

LEISURE COURT N.W.

COMMON INTEREST COMMUNITY NUMBER 132, LEISURE COURT N.W.



COUNTY RECORDER 697366
Document Number 697366

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 27 day of December, 1994, at _____ o'clock pm, and was duly recorded in Olmsted County Records.

Mary F. Gallies
Olmsted County Recorder
by Carol M. Ferris, Deputy

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1994 on the land herein described have been paid, there are no delinquent taxes, and transfer has been entered this 27 day of December, 1994.

Bob Ryan
Olmsted County Auditor/Treasurer
by James Cochran, Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically, and that the plat conforms to applicable platting laws this 23 day of December, 1994.

Edward P. Kuisle
Edward Kuisle, Olmsted County Surveyor

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

JUDY KAY SCHERR, DEPUTY
I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 27 day of DECEMBER, 1994, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed by name and affixed the Seal of said City of Rochester this 27 day of DECEMBER, 1994.

Judy Kay Scherr, Deputy
Carole A. Grimm, City Clerk
JUDY KAY SCHERR

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the Freshman Group Inc., a Minnesota Corporation, Owners and Proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 26 minutes 42 seconds along the east line of said Northwest Quarter 10.00 feet to the point of beginning; thence westerly 269 degrees 26 minutes 56 seconds azimuth along a line 10.00 feet north of, and parallel with the south line of said Northwest Quarter 239.44 feet; thence southerly 178 degrees 26 minutes 42 seconds azimuth 10.00 feet to the south line of said Northwest Quarter; thence westerly 269 degrees 26 minutes 56 seconds azimuth along said south line 92.63 feet to the easterly line of Elton Hills North Sixth Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence northerly 358 degrees 26 minutes 54 seconds azimuth along said easterly line 470.40 feet to the northeasterly corner of said Elton Hills North Sixth Subdivision, also being a point on the southerly right-of-way line of West River Parkway; thence easterly 100 degrees 26 minutes 53 seconds azimuth along said southerly line 43.11 feet; thence southeasterly 326.53 feet along said southerly line on a tangential curve concave southwesterly, having a radius of 656.20 feet and a central angle of 28 degrees 30 minutes 40 seconds to the east line of said Northwest Quarter; thence southerly 178 degrees 26 minutes 42 seconds azimuth along said east line 314.27 feet to the point of beginning.

Said tract contains 3.11 acres more or less.

Together with that part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Northeast Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 26 minutes 42 seconds along the west line of said Northeast Quarter 324.27 feet to the southwesterly right-of-way line of West River Parkway; thence southeasterly 393.70 feet along said southwesterly line on a nontangential curve concave southwesterly, having a radius of 656.20 feet, a central angle of 34 degrees 22 minutes 33 seconds, and a chord azimuth of 146 degrees 08 minutes 50 seconds to the south line of said Northeast Quarter; thence westerly 269 degrees 25 minutes 32 seconds azimuth along said south line 207.25 feet to the point of beginning.

Said tract contains 0.94 acres more or less.

Total of said tracts contain 4.05 acres more or less.

Have caused the same to be surveyed and platted as LEISURE COURT N.W., and do hereby donate and dedicate to the public for public use forever the walkway and grant the easements as shown on this plat.

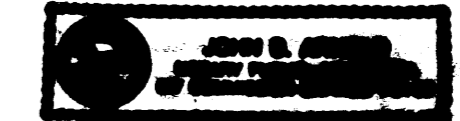
In witness whereof, said The Freshman Group Inc. has caused these presents to be signed by its proper officers this 27 day of December, 1994.

James M. Burke
James M. Burke, President
Robert N. Springer
Robert N. Springer, Secretary
Randy W. Reynolds
Randy W. Reynolds, Treasurer

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 22 day of December, 1994, by James M. Burke, Robert N. Springer, and Randy W. Reynolds, President, Secretary, and Treasurer respectively, of The Freshman Group Inc., a Minnesota Corporation on behalf of the corporation.

[Signature]
Notary Public, Olmsted County, MN
My Commission Expires _____



SURVEYOR'S CERTIFICATE

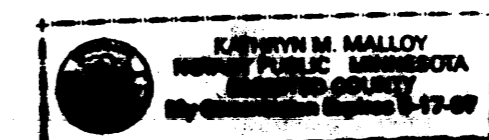
I do hereby certify that I have surveyed and platted the property described on this plat as LEISURE COURT N.W., that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, or will be correctly placed in the ground as designated, that the outside boundary lines are correctly designated, and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat.

Michael J. Fritz
Michael J. Fritz
Minnesota R.L.S. #20703

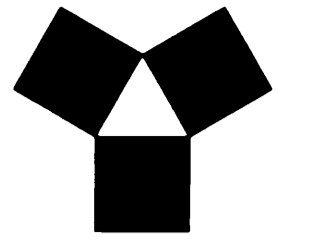
STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 27 day of December, 1994, by Michael J. Fritz, R.L.S. #20703.

Robert M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-14-99



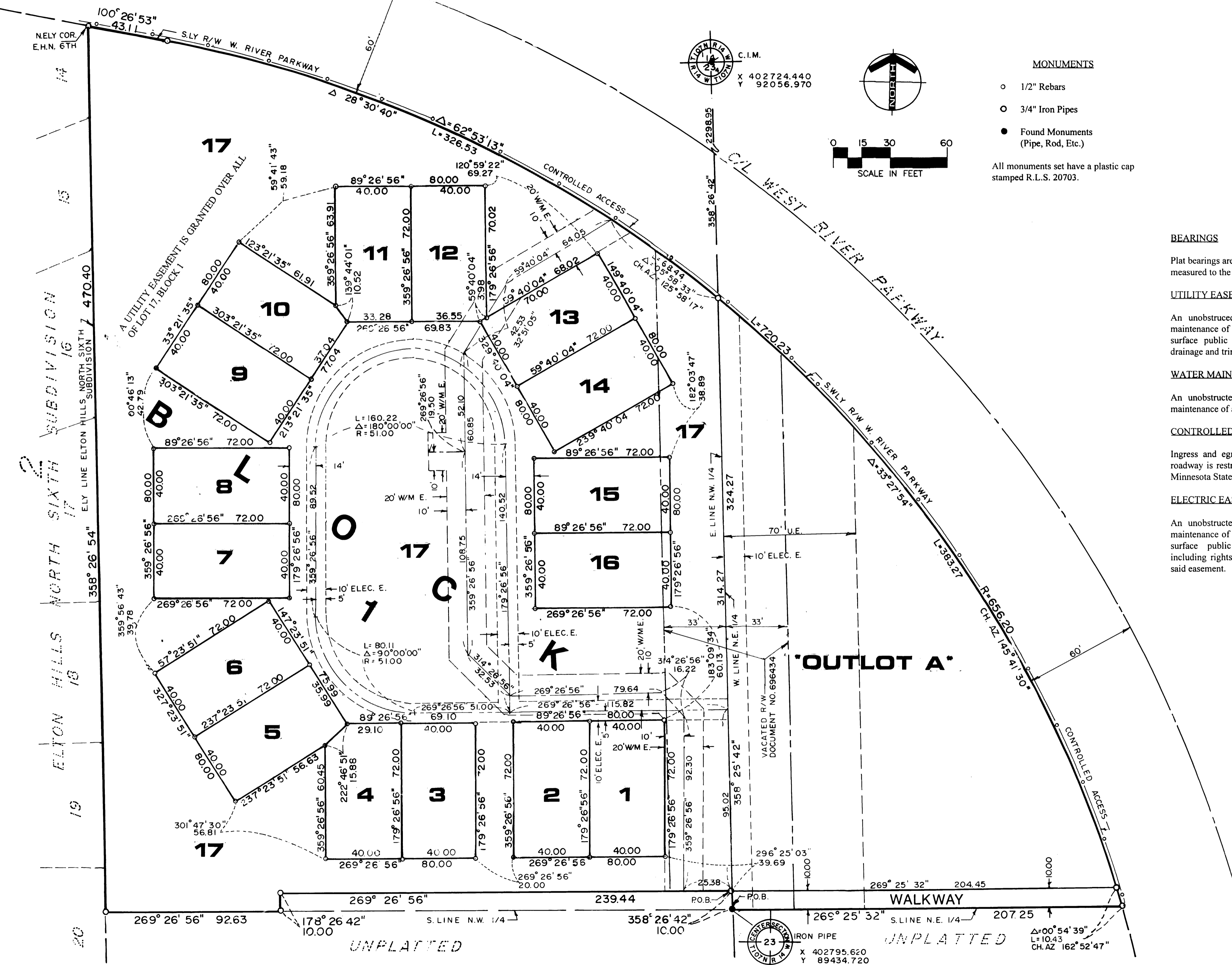
LEISURE COURT N.W. COMMON INTEREST COMMUNITY NUMBER 132, LEISURE COURT N.W.



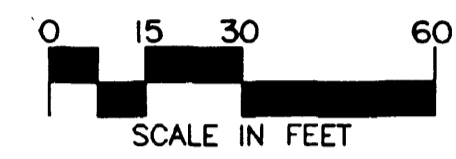
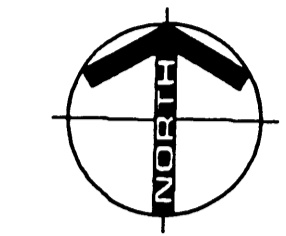
**YAGGY
COLBY
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
507-288-6464
FAX 507-288-5058



C.I.M.
X 402724.440
Y 92056.970



MONUMENTS

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

All monuments set have a plastic cap stamped R.L.S. 20703.

BEARINGS

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

UTILITY EASEMENT DEFINED (U.E.)

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 (W.M.E.)

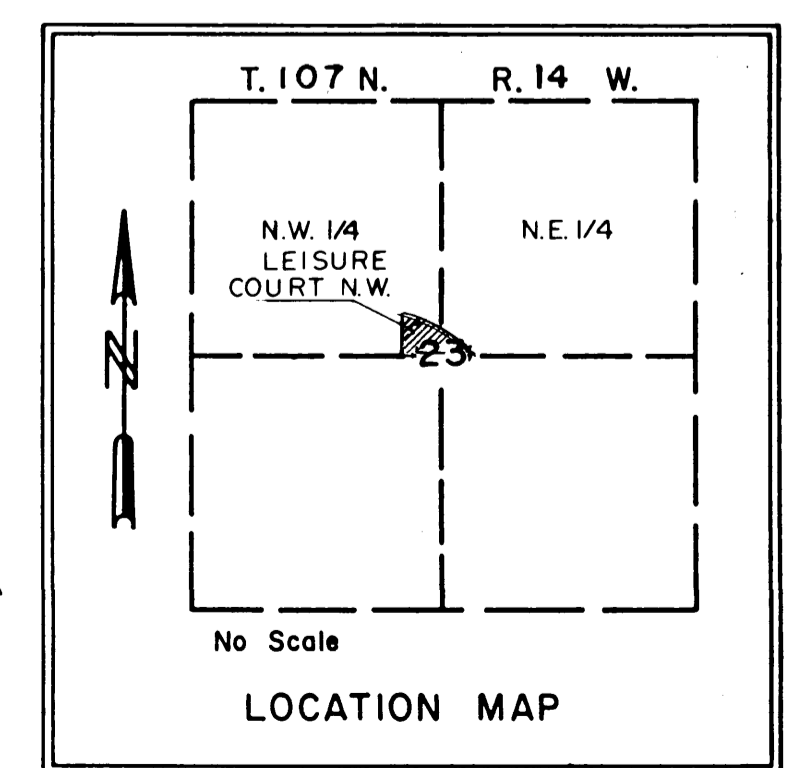
An unobstructed easement for the construction and maintenance of a public water main and appurtenances.

CONTROLLED ACCESS DEFINED

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

ELECTRIC EASEMENT DEFINED (ELEC.E.)

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.



IRON PIPE
X 402795.620
Y 89434.720