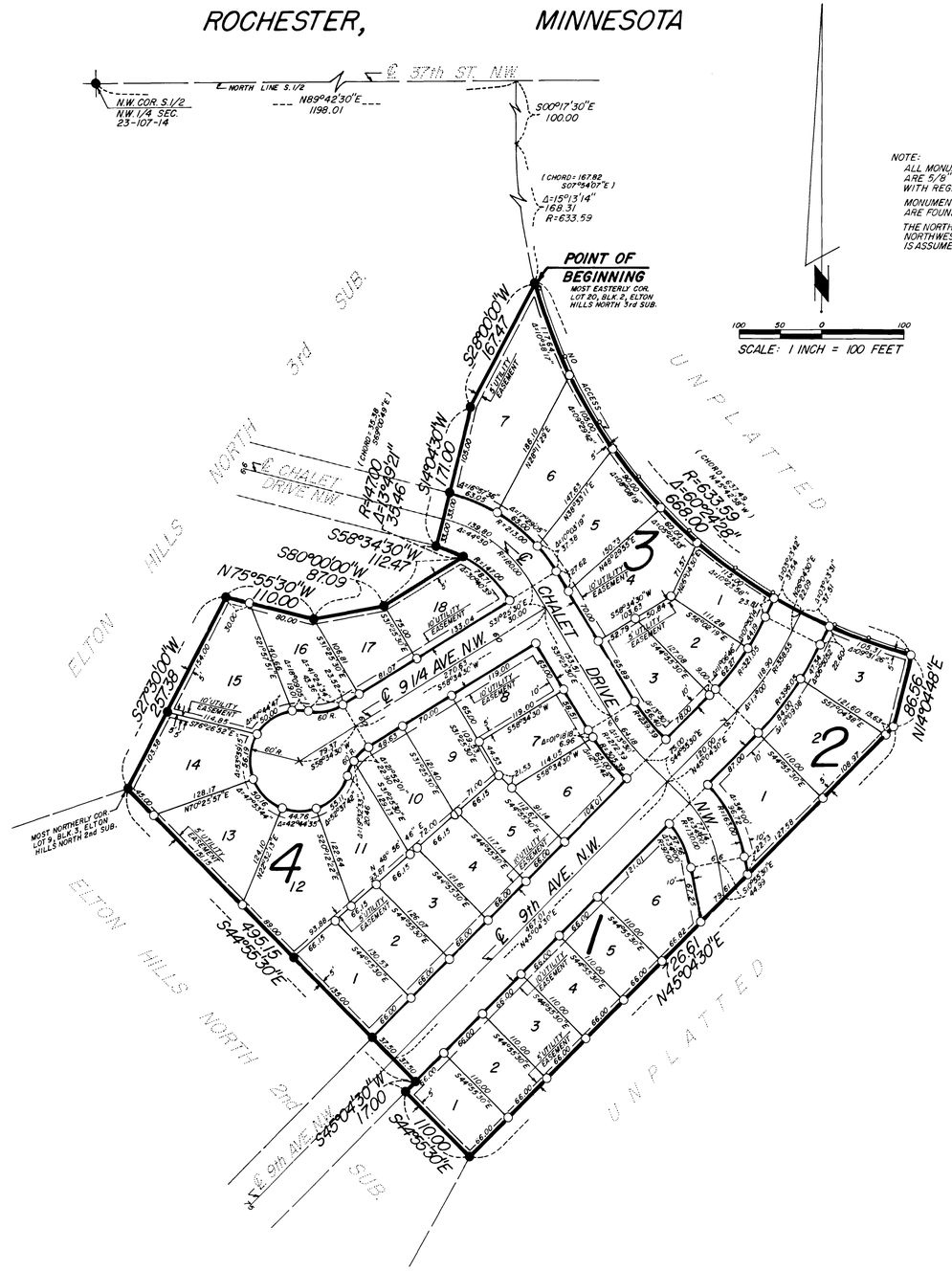
ELTON HILLS NORTH FOURTH SUBDIVISION

ROCHESTER, MINNESOTA



NOTE:
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622.
MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPES.
THE NORTH LINE SOUTH ONE HALF NORTHWEST QUARTER SEC. 23 IS ASSUMED N89°42'30"E.

I hereby certify that I have surveyed and platted the property described on this plat as ELTON HILLS NORTH FOURTH SUBDIVISION; that this is a correct representation of the survey; that all distances are correctly shown on the plat; 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 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 No. 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public this 14th day of September 1978.

Howard E. Hunt
Notary Public, Olmsted County, Minnesota
HOWARD E. HUNT
Notary Public, Olmsted County, Minn.
My Commission Expires Dec. 6, 1978

My commission expires _____

Filed for record this 26th day of September 1978 at 3 1/4 o'clock A m. in book _____ of plats, on page _____, as instrument number _____.

Lois Finstuen
County Recorder, Olmsted County, Minnesota

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 14th day of Sept. 1978 A.D.

Roger W. Brand
Olmsted County Surveyor

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 18th day of September 1978 A.D., 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 22nd day of September 1978 A.D.

Carole A. Grimm
City Clerk, City of Rochester

No delinquent taxes due and transfer entered this 26th day of September 1978.

Ross Kraemming by
County Auditor
Melva Nelson, Deputy

Owner's Dedication:

KNOW ALL MEN BY THESE PRESENTS: That Builders Land Company, a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the south one half of the Northwest Quarter of Section 23, Township 107 North, Range 14 West, described as follows:

Commencing at the northwest corner of the south one half of said Northwest Quarter; thence north 89 degrees 42 minutes 30 seconds east, assumed bearing, along the north line of said south one half, 1198.01 feet; thence south 00 degrees 17 minutes 30 seconds east, 100.00 feet; thence southeasterly, 168.31 feet along a tangential curve concave to the east, central angle of 15 degrees 13 minutes 14 seconds, radius 633.59 feet, and the chord of said curve bears south 07 degrees 54 minutes 07 seconds east, 167.82 feet for a point of beginning, said point being the most easterly corner of Lot 20, Block 2, Elton Hills North Third Subdivision, and the next 7 courses are along the easterly line of said subdivision; thence south 28 degrees 00 minutes 00 seconds west, 167.47 feet; thence south 14 degrees 04 minutes 30 seconds west, 171.00 feet; thence southeasterly 35.46 feet along a nontangential curve concave to the southwest, central angle of 13 degrees 49 minutes 21 seconds, radius 147.00 feet, and the chord of said curve bears south 69 degrees 00 minutes 49 seconds east, 35.38 feet; thence south 58 degrees 34 minutes 30 seconds west, 112.47 feet; thence south 80 degrees 00 minutes 00 seconds west, 87.09 feet; thence north 75 degrees 55 minutes 30 seconds west, 110.00 feet; thence south 27 degrees 30 minutes 00 seconds west, 257.38 feet to the most northerly corner of Lot 9, Block 3, Elton Hills North Second Subdivision, and the next 3 courses are along the northeasterly line of said subdivision; thence south 44 degrees 55 minutes 30 seconds east, 495.15 feet; thence south 45 degrees 04 minutes 30 seconds west, 17.00 feet; thence south 44 degrees 55 minutes 30 seconds east, 110.00 feet; thence north 45 degrees 04 minutes 30 seconds east, 726.61 feet; thence north 14 degrees 04 minutes 48 seconds east, 86.56 feet; thence northwesterly 668.00 feet along a nontangential curve concave to the northeast central angle 60 degrees 24 minutes 28 seconds, radius 633.59 feet, and the chord of said curve bears north 45 degrees 42 minutes 58 seconds west, 637.49 feet to the point of beginning.

Containing 10.15 acres.

Have caused the same to be surveyed and platted as ELTON HILLS NORTH FOURTH SUBDIVISION and do hereby donate and dedicate to the public, for the public use forever, the drive and avenues and grant the easements as shown on this plat. In witness whereof said Builders Land Company, a Minnesota Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 13th day of SEPTEMBER 1978.

Builders Land Company

E. Patrick Dargis
E. Patrick Dargis, President

Robert J. Simonsen
Robert J. Simonsen, Secretary

State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 13th day of SEPTEMBER 1978, by E. Patrick Dargis, President, and Robert J. Simonsen, Secretary, officers of Builders Land Company on behalf of the corporation.

Lantha Ballard
Notary Public, Hennepin County, Minnesota

My commission expires _____

No Access Defined:

Egress and ingress by vehicular travel will not be permitted over and across the northeasterly line of Lots 1,4,5,6, and 7, Block 3 and Lot 3, Block 2 as shown on the accompanying plat.

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.

OFFICIAL PLAT

PREPARED BY:
McGHIE & BETTS, INC.
CONSULTING ENGINEER'S
ROCHESTER, MINNESOTA