

KOTTSCHADE'S SUBDIVISION

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as KOTTSCHADE'S 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

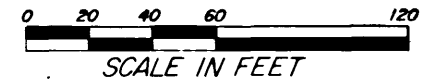
Controlled Access Defined:

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

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: ○ ARE 5/8" I.D. CAPPED PIPES SET SET WITH REGISTRATION NO. 11622.
ALL MONUMENTS SHOWN THIS: ● ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.
BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE N.W. 1/4 SEC. 25, WHICH IS ASSUMED TO BE N00°07'09" W.



State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 10th day of April, 1984.

William E. Tointon
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 11th day of April, 1984.

Robert 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 16 day of APRIL, 1984, 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 17 day of MAY, 1984.

Carole A. Grimm
City Clerk

Tax Statement

Taxes due and payable for the year 1984 have been paid.

Bob Ryan
Harvey Coker deputy
Olmsted County Treasurer

Date October 22, 1984

No delinquent taxes due and transfer entered this 23rd day of October, 1984.

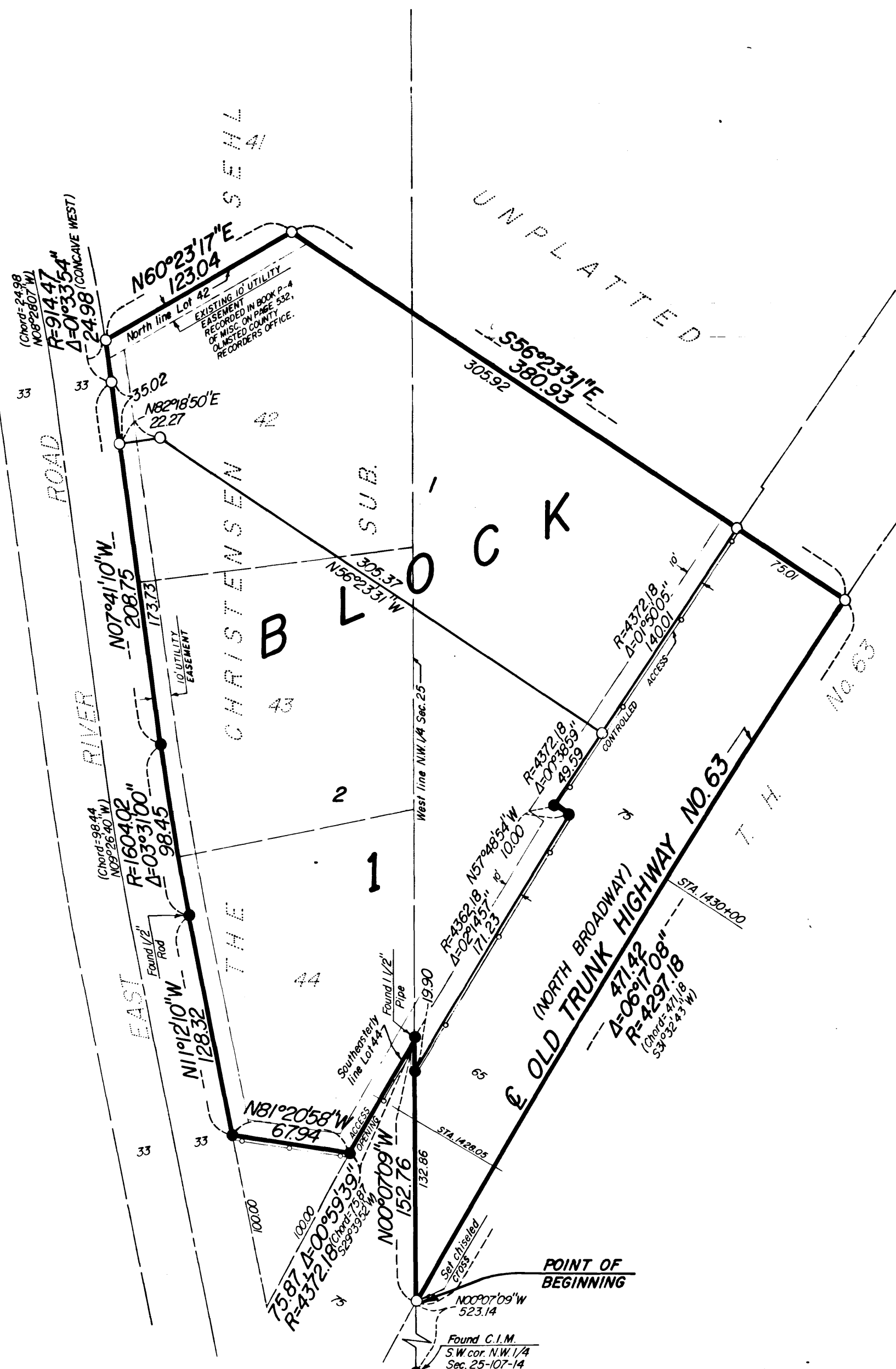
Greg Branning by
County Auditor
Melvin Nelson, Deputy

County Recorder
DOCUMENT NUMBER 177186

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 23 day of October, 1984, at 8/2 o'clock A.M., and was duly recorded in the Olmsted County records.

Paul Finster
County Recorder

Deputy



Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Franklin P. Kottschade and Bonnie R. Kottschade, husband and wife, owners and proprietors and Marquette Bank and Trust Company, a Minnesota corporation, mortgagee of the following described property situated in the City of Rochester, State of Minnesota to wit:

All of Lots 43, 44, and a part of Lot 42, THE CHRISTENSEN-SEHL SUBDIVISION, and a part of the South One-Half of the Northwest Quarter of Section 25, Township 107 North, Range 14 West, Olmsted County, Minnesota, all being described by metes and bounds as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 25; thence North 00 degrees 07 minutes 09 seconds West, assumed bearing, along the west line of said Northwest Quarter, 523.14 feet to the centerline of Old Trunk Highway No. 63, for the point of beginning; thence continue North 00 degrees 07 minutes 09 seconds West, along the west line of said Northwest Quarter, 152.76 feet to the southeasterly line of said Lot 44, THE CHRISTENSEN-SEHL SUBDIVISION, (the next six courses are along the southerly and westerly lines of said Lots 42, 43, and 44); thence southwesterly 75.87 feet along a nontangential curve, concave to the southeast, radius of 4372.18 feet, central angle of 00 degrees 59 minutes 39 seconds, and the chord of said curve bears South 29 degrees 39 minutes 52 seconds West, 75.87 feet; thence North 11 degrees 12 minutes 10 seconds West, 128.32 feet; thence northerly 98.45 feet along a tangential curve, concave to the east, radius of 1604.02 feet, central angle of 03 degrees 31 minutes 00 seconds, and the chord of said curve bears North 09 degrees 26 minutes 40 seconds West, 98.44 feet; thence North 07 degrees 41 minutes 10 seconds West, tangent to said curve, 208.75 feet; thence northerly 24.98 feet along a tangential curve, concave to the west, radius of 914.47 feet, central angle of 01 degrees 33 minutes 54 seconds, and the chord of said curve bears North 08 degrees 28 minutes 07 seconds West, 24.98 feet to the north line of said Lot 42; thence North 60 degrees 23 minutes 17 seconds East, along said north line 123.04 feet; thence South 56 degrees 23 minutes 31 seconds East, 380.93 feet to the centerline of Old Trunk Highway No. 63; thence southwesterly 471.42 feet along said centerline, and along a nontangential curve, concave to the southeast radius of 4297.18 feet, central angles of 06 degrees 17 minutes 08 seconds, and the chord of said curve bears South 31 degrees 32 minutes 43 seconds West, 471.18 feet to the point of beginning.

have caused the same to be surveyed and platted as KOTTSCHADE'S SUBDIVISION and do here donate and dedicate to the public, for the public use forever the thoroughfare, and also dedicate the easements as shown on the plat for drainage and utility purposes only.

In witness whereof said Franklin P. Kottschade and Bonnie R. Kottschade have caused these presents to be signed this 10th day of April, 1984.

Franklin P. Kottschade
Franklin P. Kottschade

Bonnie R. Kottschade
Bonnie R. Kottschade

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 10th day of April, 1984 by Franklin P. Kottschade and Bonnie R. Kottschade, husband and wife.

William E. Tointon
Notary Public, Olmsted County, Minnesota

My commission expires County Surveyor

In witness whereof said Marquette and Bank and Trust Company, a Minnesota corporation has caused these presents to be signed by its proper officers this 10th day of April, 1984.

Stephen F. Knox

Daniel B. Walter

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 10th day of April, 1984, by *Daniel B. Walter* its Senior Vice President and *Stephen F. Knox* its Vice President officers of Marquette Bank and Trust Company, a Minnesota corporation on behalf of the corporation.

Ruby Glabe
Notary Public, Olmsted County, Minnesota

My commission expires July 26, 1990

RUBY GLABE
NOTARY PUBLIC - MINNESOTA
OLMSTED COUNTY
MY COMM. EXP. JULY 26, 1990

OFFICIAL PLAT

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