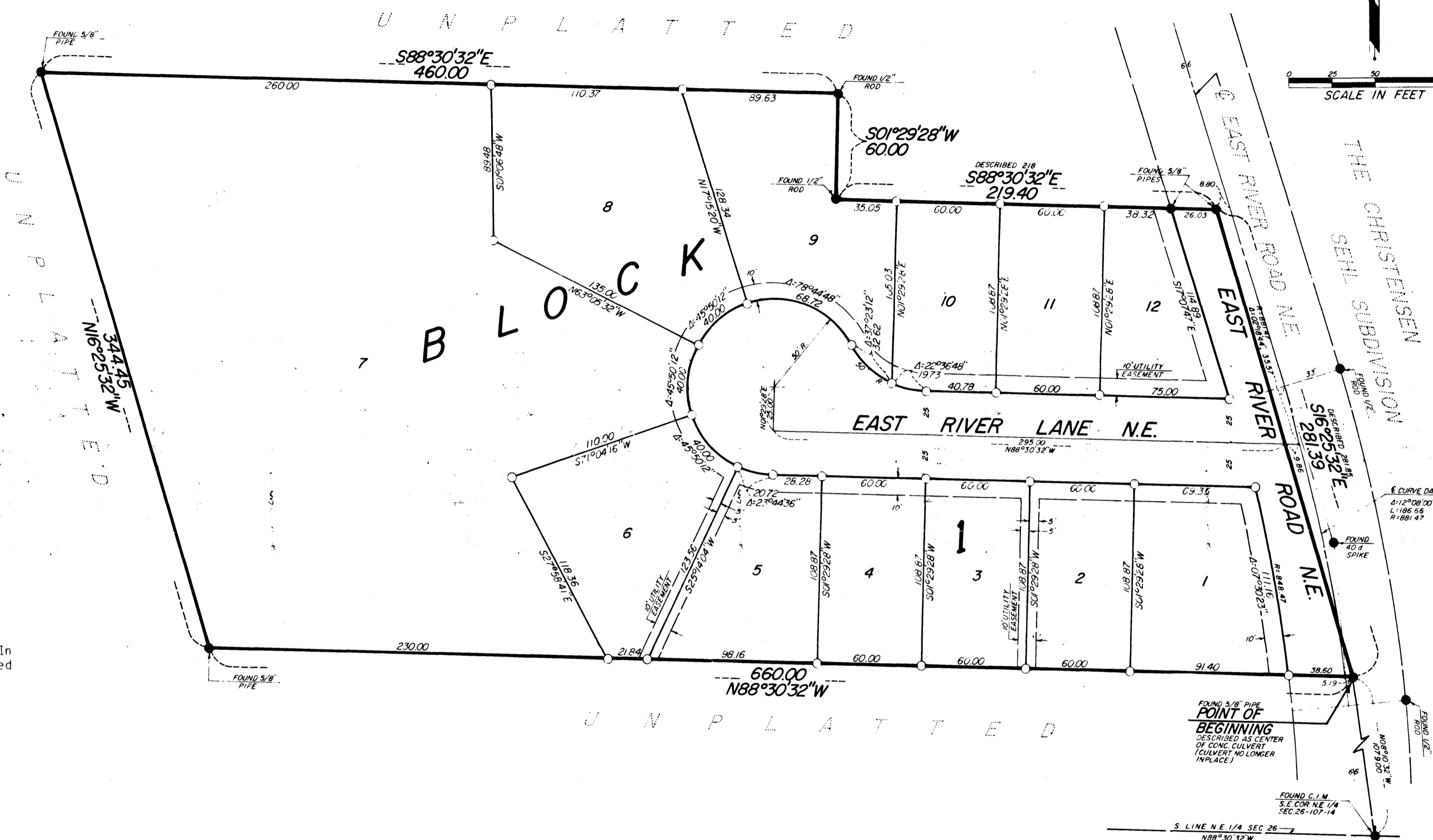
*Joni Fortner*  
County Recorder

Deputy

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.

NOTE:  
ALL MONUMENTS SHOWN THIS:  
O ARE 5/8" I.D. CAPPED PIPES SET  
WITH REGISTRATION NO. 11622  
BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE SOUTH PROPERTY LINE,  
WHICH IS ASSUMED TO BE N88°30'32"W



## Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Michael J. Wenzel and Mary J. Wenzel, husband and wife, vendors of a contract for deed, and Franklin P. Kottschade and Bonnie R. Kottschade, husband and wife, vendees of a contract for deed, owners and proprietors, and Norwest Bank Rochester, N.A., mortgagee of the following described property situated in the City of Rochester, State of Minnesota, to wit:

Commencing for a place of beginning at a point in the center of a concrete culvert which is North 8 degrees 24 minutes West a distance of 1,079 feet from the East Quarter corner of Section Twenty-six (26), Township One Hundred Seven (107), Range Fourteen (14), running thence West 660 feet, running thence North 16 degrees 40 minutes West a distance of 344.45 feet, running thence East 460 feet, running thence South 60 feet, running thence East 218 feet to a point which is North 16 degrees 40 minutes West a distance of 281.85 feet from the place of beginning, running thence South 16 degrees 40 minutes East for 281.85 feet to the place of beginning.

after an accurate boundary survey said property is described as follows:

A part of the Northeast Quarter of Section 26, Township 107 North, Range 14 West, Rochester, Minnesota described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence North 08 degrees 10 minutes 32 seconds West (assuming the south line of said Northeast Quarter bears North 88 degrees 30 minutes 32 seconds West) a distance of 1079.00 feet for a point of beginning; thence North 88 degrees 30 minutes 32 seconds West 660.00 feet; thence North 16 degrees 25 minutes 32 seconds West, 344.45 feet; thence South 88 degrees 30 minutes 32 seconds East, 460.00 feet; thence South 01 degree 29 minutes 28 seconds West, 60.00 feet; thence South 88 degrees 30 minutes 32 seconds East, 219.40 feet; thence South 16 degrees 25 minutes 32 seconds East, 281.39 feet to the point of beginning.

Containing 4.68 acres.

have caused the same to be surveyed and platted as EAST RIVER 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.

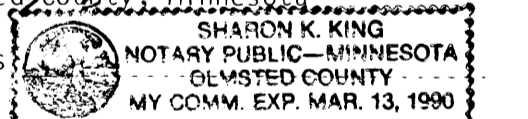
In witness whereof said Michael J. Wenzel and Mary J. Wenzel have caused these presents to be signed this 14 day of July, 1983.

*Michael J. Wenzel* *Mary J. Wenzel*  
Michael J. Wenzel Mary J. Wenzel

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 14 day of July, 1983 by Michael J. Wenzel and Mary J. Wenzel, husband and wife.

*Sharon K. King*  
Notary Public, Olmsted County, Minnesota

My commission expires 

In witness whereof said Franklin P. Kottschade and Bonnie R. Kottschade have caused these presents to be signed this 14<sup>th</sup> day of July, 1983.

*Franklin P. Kottschade* *Bonnie R. Kottschade*  
Franklin P. Kottschade Bonnie R. Kottschade

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of July, 1983 by Franklin P. Kottschade and Bonnie R. Kottschade, husband and wife.

*William E. Tontton*  
Notary Public, Olmsted County, Minnesota

My commission expires 

Norwest Bank Rochester, N.A., mortgagee for Michael J. and Mary J. Wenzel

In witness whereof said Norwest Bank Rochester, N.A. has caused these presents to be signed by its proper officers this 14<sup>th</sup> day of July, 1983.

*Stephen R. Coleman* *Joe J. Uhlir*

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of July, 1983, by Stephen R. Coleman its Senior Vice President and Rex Horlocker its Executive Vice President officers of Norwest Bank Rochester, N.A., on behalf of the corporation.

*Judy L. Bower*  
Notary Public, Olmsted County, Minnesota

My commission expires 4/4/90

# OFFICIAL PLAT

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

EAST RIVER SUBDIVISION