

# OFFICIAL PLAT

## COUNTRY CLUB ESTATES

### Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as COUNTRY CLUB ESTATES; that this plat is a correct representation of the survey; that all distances are correctly shown on the 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 on the plat; and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

*James E. Swanson*  
James E. Swanson, R.L.S.  
Minnesota Registration Number 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 23<sup>rd</sup> day of August, 1989.

*Walter C. Boyadoff*  
Notary Public, Olmsted County, Minnesota

My commission expires 6/6/95

### County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 24<sup>th</sup> day of August, 1989.

*Edward C. Kinsale*  
Olmsted County Surveyor

### Tax Statements

Taxes due and payable for the year 1989 have been paid.

*Heidi Coker Deputy*  
Olmsted County Treasurer

Date October 11, 1989

No delinquent taxes due and transfer entered this 11<sup>th</sup> day of October, 1989.

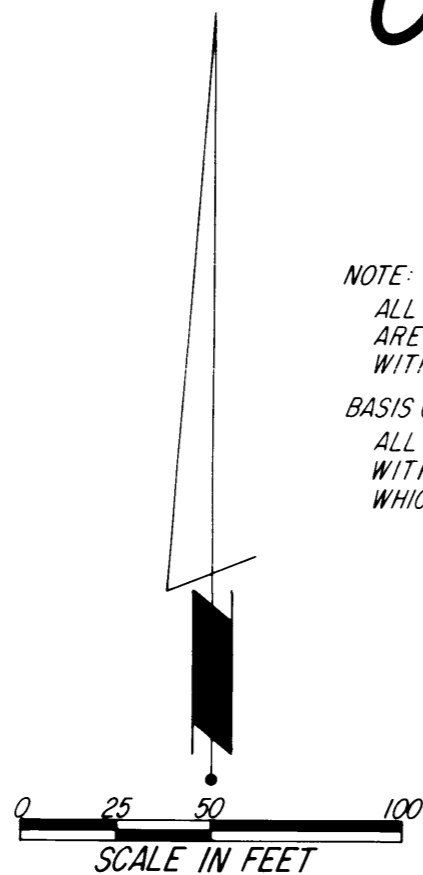
*Daniel G. Jamsiatu, Deputy*  
Olmsted County Auditor

### City Approval

State of Minnesota  
County of Olmsted  
City of Rochester

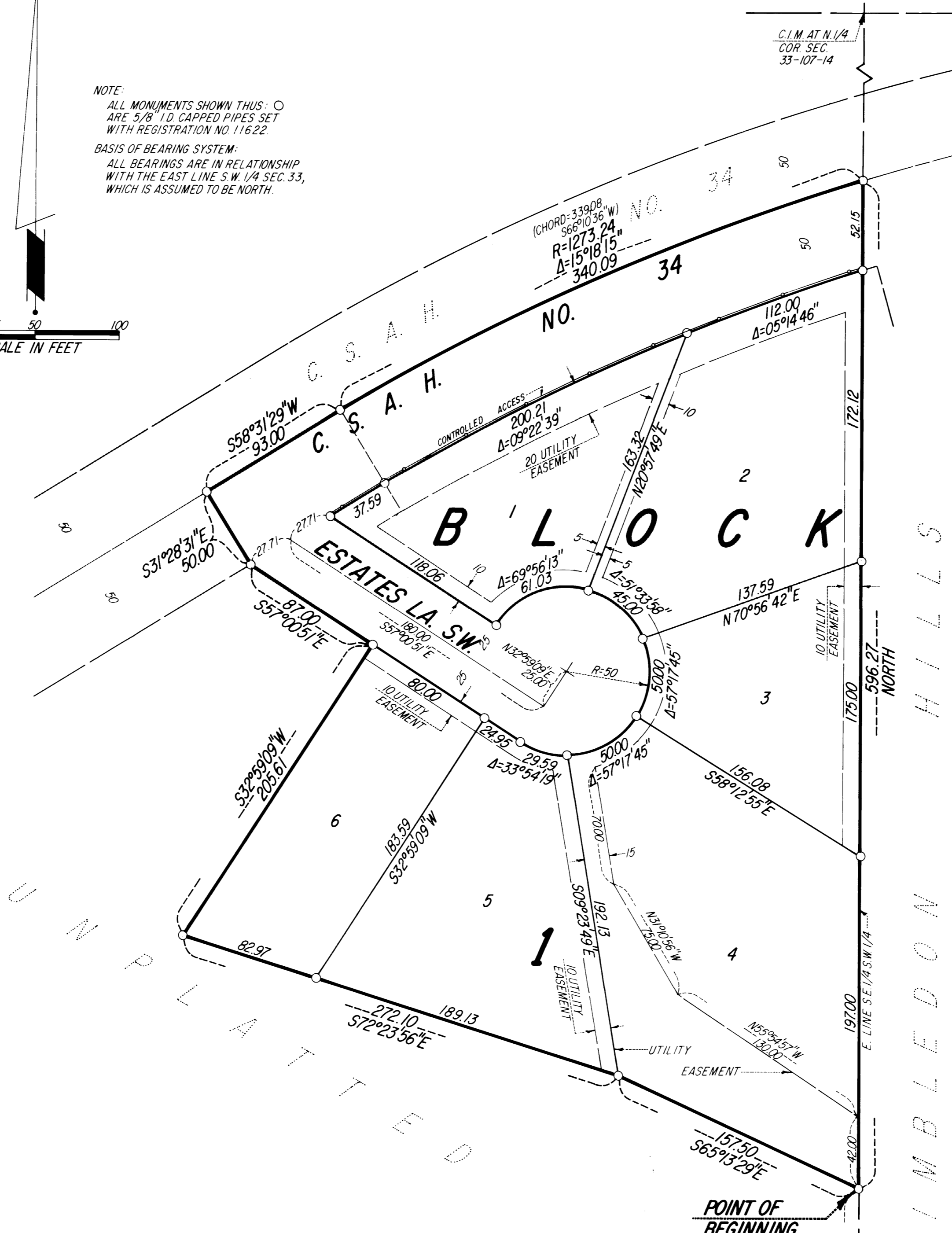
I, Carole A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 21<sup>st</sup> day of August, 1989, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 22<sup>nd</sup> day of Sept., 1989.

*Carole A. Grimm*  
City Clerk



NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES SET  
WITH REGISTRATION NO. 11622

BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE EAST LINE S.W. 1/4 SEC. 33,  
WHICH IS ASSUMED TO BE NORTH.



### Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Stanley C. Mohn and Bernita R. Mohn, husband and wife, owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 33, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 33; thence North, assumed bearing, along the east line thereof, 216.00 feet for the point of beginning; thence continue North along said east line, 596.27 feet to the centerline of C.S.A.H. No. 34; thence southwesterly, 340.09 feet along said centerline and along a nontangential curve, concave southerly, radius of 1273.24 feet, delta angle of 15 degrees 18 minutes 15 seconds and the chord of said curve bears South 66 degrees 10 minutes 36 seconds West, 339.08 feet; thence South 58 degrees 31 minutes 29 seconds West, tangent to said curve, and along said centerline, 93.00 feet; thence South 31 degrees 28 minutes 31 seconds East, 50.00 feet; thence South 57 degrees 00 minutes 51 seconds East, 87.00 feet; thence South 32 degrees 59 minutes 09 seconds West, 205.61 feet; thence South 72 degrees 23 minutes 56 seconds East, 272.10 feet; thence South 65 degrees 13 minutes 29 seconds East, 157.50 feet to the point of beginning;

Containing 3.66 acres more or less.

have caused the same to be surveyed and platted as COUNTRY CLUB ESTATES and do hereby donate and dedicate to the public for the public use forever the cul-de-sac and thoroughfare and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Stanley C. Mohn and Bernita R. Mohn have caused these presents to be signed this 23<sup>rd</sup> day of August, 1989.

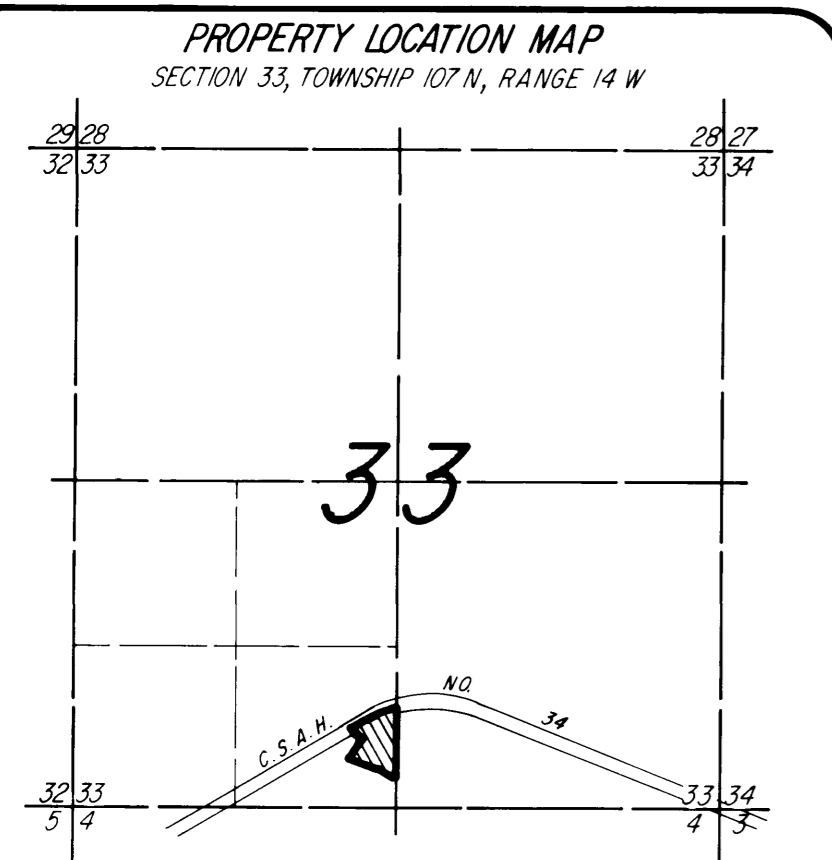
*Stanley C. Mohn, Bernita R. Mohn*  
Stanley C. Mohn Bernita R. Mohn

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of August, 1989, by Stanley C. Mohn and Bernita R. Mohn, husband and wife.

*Walter C. Boyadoff*  
Notary Public, Olmsted County, Minnesota

My commission expires 6/6/95



County Recorder **571845**

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 11<sup>th</sup> day of October, 1989, at 12 o'clock P.M., and was duly recorded in the Olmsted County records.

By *CECIL FORTSON*  
County Recorder

*Catherine E. Evans*  
Deputy

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.

FOUND C.I.M.  
S.E. COR. S.E. 1/4  
S.W. 1/4 SEC.  
33-107-14

UTILITY EASEMENT DEFINED:

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

PREPARED BY:  
McGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS  
LAND SURVEYORS  
ROCHESTER, MINNESOTA