

# TOWNHOMES OF LAKEVIEW

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Southwest Partners, a General Partnership, and Home Federal Savings Bank, a Minnesota Corporation, Mortgagee, all being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to Wit:

That part of the Northeast Quarter of the Southwest Quarter and of the Northwest Quarter of the Southeast Quarter of Section 10, Township 106, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the Northwest corner of said Southeast Quarter; thence southerly on a Minnesota State Plane Grid azimuth from north of 178 degrees 25 minutes 20 seconds along the west line of said Southeast Quarter 67.93 feet to the southerly line of Greenfield Lane S.W. and the point of beginning; thence northeasterly 57 degrees 41 minutes 22 seconds azimuth along said southerly line 19.29 feet to the intersection with the southerly line of Greenview Drive S.W.; thence southeasterly 129 degrees 21 minutes 21 seconds azimuth along said southerly line 328.93 feet; thence easterly along said southerly line 111.62 feet on a tangential curve concave to the north, having a radius of 183.00 feet and a central angle of 34 degrees 56 minutes 52 seconds to the westerly line of Lot 11, Block 2, Green Meadows Fifth Subdivision; thence southeasterly 129 degrees 21 minutes 21 seconds azimuth along said westerly line 45.58 feet; thence southerly 180 degrees 00 minutes 00 seconds azimuth along said westerly line 320.00 feet to the southwest corner of said Lot 11; thence easterly 96 degrees 25 minutes 15 seconds azimuth along the south line of said Lot 11 a distance of 192.44 feet; thence southerly 163 degrees 38 minutes 41 seconds azimuth 67.21 feet; thence westerly 273 degrees 32 minutes 35 seconds azimuth 295.56 feet; thence southerly 211 degrees 40 minutes 53 seconds azimuth 74.56 feet; thence westerly 276 degrees 50 minutes 22 seconds azimuth 309.16 feet to the southeast corner of Lakeview Homes First Subdivision; thence northerly 359 degrees 01 minutes 43 seconds azimuth along the east line of said subdivision 447.01 feet; thence northwesterly 327 degrees 41 minutes 21 seconds azimuth along said east line 182.70 feet to the southerly line of Greenfield Lane S.W.; thence northeasterly 57 degrees 41 minutes 22 seconds azimuth along said southerly line 151.83 feet to the point of beginning.

Together with that part of Lot 11, Block 2, Green Meadows Fifth Subdivision according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota, described as follows:

Beginning at the Southwesterly corner of said Lot 11, thence northerly on a Minnesota State Plane Grid azimuth from north of 00 degrees 00 minutes 00 seconds along the westerly line of said Lot 11 a distance of 320.00 feet; thence northwesterly 309 degrees 21 minutes 21 seconds azimuth along said westerly line 45.58 feet to the most northwesterly corner of said Lot 11; thence easterly 35.30 feet along the southerly right of way line of Greenview Drive S.W. on a nontangential curve concave northerly having a central angle of 11 degrees 03 minutes 12 seconds, a radius of 183.00 feet and a chord azimuth of 88 degrees 52 minutes 49 seconds; thence southerly 180 degrees 00 minutes 00 seconds azimuth 29.59 feet to a point on the westerly line of said Lot 11; thence southeasterly 129 degrees 21 minutes 21 seconds azimuth 155.00 feet; thence southerly 163 degrees 38 minutes 41 seconds azimuth 253.49 feet to the southerly line of said Lot 11; thence westerly 276 degrees 25 minutes 15 seconds azimuth along said southerly line 192.44 feet to the point of beginning.

Said tract contains 7.16 acres more or less.

Have caused the same to be surveyed and platted and replatted as TOWNHOMES OF LAKEVIEW and do hereby grant the easements as shown on this plat.

In witness whereof said Southwest Partners has caused these presents to be signed by its partners this 30 day of DECEMBER, 1985.

George A. Bailly  
George A. Bailly  
Richard L. Hexum, Sr.  
Richard L. Hexum, Sr.

Donald L. Soderberg  
Donald L. Soderberg  
James W. Benike  
James W. Benike

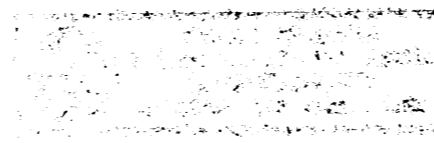
John W. Benike  
John W. Benike

Security Finance Corporation - A partner of Southwest Partners

Roger P. Weise  
Roger P. Weise - President  
James B. Gardner  
James B. Gardner - Secretary

STATE OF MINNESOTA  
COUNTY OF OLMSTED

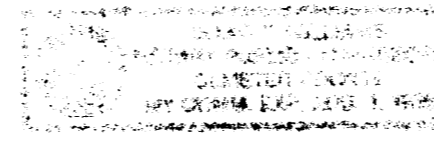
The foregoing instrument was acknowledged before me this 20th day of DECEMBER, 1985 by George A. Bailly, Richard L. Hexum, Sr., Donald L. Soderberg, James W. Benike and John W. Benike, all being partners of Southwest Partnership.



Isaac D. Williams  
Notary Public, Olmsted County, MN  
My Commission Expires 8/1/86

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20th day of DECEMBER, 1985 by Roger P. Weise and James B. Gardner, President and Secretary, respectively of Security Finance Corporation, on behalf of the Corporation.



Isaac D. Williams  
Notary Public, Olmsted County, MN  
My Commission Expires 8/1/86

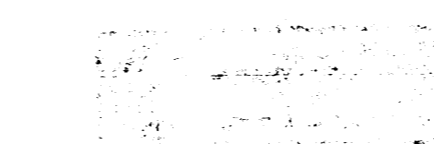
In witness whereof said Home Federal Savings Bank has caused these presents to be signed by its proper officers this 20th day of DECEMBER, 1985.

George M. Libera  
George M. Libera  
Vice President

Gloria Sheldon  
Gloria Sheldon  
Assistant Secretary

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20th day of DECEMBER, 1985 by George M. Libera and Gloria Sheldon, Vice President and Assistant Secretary, respectively of Home Federal Savings Bank on behalf of the Corporation.



Isaac D. Williams  
Notary Public, Olmsted County, MN  
My Commission Expires 8/1/86

COUNTY TREASURER

Taxes due and payable for the year 1985, have been paid as of this 30 day of Dec, 1985.

Bob Ryan by  
Kathryn Weatherly, Deputy  
Olmsted County Treasurer

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 30th of December, 1985.

Wayne Pearson by  
Olmsted County Auditor  
Melva Nelson, Deputy

COUNTY RECORDER

Document Number 447734

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 30 day of December, 1985, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

LOIS FINSTUEN  
Olmsted County Recorder  
Carol Ann Ferris  
Deputy

CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Rochester

I, Carol A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 21st day of December, 1985, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 30 day of December, 1985.

Carol A. Grimm  
City Clerk

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws.

This 24th day of December, 1985

Roger W. Brand  
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

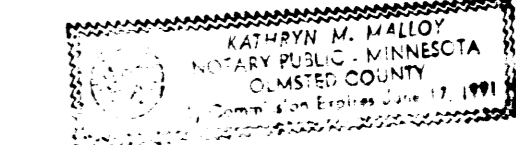
I do hereby certify that I have surveyed and platted and replatted the property described on this plat as TOWNHOMES OF LAKEVIEW that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated and that there are no wetlands or public highways to be designated on said plat other than as shown.

Donald R. Borcharding  
DONALD R. BORCHARDING  
Minnesota R.L.S. 10162

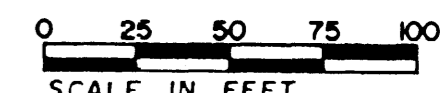
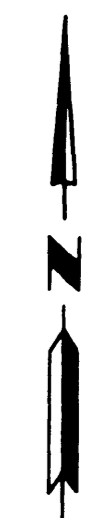
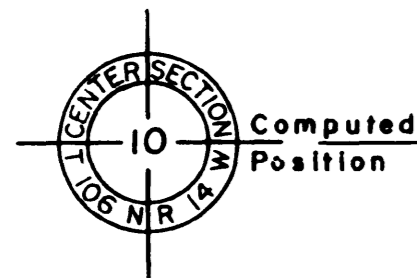
STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 19th day of December, 1985 by Donald R. Borcharding, R.L.S. 10162.

Kathryn Weatherly  
Notary Public, Olmsted County, MN  
My Commission Expires 6-18-91



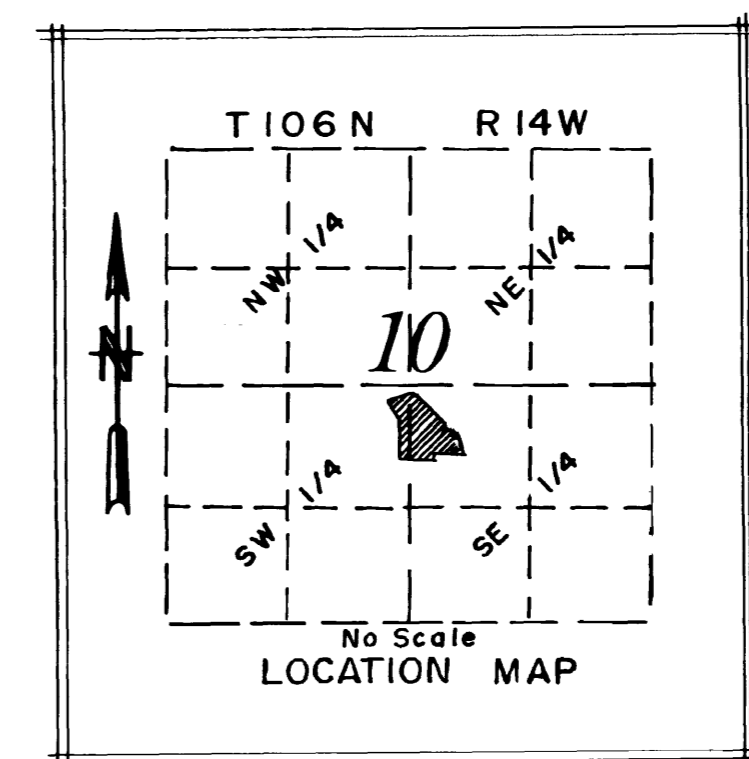
# TOWNHOMES OF LAKEVIEW



**BEARINGS**  
Plat bearings are Minnesota State Plane Grid azimuths measured to the right from Grid North.

- MONUMENTS**
- 1/2" Re-Bars
  - 3/4" Iron Pipes
  - Found Monument
- 3/4" Iron Pipe unless otherwise noted.

All monuments set have a plastic cap stamped R.L.S. 10162.



Δ 46° 00' 04"  
 R. 183.00  
 L. 146.92  
 Ch. 143.01  
 Ch. Az. 106° 21' 15"

A UTILITY EASEMENT IS GRANTED OVER ALL OF LOT 43 AND ALL OF OUTLOT "A".

**ELECTRIC EASEMENT DEFINED**

An unobstructed easement for the construction and maintenance of all necessary overhead, underground, or surface public electric lines and appurtenances, including rights to conduct drainage and trimming on said easement.

**STORM SEWER EASEMENT DEFINED**

An unobstructed easement for the construction and maintenance of all public and private storm sewer and appurtenances.

**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.

**WATER MAIN EASEMENT DEFINED**

An unobstructed easement for the construction and maintenance of a public water main and appurtenances.

Water Elevation as of 6-8-78  
 1001.26 U.S.G.S. Datum  
 Highest Known Water Elevation 1014.4

**VERTICAL CONTROL**

The elevations on this plan are based on the National Geodetic Vertical Datum of 1929.

**BENCH MARK**

N.E. Bolt in Hyd., N. Side Greenfield La. & Greenview Ct. S.W. Inter. Elev. 1014.64

1221-84

PREPARED BY  
**YAGGY ASSOCIATES, INC.**  
 CONSULTING ENGINEERS ■ PLANNERS ■ SURVEYORS  
 ROCHESTER, MINNESOTA ■ MASON CITY, IOWA