

BALLOY'S FIRST SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Michael R. Balloy and Emily E. Balloy, husband and wife, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota to wit:

That part of Block 5, Hilmers High View Acres, all of Lot 3 and the south 120.00 feet of Lot 2, Block 19, Golden Hill Addition, according to the plats thereof on file at the County Records Office, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Block 5; thence easterly on a Minnesota State Plane Grid azimuth from north of 89 degrees 21 minutes 57 seconds along the south line of said Block 5 a distance of 196.75 feet; thence northerly 358 degrees 40 minutes 15 seconds azimuth 203.52 feet; thence easterly 89 degrees 21 minutes 57 seconds azimuth 98.42 to the west line of the Southeast Quarter of Section 11, Township 106 North, Range 14 West, Olmsted County, Minnesota, and the west line of said Block 19; thence southerly 178 degrees 39 minutes 10 seconds azimuth along said west line 220.02 feet to the southwest corner of said Block 19; thence easterly 89 degrees 39 minutes 07 seconds azimuth along the south line of said Block 19 a distance of 211.51 feet to the southeast corner of said Block 19; thence northerly 358 degrees 46 minutes 22 seconds azimuth along the east line of said Block 19 a distance of 340.07 feet to the north line of the south 120.00 feet of said Lot 2; thence westerly 269 degrees 39 minutes 20 seconds azimuth along said north line 212.22 feet to the west line of said Southeast Quarter; thence northerly 358 degrees 39 minutes 10 seconds azimuth along said west line 212.10 feet to the north line of said Block 5; thence westerly 269 degrees 39 minutes 40 seconds azimuth along the north line of said Block 5 a distance of 295.09 feet to the northwest corner of said Block 5; thence southerly 178 degrees 40 minutes 15 seconds azimuth along the west line of said Block 5 a distance of 537.21 feet to the point of beginning.

Said tract contains 4.83 acres more or less.

Have caused the same to be surveyed and platted and replatted as BALLOY'S FIRST SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof said Michael R. Balloy and Emily E. Balloy have hereunto set their hands this 20th day of May, 1986

Michael R. Balloy
Michael R. Balloy

Emily E. Balloy
Emily E. Balloy

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 28th day of May, 1986 by Michael R. Balloy and Emily E. Balloy.

Kathryn M. Nelson
Notary Public, Olmsted County, MN.
My Commission Expires 6-12-91

COUNTY SURVEYOR

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

This 2nd day of June, 1986

Robert W. Grand
Olmsted County Surveyor

COUNTY TREASURER

Taxes due and payable for the year 1986 have been paid as of this 1st day of August, 1986.

Bob Ryan by
Kathryn Weatherly Deputy
Olmsted County Treasurer

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 4th day of August, 1986.

Hazel Pearson by
Olmsted County Auditor
Melvin Nelson, Deputy Co. Auditor

COUNTY RECORDER

Document Number _____

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 4 day of August, 1986, at 8:10 o'clock P.M. and was duly recorded in Olmsted County Records.

Louis J. Johnson
Olmsted County Recorder

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 5 day of May, 1986, 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 July, 1986.

Carol A. Grimm
City Clerk

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted and replatted the property described on this plat as BALLOY'S FIRST SUBDIVISION, 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.

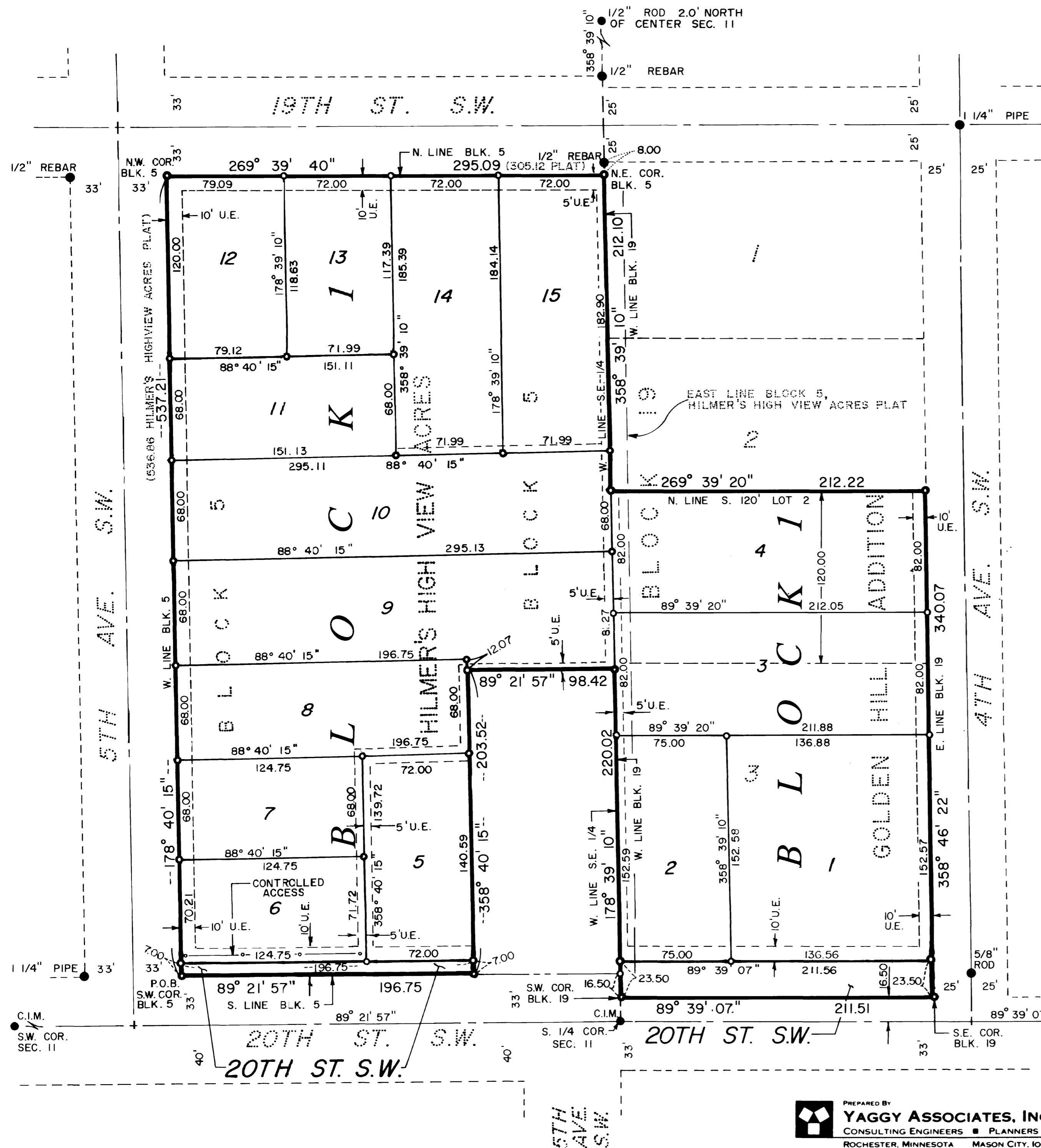
Donald R. Borchering
DONALD R. BORCHERING
Minnesota R.L.S. 10162

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 17th day of May, 1986 by Donald R. Borchering, R.L.S. No. 10162.

Kathryn M. Nelson
Notary Public, Olmsted County, MN
My Commission Expires 6-12-91

BALLOY'S FIRST SUBDIVISION

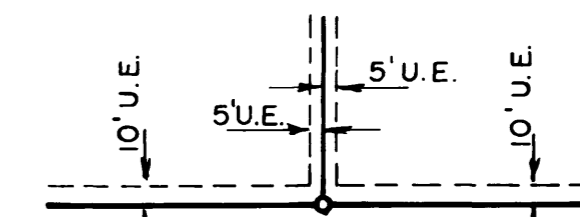


MONUMENTS

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

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

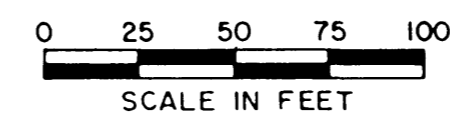
Utility Easements are shown thus:



Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining street lines, as shown on the plat.

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.

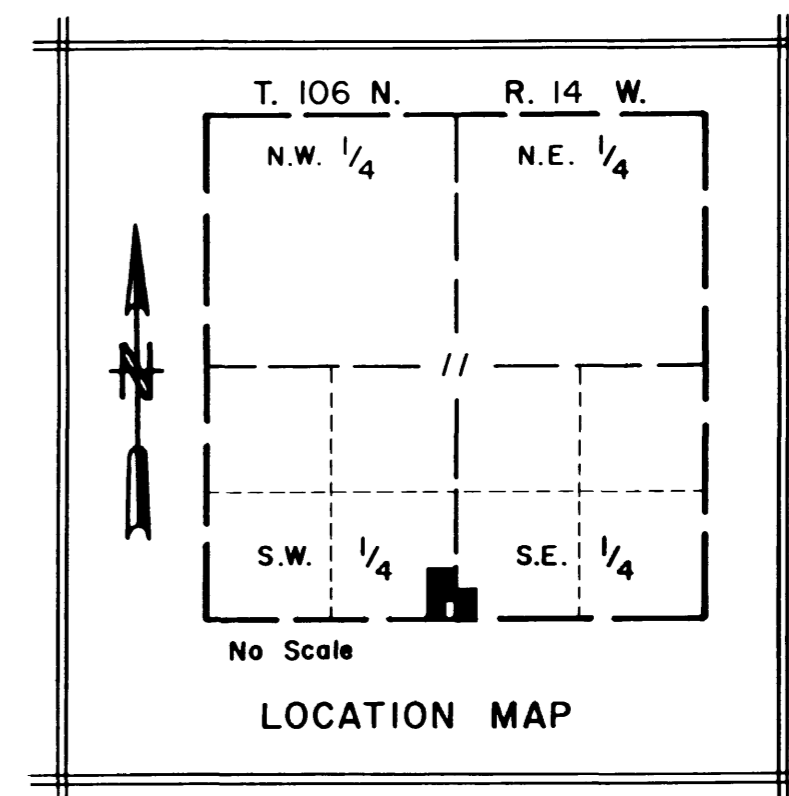


BEARINGS

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

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.



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