

# BELL OAKS SUBDIVISION

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Holtegaard Builders, Inc., Owner and Proprietor, and Norwest Bank, a National Association, mortgagee, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the East Half of the Northeast Quarter of Section 9 and of the Southwest Quarter of the Northwest Quarter of Section 10, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 06 minutes 04 seconds along the east line of said Northeast Quarter and west line of Baihly Woodland Eighth Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, 1,294.12 feet to the point of beginning; thence westerly 268 degrees 06 minutes 04 seconds azimuth 221.28 feet; thence southerly 165 degrees 11 minutes 56 seconds azimuth 172.35 feet; thence southerly 178 degrees 11 minutes 56 seconds azimuth 332.00 feet; thence westerly 267 degrees 51 minutes 56 seconds azimuth 66.64 feet; thence southerly 178 degrees 06 minutes 04 seconds azimuth 317.85 feet; thence easterly 88 degrees 06 minutes 04 seconds azimuth 250.00 feet to the east line of said Northeast Quarter; thence northeasterly 63 degrees 42 minutes 02 seconds azimuth 225.25 feet; thence northerly 358 degrees 53 minutes 16 seconds azimuth 220.00 feet to the southeast corner of Lot 7, Block 1, Baihly Woodland Seventh Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence westerly 268 degrees 53 minutes 16 seconds azimuth along the south line of said Baihly Woodland Seventh Subdivision 208.17 feet to the southwest corner of said Baihly Woodland Seventh Subdivision; thence northerly 358 degrees 06 minutes 04 seconds azimuth along the west line of said Baihly Woodland Seventh Subdivision and the west line of said Baihly Woodland Eighth Subdivision 502.23 feet to the point of beginning.

Said tract contains 5.27 acres more or less.

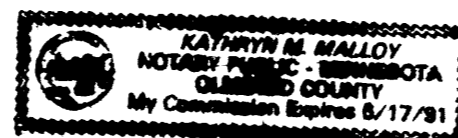
Have caused the same to be surveyed and platted as BELL OAKS SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof said Holtegaard Builders, Inc., has caused these presents to be signed by its proper Officer this 24th day of August, 1989.

Steven R. Holtegaard  
Steven R. Holtegaard

STATE OF MINNESOTA  
COUNTY OF OLMTED

The foregoing instrument was acknowledged before me this 24th day of August, 1989 by Steven R. Holtegaard, President of Holtegaard Builders, Inc., a Minnesota Corporation, on behalf of the Corporation.



Kathryn M. Malloy  
Notary Public, Olmsted County, MN  
My Commission Expires 8/17/91

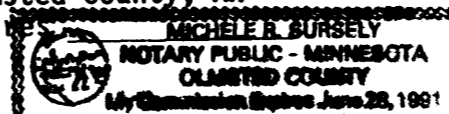
In witness whereof said Norwest Bank has caused these presents to be signed by its proper officers this 30th day of Aug, 1989

David G. Wherberg Judy L. Bower, AUP

STATE OF MINNESOTA  
COUNTY OF OLMTED

The foregoing instrument was acknowledged before me this 30th day of August, 1989, by David G. Wherberg and Judy L. Bower, of Norwest Bank, a National Association on behalf of the Association.

Michelle R. Duseley  
Notary Public, Olmsted County, MN  
My Commission Expires June 25, 1991



### COUNTY TREASURER

Taxes due and payable for the year 1989, have been paid as of this 24 day of August, 1989.

Charles Vandert Deputy  
Olmsted County Treasurer

### COUNTY AUDITOR

No delinquent taxes due and transfer entered this 19th day of September, 1989.

Daniel J. Harnister, Deputy  
Olmsted County Auditor

### COUNTY RECORDER

570589

Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 19 day of September, 1989, at 8 o'clock A.M. and was duly recorded in Olmsted County Records.

Luis Jensen  
Olmsted County Recorder

### COUNTY SURVEYOR

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

This 24 day of August, 1989.

Edward P. Kuisle  
Olmsted County Surveyor

STATE OF MINNESOTA  
COUNTY OF OLMTED  
CITY OF ROCHESTER

I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 5 day of June, 1989, 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 14 day of Sept, 1989.

Carole A. Grimm  
Carole A. Grimm, City Clerk

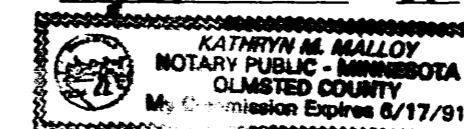
### SURVEYOR'S CERTIFICATE

I do certify that I have surveyed and platted the property described on this plat as BELL OAKS 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 show, 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 OLMTED

The foregoing Surveyor's Certificate was acknowledged before me this 20th day of August, 1989, by Donald R. Borcharding, R.L.S. #10162.



Kathryn M. Malloy  
Notary Public, Olmsted County, MN  
My Commission Expires 8/17/91



ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING  
LANDSCAPE ARCHITECTURE

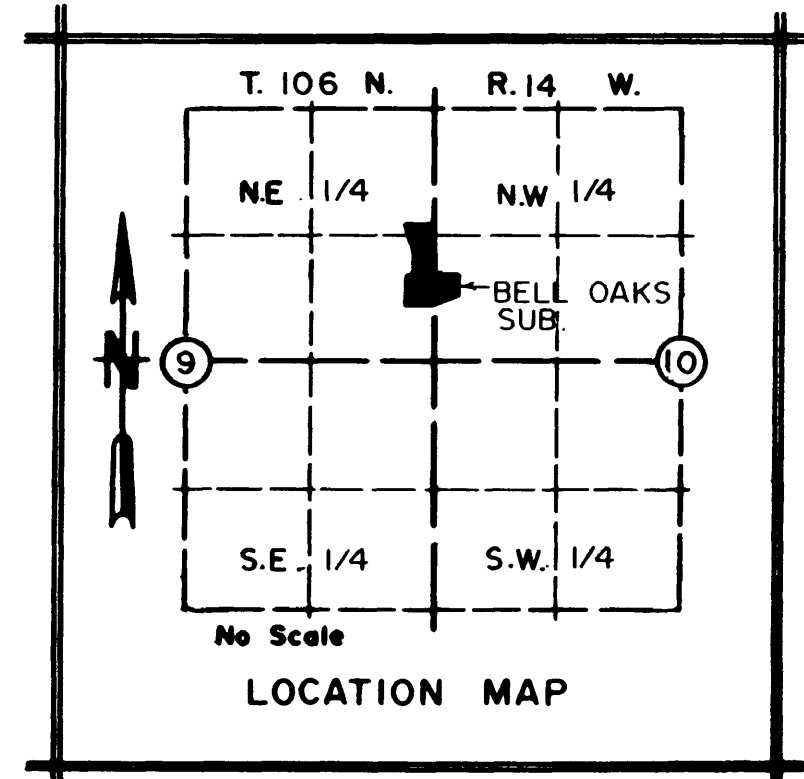
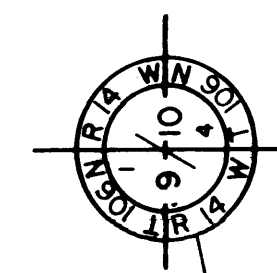
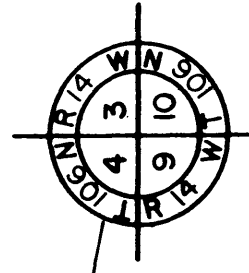
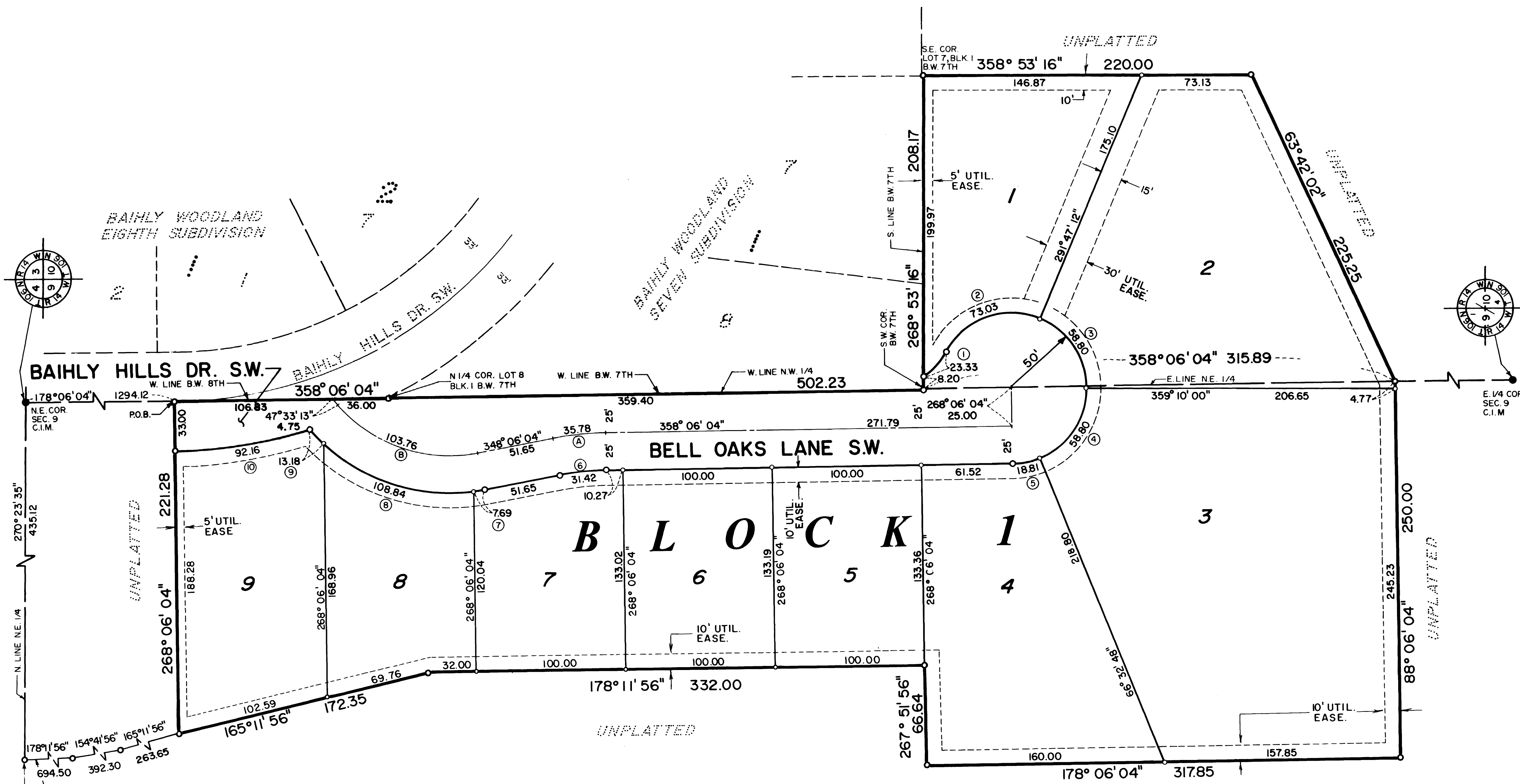
777 THIRD AVENUE, SOUTHWEST  
ROCHESTER, MINNESOTA 55904  
507-261-6464  
FACSIMILE: 507-261-6444  
MASON CITY, IOWA 513-424-0344

FINAL PLAT  
BELL OAKS SUBDIVISION  
ROCHESTER, MINNESOTA

PROJECT NUMBER 2445-89  
DATE 4-28-89  
DRAWN BY S.C.B.  
REVISIONS

SHEET NUMBER  
1  
OF TWO SHEETS

# BELL OAKS SUBDIVISION

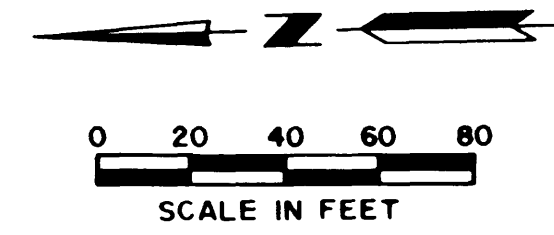


CURVE	Δ	R	L	CHORD
1	26° 43' 53"	50.00	23.33	23.12
2	83° 41' 08"	50.00	73.03	66.71
3	67° 22' 48"	50.00	58.80	55.47
4	67° 22' 48"	50.00	58.80	55.47
5	21° 33' 16"	50.00	18.81	18.70
6	10° 00' 00"	180.00	31.42	31.38
7	03° 31' 32"	125.00	7.69	7.69
8	49° 53' 11"	125.00	108.84	105.43
9	06° 02' 26"	125.00	13.18	13.17
10	15° 51' 24"	333.00	92.16	91.86
A	10° 00' 00"	205.00	35.78	35.73
B	59° 27' 09"	100.00	103.76	99.17

① CURVE REFERENCE NO. (PROP. LINE)  
 Ⓐ CURVE REFERENCE LETTER (CENTER LINE)

**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.



- MONUMENTS**
- 1/2" Rebars
  - 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)
  - ⊙ No Monuments Found or Set

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

**FINAL PLAT**  
**BELL OAKS SUBDIVISION**  
**ROCHESTER, MINNESOTA**

PROJECT NUMBER 2445-89  
 DATE 4-28-89  
 DRAWN BY S.C.B.  
 REVISIONS 6-1-89

SHEET NUMBER  
**2**  
 OF TWO SHEETS