

LIBERTY MANOR TOWNHOMES THIRD SUBDIVISION

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as LIBERTY MANOR TOWNHOMES THIRD SUBDIVISION; 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.

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 13th day of December, 1989.

William E. Tomlin
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 platting laws, this 13th day of December, 1989.

Charles P. Kusile
Olmsted County Surveyor

Tax Statements

Estimated
Taxes due and payable for the year 1990 have been paid.

Steven Cocker, Deputy
Olmsted County Treasurer

Date February 28, 1990

No delinquent taxes due and transfer entered this 13th day of March, 1990.

Pamela J. Hamister, Deputy
Olmsted County Auditor

City Approval

State of Minnesota
County of Olmsted
City of Rochester

Judy Kay Scherr, Deputy
I, *Carol A. Grimm*, City Clerk in and for the City of Rochester, do hereby certify that on the 4th day of DECEMBER, 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 4th day of DECEMBER, 1989.

Judy Kay Scherr, Deputy
City Clerk

County Recorder

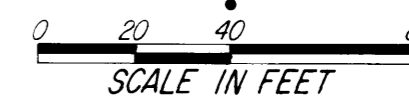
DOCUMENT NUMBER 379385
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 13th day of March, 1990, at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

By *Lucy Finston*
County Recorder

Dorothy Johnson
Deputy

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" PIPES.

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE NW 1/4 LINE OF VALLEY
HIGH VILLAGE, WHICH IS ASSUMED
TO BE N52°11'47" E.



Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Paramount Development, Inc., a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of Lots 1, 2, 3, and 4, Block 2, VALLEY HIGH VILLAGE, Rochester, Minnesota, described as follows:

Commencing at the most westerly corner of said Lot 3, Block 2; thence North 52 degrees 11 minutes 47 seconds East, assumed bearing, along the northwesterly line of said Lot 3 a distance of 671.09 feet to the most northerly corner of Lot 4 in said Block 2; thence South 27 degrees 48 minutes 13 seconds East along the northerly line thereof, 175.32 feet; thence southeasterly along a tangential curve concave northeasterly, central angle of 11 degrees 34 minutes 20 seconds, radius of 133.00 feet, a distance of 26.86 feet to the most northerly corner of LIBERTY MANOR TOWNHOMES (the next six courses are along the northwesterly boundary thereof); thence South 52 degrees 11 minutes 47 seconds West, 96.00 feet; thence North 45 degrees 48 minutes 13 seconds West, 27.00 feet; thence South 44 degrees 11 minutes 47 seconds East, 17.74 feet; thence South 43 degrees 35 minutes 27 seconds West, 85.00 feet; thence South 45 degrees 48 minutes 13 seconds East, 120.00 feet to the most northerly corner of PARAMOUNT REPLAT; thence South 52 degrees 08 minutes 51 seconds West along the northwesterly line thereof, 100.69 feet; thence South 52 degrees 11 minutes 47 seconds West along the northwesterly line thereof, 109.31 feet to the northeasterly line of LIBERTY MANOR TOWNHOMES SECOND SUBDIVISION (the next eight courses are along the northeasterly and northwesterly boundary thereof); thence North 43 degrees 30 minutes 00 seconds West, 121.50 feet; thence South 52 degrees 11 minutes 47 seconds West, 78.00 feet; thence North 51 degrees 30 minutes 00 seconds West, 22.00 feet; thence South 52 degrees 11 minutes 47 seconds West, 34.00 feet; thence South 56 degrees 02 minutes 06 seconds East, 23.92 feet; thence South 52 degrees 11 minutes 47 seconds West, 22.00 feet; thence South 37 degrees 48 minutes 13 seconds East, 20.00 feet; thence South 59 degrees 00 minutes 00 seconds West, 123.50 feet to the southwesterly line of Lot 3 in said Block 2; thence North 37 degrees 47 minutes 20 seconds West along said southwesterly line, 214.00 feet to the point of beginning.

Containing 3.74 acres more or less.

has caused the same to be surveyed and platted as LIBERTY MANOR TOWNHOMES THIRD SUBDIVISION 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 Paramount Development, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 15th day of December, 1989.

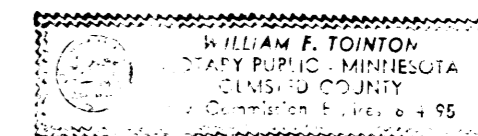
Jeffrey M. Thisius
Jeffrey M. Thisius
President

State of Minnesota
County of Olmsted

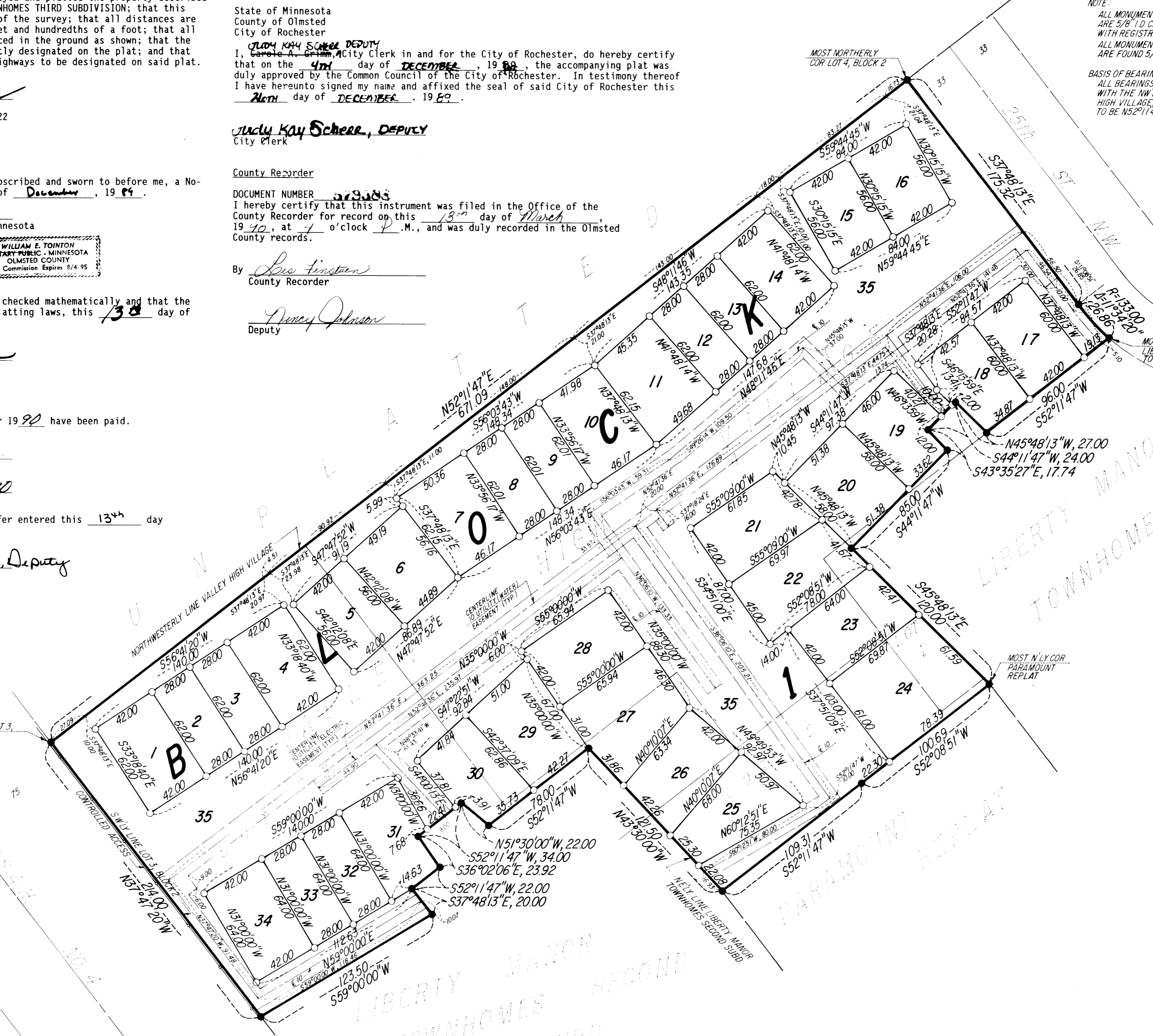
The foregoing instrument was acknowledged before me this 15th day of December, 1989, by Jeffrey M. Thisius, President of Paramount Development, Inc., on behalf of the Corporation.

William E. Tomlin
Notary Public, Olmsted County, Minnesota

My commission expires



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



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.

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.