

WESTWAY MANOR THIRD SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Johnson, Drake, and Piper, Incorporated, owners and proprietors, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of Westway Manor First Subdivision and Westway Manor Second Subdivision, City of Rochester, Olmsted County, Minnesota, described as follows: Lot 21, Block 1, Westway Manor Second Subdivision; Lots 1, 2, 3, and 4, Block 3, Westway Manor First Subdivision; and that part of Outlot A, Westway Manor First Subdivision described as follows: Beginning at the Northeast corner of Lot 20, Block 1, Westway Manor Second Subdivision; thence South 1°49'58" West, along the East line of said Lot 20 and its prolongation southerly, 170.00 feet to the Northwest corner of Lot 12, Block 1, Westway Manor Second Subdivision; thence South 88°10'02" East (for purposes of this description bearings are assumed and based on the East line of said Lot 20 being South 1°49'58" West), along the North line of Westway Manor Second Subdivision, 361.00 feet to the Northeast corner of Lot 7, Block 1, Westway Manor Second Subdivision; thence North 1°49'58" East, along the East line Outlot A, Westway Manor First Subdivision, 266.00 feet; thence North 88°10'02" West, 238.75 feet; thence South 38°42'10" West, 70.75 feet; thence northwesterly along a non-tangential curve concave southwesterly, (curve data: delta angle = 4°57'08", radius = 133.00 feet, chord bearing and distance = North 53°46'24" West, 11.49 feet), an arc distance of 11.50 feet; thence southwesterly along a non-tangential curve concave northwesterly, (curve data: delta angle = 76°23'59", radius = 60.00 feet, chord bearing and distance = South 53°37'58" West, 74.21 feet), an arc distance of 80.01 feet; thence North 88°10'02" West, 12.00 feet to the point of beginning; containing 6.86 acres more or less.

STATE OF MINNESOTA]
COUNTY OF OLMSTED] SS
CITY OF ROCHESTER]

I, Carole Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 9 day of September, 1987, 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 14 day of September, 1987.

Carole Grimm
City Clerk

DOCUMENT NUMBER 49080

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this 18th day of September, 1987, at 8 o'clock a.m., and was duly recorded in the Olmsted County Records.

Registrar of Titles, Olmsted County

By *Lois Finstrom*

Carolyn Bichans
Deputy

Have caused the same to be surveyed and platted as WESTWAY MANOR THIRD SUBDIVISION and hereby grant the easements as shown on this plat, and hereby donate and dedicate to the public, for public use forever, the roadways.

In witness whereof said Johnson, Drake, and Piper, Incorporated has caused these presents to be signed by its proper officers this 1st day of SEPT, 1987.

E. L. Forbrook
E. L. Forbrook, Vice-President

George R. Drake
George R. Drake, Vice President

STATE OF MINNESOTA]
COUNTY OF OLMSTED] SS

The foregoing instrument was acknowledged before me this 1st day of SEPT, 1987, by E. L. Forbrook, Vice-President and George R. Drake, Vice President, of Johnson, Drake, and Piper, Incorporated, a Minnesota Corporation, on behalf of the corporation.

Gene C. Gaurin
Notary Public

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as WESTWAY MANOR THIRD 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 on the plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Cedric Schutz
Cedric Schutz, Minn Reg No 15229

STATE OF MINNESOTA]
COUNTY OF OLMSTED] SS

The above Surveyor's Certificate was subscribed and sworn to before me, a Notary Public within and for said County and State on this 28th day of AUGUST, 1987.

Gene C. Gaurin
Notary Public

I certify that this Plat has been checked mathematically and that the Plat conforms to the applicable platting laws. Approved this 1st day of SEPT, 1987.

Edward Kusile
Olmsted County Surveyor

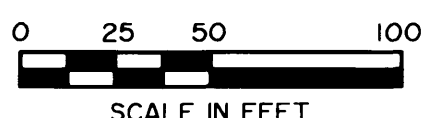
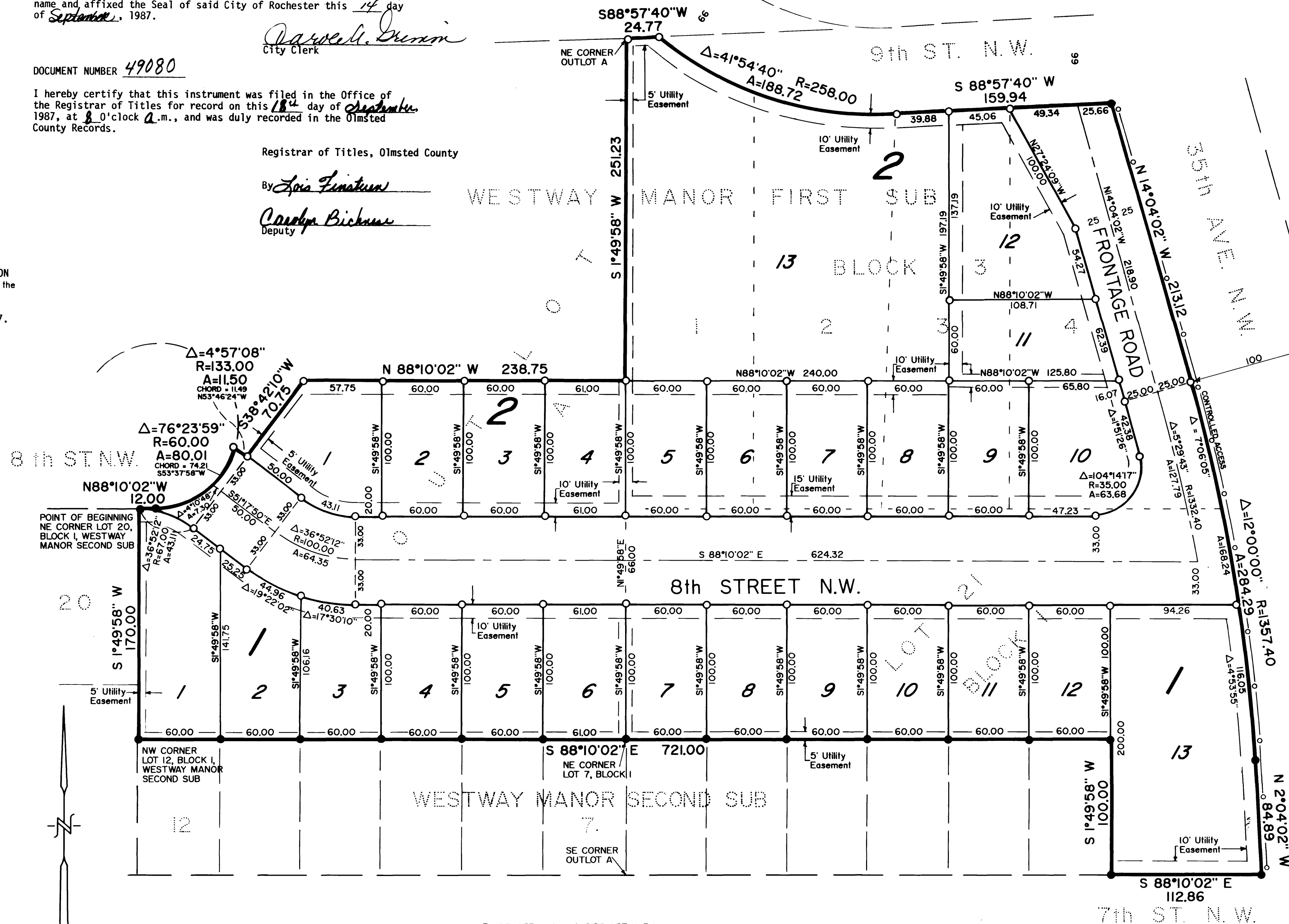
Taxes due and payable for the year 1987 have been paid.

Date Sept 18, 1987

Gene C. Gaurin
Olmsted County Treasurer

No delinquent taxes due and transfer entered this 1st day of SEPT, 1987.

Gene C. Gaurin
County Auditor



BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE OF LOT 20, BLOCK 1, OF WESTWAY MANOR SECOND SUBDIVISION WHICH IS ASSUMED SOUTH 1°49'58" WEST

○—DENOTES 1/2" x 2" PIPE SET WITH PLASCAP INSCRIBED R.L.S. 15229

●—DENOTES 1/2" PIPE FOUND WITH PLASCAP INSCRIBED R.L.S. 15229 UNLESS OTHERWISE NOTED

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.

LAND CONSULTANTS
OF ROCHSTER, MINNESOTA, INC.
1418 First Avenue N.E.
Rochester, Minnesota 55904
507-288-8855

- BOUNDARY SURVEYS
- LAND SUBDIVISION
- ENGINEERING SERVICES