

ESSEX ESTATES TOWNHOMES

NORTHEAST CORNER OF THE NE 1/4, SEC 15-107-14

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

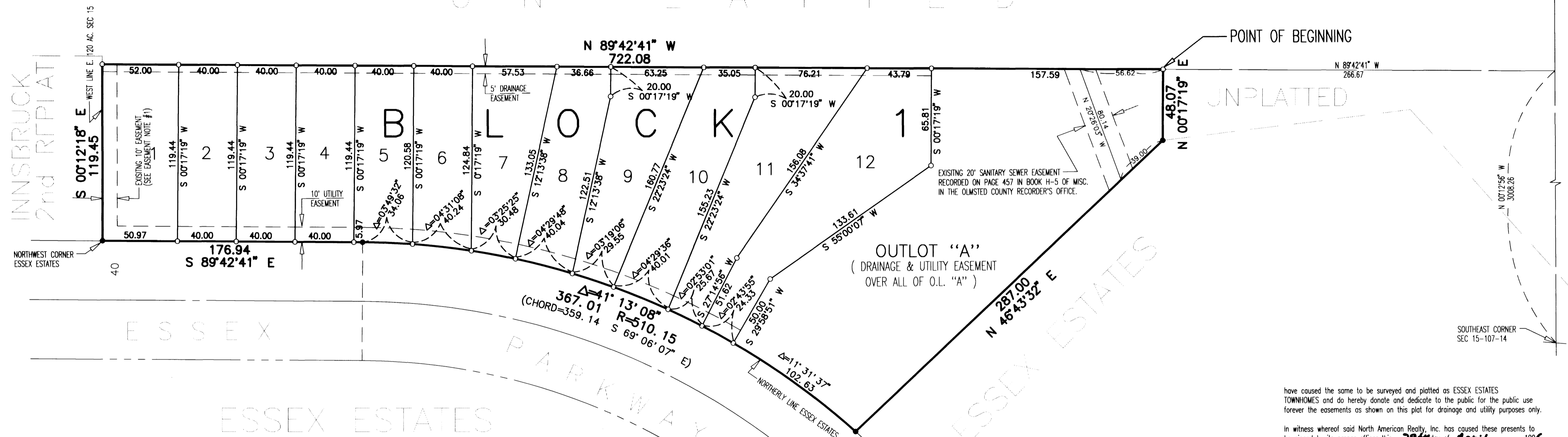
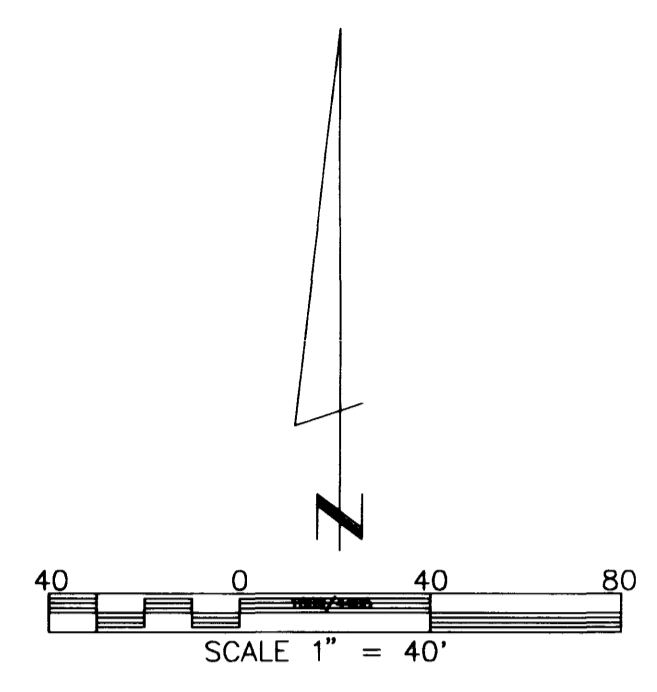
ALL MONUMENTS SHOWN THUS: ●
 ARE FOUND 5/8" PIPE.

BASIS OF BEARING SYSTEM:
 ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE N.E. 1/4, SEC 15-107-14 WHICH IS ASSUMED TO BE S 00°12'56" E.

EASEMENT NOTE #1
 EXISTING ELECTRIC & TELEPHONE EASEMENT RECORDED ON PAGE 719 IN BOOK C-4 OF MISC.
 EXISTING WATERMAIN EASEMENT RECORDED ON PAGE 225 IN BOOK M-4 OF MISC.
 EXISTING BIKEWAY EASEMENT RECORDED ON PAGE 855 IN BOOK Q-4 OF MISC.
 ALL IN THE OLMSTED COUNTY RECORDER'S OFFICE.

DRAINAGE EASEMENT defined:
 An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

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.



Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as ESSEX ESTATES TOWNHOMES; 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 wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson
 James E. Swanson, L.S.
 Minnesota License Number 11622

State of Minnesota
 County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 18th day of April, 1996.

William E. Tinton
 Notary Public, Olmsted County, Minnesota

My commission expires:

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 18th day of April, 1996.

Edward P. Kinale
 Olmsted County Surveyor

Tax Statements

Taxes payable for the year 1996 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 13th day of May, 1996.

Dee Jean
 Olmsted County Auditor/Treasurer

by *John Cocker* Deputy

City Approval

State of Minnesota
 County of Olmsted
 City of Rochester

I, *JUDY KAY SCHERR*, Acting City Clerk in and for the City of Rochester, do hereby certify that on the 18th day of April, 1996, 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 13th day of May, 1996.

Judy Kay Scherr
 ACTING City Clerk

County Recorder

DOCUMENT NUMBER 726368

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 13th day of May, 1996, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

Mary J. Carlier
 County Recorder

Juann Murray
 Deputy

Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That North American Realty, Inc., a Minnesota Corporation, owner and proprietor, and Eastwood Bank, a Minnesota Corporation, mortgagee, of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the East 120 acres of Section 15, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Section 15; thence North 00 degrees 12 minutes 56 seconds West, assumed bearing, along the east line of said Section 15, a distance of 3008.26 feet; thence North 89 degrees 42 minutes 41 seconds West, 266.67 feet for the point of beginning; thence continue North 89 degrees 42 minutes 41 seconds West, 722.08 feet to the west line of said East 120 acres; thence South 00 degrees 12 minutes 18 seconds East, along said west line, 119.45 feet to the northwest corner of ESSEX ESTATES (the next 3 courses are along the northerly line of said ESSEX ESTATES); thence South 89 degrees 42 minutes 41 seconds East, 176.94 feet; thence southeasterly 367.01 feet along a tangential curve, concave southwesterly, central angle of 41 degrees 13 minutes 08 seconds, radius of 510.15 feet and the chord of said curve bears South 69 degrees 06 minutes 07 seconds East, 359.14 feet; thence North 46 degrees 43 minutes 32 seconds East, 287.00 feet; thence North 00 degrees 17 minutes 19 seconds East, 48.07 feet to the point of beginning.

Containing 2.42 acres more or less.

have caused the same to be surveyed and platted as ESSEX ESTATES TOWNHOMES and do hereby donate and dedicate to the public for the public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said North American Realty, Inc. has caused these presents to be signed by its proper officer this 29th day of April, 1996.

Franklin P. Kottschade
 Franklin P. Kottschade, President

State of Minnesota
 County of Olmsted

The foregoing instrument was acknowledged before me this 29th day of April, 1996, by Franklin P. Kottschade, President of North American Realty, Inc. on behalf of the Corporation.

Doreen K. Toole
 Notary Public, Olmsted County, Minnesota

My commission expires Jan 31, 2000

In witness whereof said Eastwood Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 29th day of April, 1996.

Suzanne M. Keefe *Richard D. Bjerkaas*
 Suzanne M. Keefe, Loan Officer Richard D. Bjerkaas, Branch Manager

State of Minnesota
 County of Olmsted

The foregoing instrument was acknowledged before me this 29th day of April, 1996, by Suzanne M. Keefe, Loan Officer and Richard D. Bjerkaas, Branch Manager, on behalf of the Corporation.

Doreen K. Toole
 Notary Public, Olmsted County, Minnesota

My commission expires Jan 31, 2000

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

