

STRATFORD COURT

COUNTY SURVEYOR

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

This 27th day of August, 1986

Roger W. Brand
Olmsted County Surveyor

COUNTY TREASURER

Taxes due and payable for the year 1986 have been paid as of this 22nd day of August, 1986.

Chelene VanDart Deputy
Olmsted County Treasurer

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 7th day of October, 1986.

Harold Peterson Deputy
Olmsted County Auditor
Melva 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 9 day of October, 1986, at 10 o'clock A.M. and was duly recorded in Olmsted County Records.

LOIS FINSTUEN
Olmsted County Recorder
Catherine L. Wang, Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Terry D. Dennis and Margaret M. Dennis, his wife, Mortgagor, and the First Bank Rochester, 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 Southwest Quarter of the Southwest Quarter of Section 27, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of Block 3, Sunset Terrace-Fourth Addition according to the plat thereof on file in the County Recorders Office, Olmsted County, Minnesota; thence southerly on an assumed azimuth from north of 180 degrees 24 minutes 58 seconds along the west line of 21st Avenue N.W. 104.18 feet to the intersection with the northeasterly line (C.S.A.H. No. 4) Valleyhigh Drive N.W.; thence northwesterly 329.74 feet along said northeasterly line on a nontangential curve concave to the northeast, having a radius of 760.24 feet, central angle of 24 degrees 51 minutes 04 seconds and a chord azimuth of 297 degrees 31 minutes 24 seconds to the intersection of a projection of the southeasterly line of Sunset Terrace Sixth Subdivision according to the plat thereof on file in the County Recorders Office, Olmsted County, Minnesota; thence northeasterly 45 degrees 09 minutes 57 seconds azimuth along said southeasterly line and projection thereof 131.32 feet to the southwesterly line of said Sunset Terrace-Fourth Addition; thence southeasterly 71.92 feet along said southwesterly line on a nontangential curve concave to the northeast, having a radius of 541.97 feet, central angle of 07 degrees 36 minutes 11 seconds and a chord azimuth of 131 degrees 28 minutes 58 seconds; thence southwesterly 212 degrees 54 minutes 24 seconds azimuth along said southwesterly line 11.62 feet; thence southeasterly 171.96 feet along said southwesterly line on a nontangential curve concave to the northeast, having a radius of 553.59 feet, central angle of 17 degrees 47 minutes 53 seconds and a chord azimuth of 118 degrees 40 minutes 54 seconds to the point of beginning.

Said tract contains 31,963 square feet or 0.734 acres more or less.

Have caused the same to be surveyed and platted as STRATFORD COURT and do hereby grant the easements as shown on this plat.

IN WITNESS WHEREOF said Terry D. Dennis and Margaret M. Dennis have hereunto set their hands this 27 day of August, 1986.

Terry D. Dennis
Terry D. Dennis
Margaret M. Dennis
Margaret M. Dennis

**STATE OF MINNESOTA
COUNTY OF OLMSTED**

The foregoing instrument was acknowledged before me this 27th day of August, 1986 by Terry D. Dennis and Margaret M. Dennis.

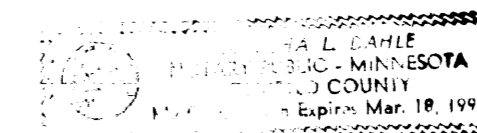
Corrie J. Fiel
Notary Public, Olmsted County, MN
L. 1151311
My Commission Expires 5/21/92

IN WITNESS WHEREOF said First Bank Rochester, a Minnesota Corporation, has caused there presents to be signed by its proper officers this 10th day of August, 1986.

Daniel J. Weis
Daniel J. Weis, Vice-President
Henry Dion
Henry Dion, Vice-President

**STATE OF MINNESOTA
COUNTY OF OLMSTED**

The foregoing instrument was acknowledged before me this 10th day of August, 1986 by Daniel J. Weis, and Henry Dion, Vice-President's respectively of First Bank Rochester, a Minnesota Corporation on behalf of the Corporation.



Donald R. Borcharding
Notary Public, Olmsted County, MN
My Commission Expires 3-18-92

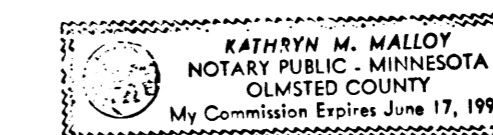
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as STRATFORD COURT, 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 25th day of July, 1986 by Donald R. Borcharding, R.L.S. No. 10162.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91

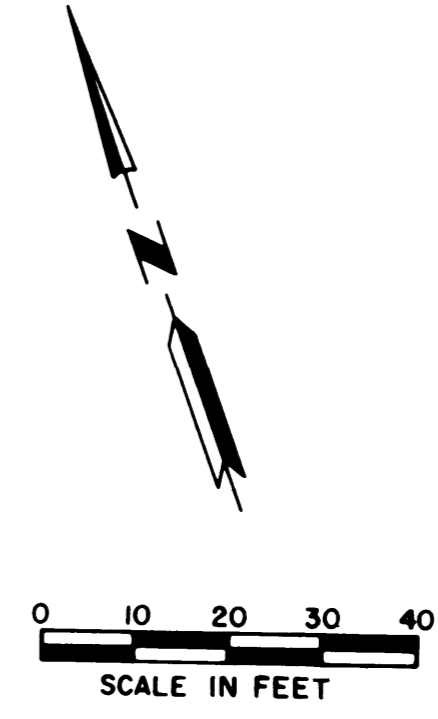
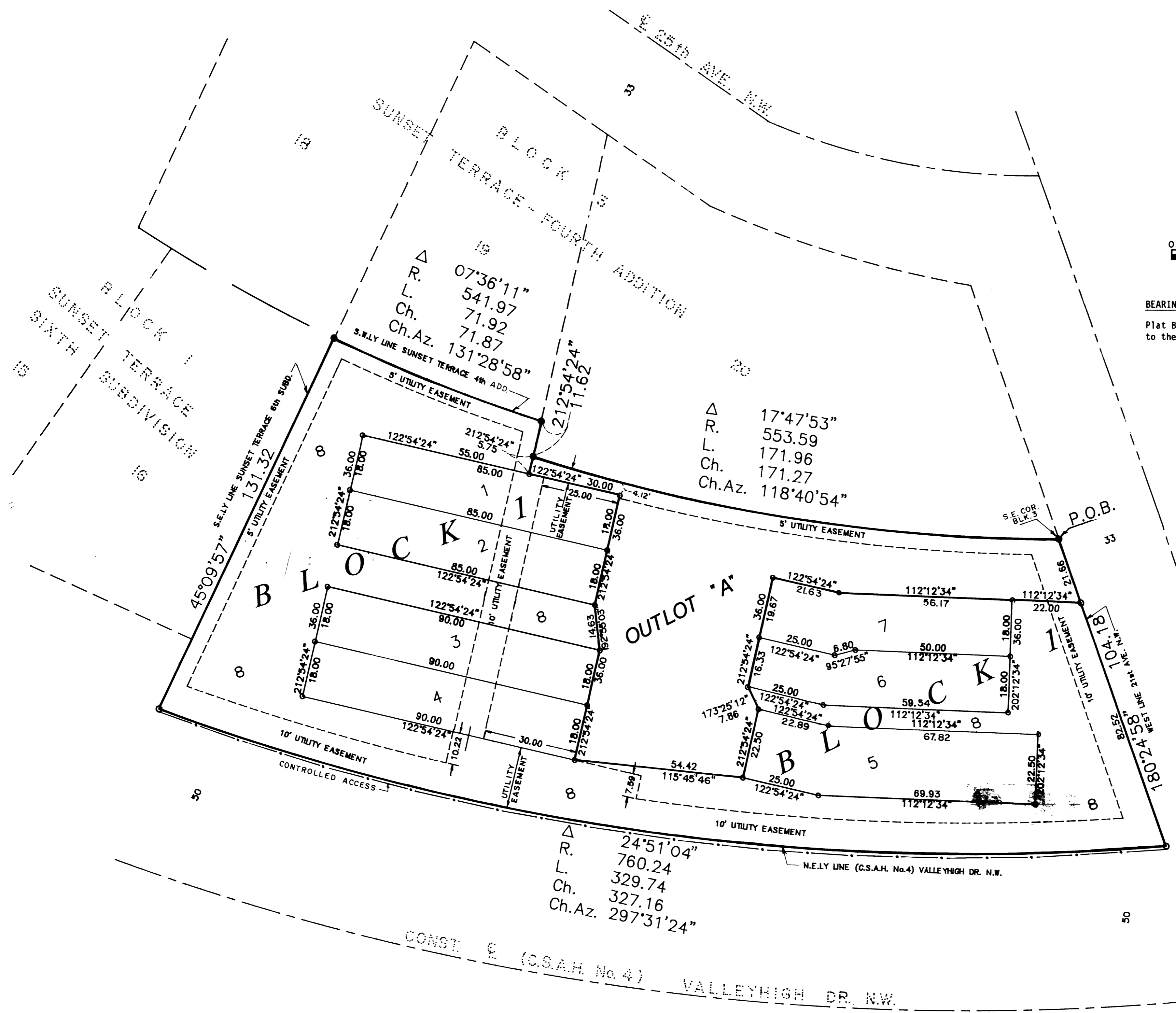
CITY APPROVAL

**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 21 day of July, 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 8 day of October, 1986.

Carol A. Grimm
City Clerk

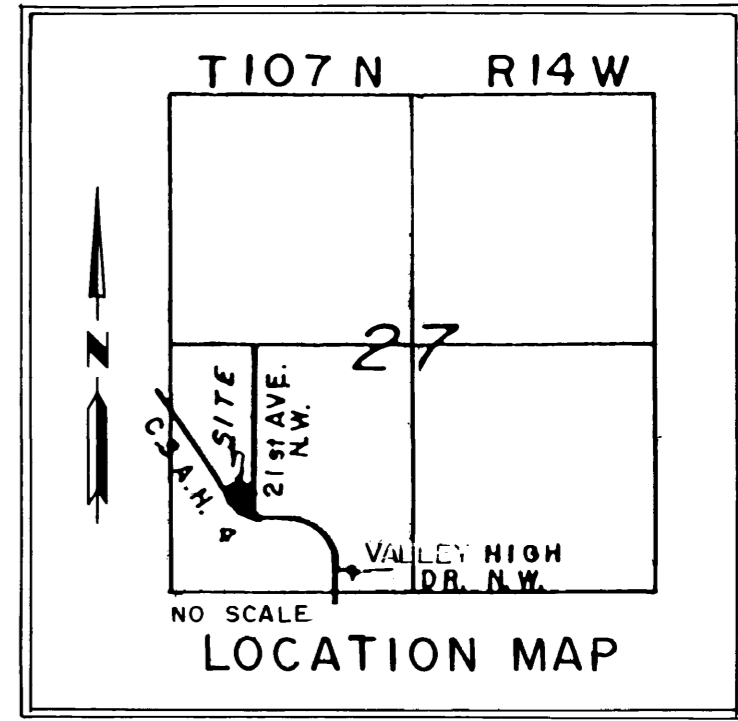
STRATFORD COURT



- BEARINGS**
Plat Bearings are azimuths measured to the right from an assumed North.
- MONUMENTS**
- 1/2" Rebars
 - 3/4" Iron Pipes
 - Found Monuments (3/8" Iron Pipe)
 - ⊙ No Monuments Found or Set
- All monuments set have a plastic cap stamped R.L.S. 10162.

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.

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.



1574-86

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