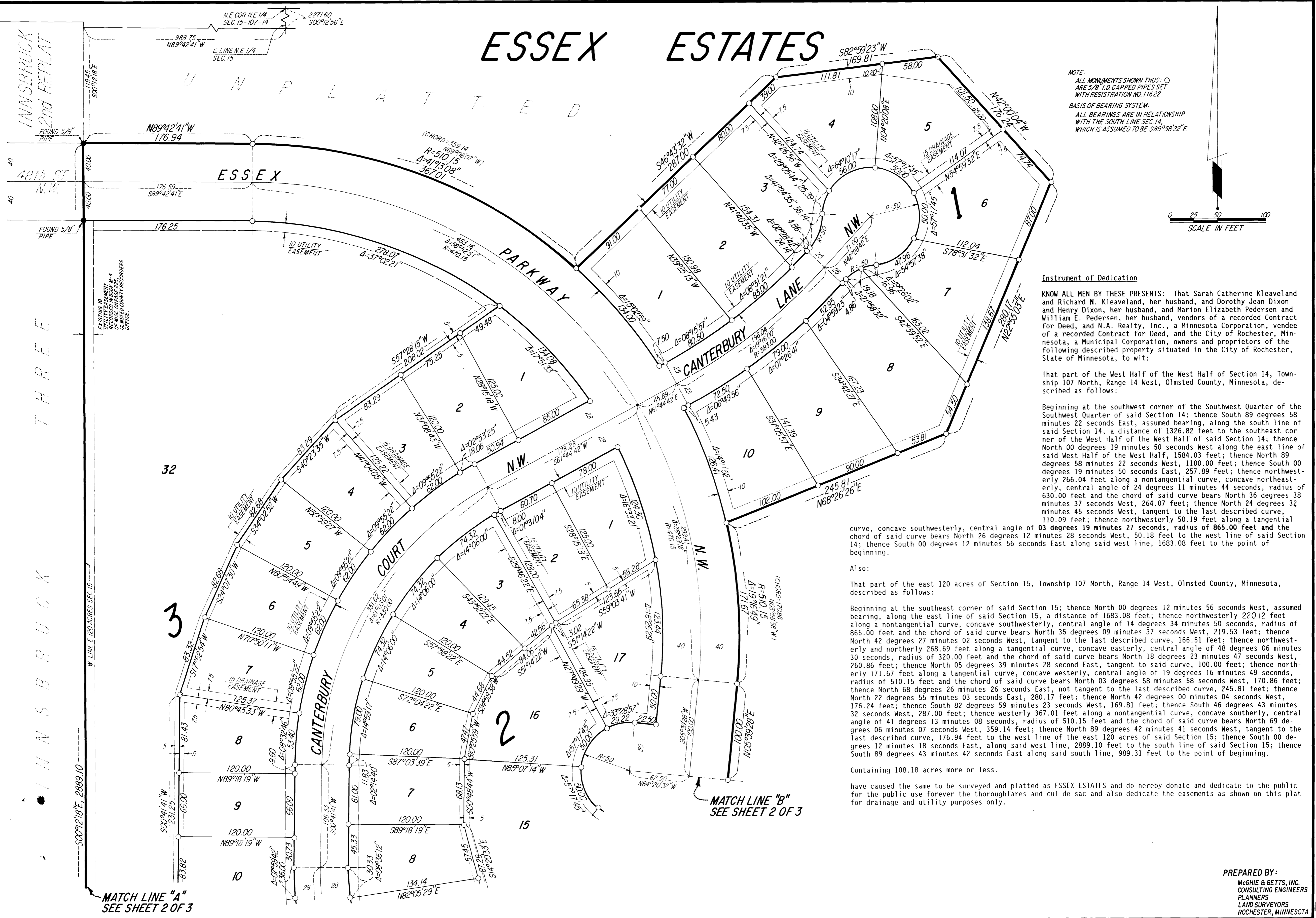


# OFFICIAL PLAT

## ESSEX ESTATES

UNPLATTED



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 SOUTH LINE SEC. 14,  
WHICH IS ASSUMED TO BE S89°58'22"E.

### Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Sarah Catherine Kleaveland and Richard N. Kleaveland, her husband, and Dorothy Jean Dixon and Henry Dixon, her husband, and Marion Elizabeth Pedersen and William E. Pedersen, her husband, vendors of a recorded Contract for Deed, and N.A. Realty, Inc., a Minnesota Corporation, vendee of a recorded Contract for Deed, and the City of Rochester, Minnesota, a Municipal Corporation, owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the West Half of the West Half of Section 14, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 14; thence South 89 degrees 58 minutes 22 seconds East, assumed bearing, along the south line of said Section 14, a distance of 1326.82 feet to the southeast corner of the West Half of the West Half of said Section 14; thence North 00 degrees 19 minutes 50 seconds West along the east line of said West Half of the West Half, 1584.03 feet; thence North 89 degrees 58 minutes 22 seconds West, 1100.00 feet; thence South 00 degrees 19 minutes 50 seconds East, 257.89 feet; thence northwesterly 266.04 feet along a nontangential curve, concave northeasterly, central angle of 24 degrees 11 minutes 44 seconds, radius of 630.00 feet and the chord of said curve bears North 36 degrees 38 minutes 37 seconds West, 264.07 feet; thence North 24 degrees 32 minutes 45 seconds West, tangent to the last described curve, 110.09 feet; thence northwesterly 50.19 feet along a tangential

curve, concave southwesterly, central angle of 03 degrees 19 minutes 27 seconds, radius of 865.00 feet and the chord of said curve bears North 26 degrees 12 minutes 28 seconds West, 50.18 feet to the west line of said Section 14; thence South 00 degrees 12 minutes 56 seconds East along said west line, 1683.08 feet to the point of beginning.

Also:

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

Beginning 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 1683.08 feet; thence northwesterly 220.12 feet along a nontangential curve, concave southwesterly, central angle of 14 degrees 34 minutes 50 seconds, radius of 865.00 feet and the chord of said curve bears North 35 degrees 09 minutes 37 seconds West, 219.53 feet; thence North 42 degrees 27 minutes 02 seconds West, tangent to the last described curve, 166.51 feet; thence northwesterly and northerly 268.69 feet along a tangential curve, concave easterly, central angle of 48 degrees 06 minutes 30 seconds, radius of 320.00 feet and the chord of said curve bears North 18 degrees 23 minutes 47 seconds West, 260.86 feet; thence North 05 degrees 39 minutes 28 seconds East, tangent to said curve, 100.00 feet; thence northerly 171.67 feet along a tangential curve, concave westerly, central angle of 19 degrees 16 minutes 49 seconds, radius of 510.15 feet and the chord of said curve bears North 03 degrees 58 minutes 58 seconds West, 170.86 feet; thence North 68 degrees 26 minutes 26 seconds East, not tangent to the last described curve, 245.81 feet; thence North 22 degrees 55 minutes 03 seconds East, 280.17 feet; thence North 42 degrees 00 minutes 04 seconds West, 176.24 feet; thence South 83 degrees 59 minutes 23 seconds West, 169.81 feet; thence South 46 degrees 43 minutes 32 seconds West, 287.00 feet; thence westerly 367.01 feet along a nontangential curve, concave southerly, central angle of 41 degrees 13 minutes 08 seconds, radius of 510.15 feet and the chord of said curve bears North 69 degrees 06 minutes 07 seconds West, 359.14 feet; thence North 89 degrees 42 minutes 41 seconds West, tangent to the last described curve, 176.94 feet to the west line of the east 120 acres of said Section 15; thence South 00 degrees 12 minutes 18 seconds East, along said west line, 2889.10 feet to the south line of said Section 15; thence South 89 degrees 43 minutes 42 seconds East along said south line, 989.31 feet to the point of beginning.

Containing 108.18 acres more or less.

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

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

OFFICIAL PLAT

ESSEX ESTATES

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as ESSEX 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 7th day of August, 1990.

William E. Tointon
Notary Public, Olmsted County, Minnesota

My commission expires [Notary Seal]

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 24th day of September, 1990.

Edward P. Kusile
Olmsted County Surveyor

Tax Statements

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

John Cocker, Deputy
Olmsted County Treasurer

Date October 9, 1990

No delinquent taxes due and transfer entered this 9th day of October, 1990.

Daniel J. Namistek, 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 10 day of Sept, 1990, 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 9 day of October, 1990.

Carole A. Grimm
City Clerk

County Recorder

DOCUMENT NUMBER 591:93

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 11 day of October, 1990, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

County Recorder

Carole M. Ferris
Deputy

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.

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

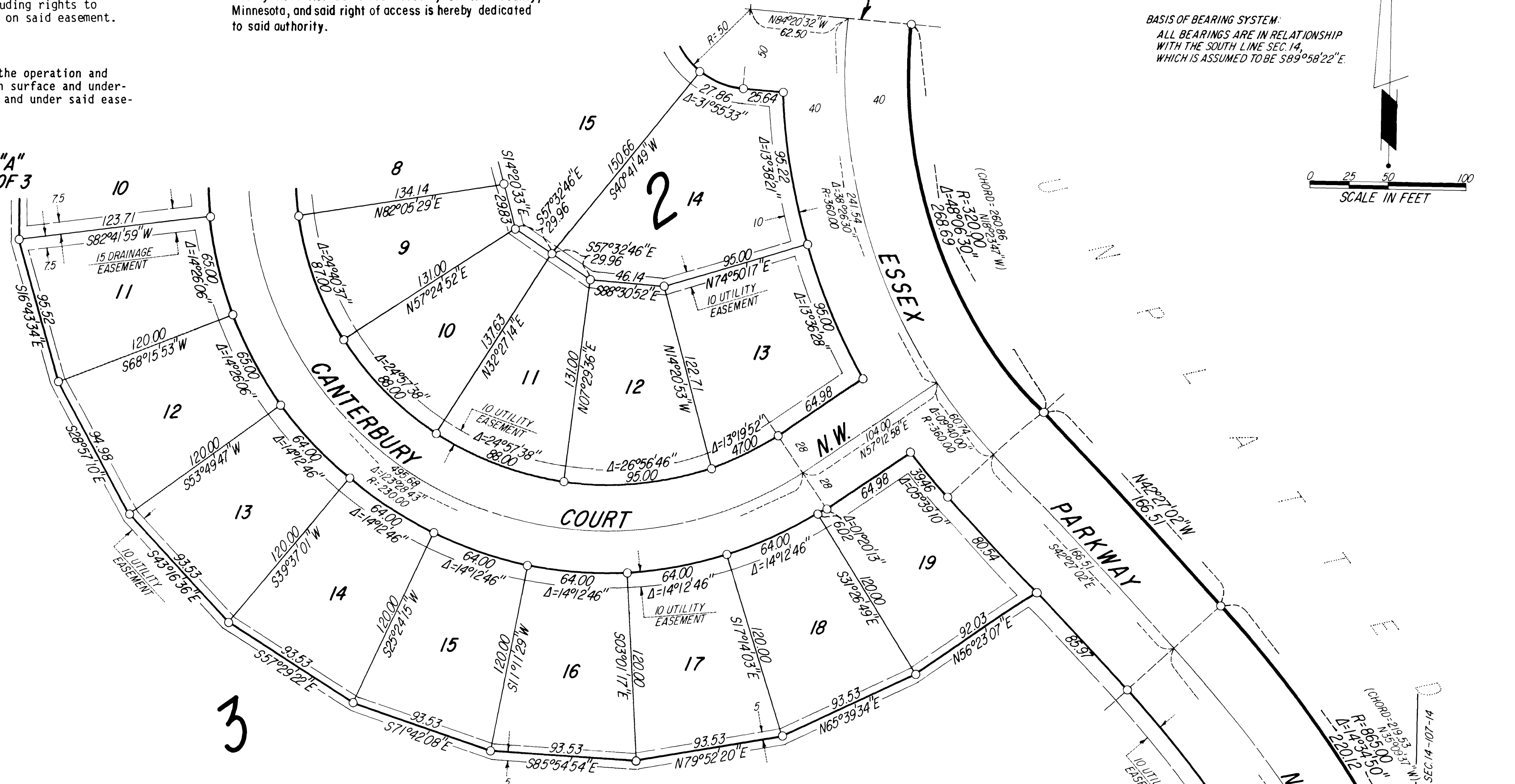
DEDICATED CONTROLLED ACCESS defined:
Ingress or egress to, from, or across the abutting roadway County Road No. 133 is restricted by Olmsted County, Minnesota, and said right of access is hereby dedicated to said authority.

MATCH LINE "A"
SEE SHEET 1 OF 3

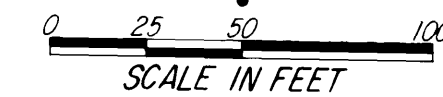
MATCH LINE "B"
SEE SHEET 1 OF 3

MATCH LINE "C"
SEE SHEET 3 OF 3

MATCH LINE "D"
SEE SHEET 3 OF 3



NOTE:
ALL MONUMENTS SHOWN THUS: O
ARE 5/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 11622.
BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE SOUTH LINE SEC. 14,
WHICH IS ASSUMED TO BE S89°58'22"E.



In witness whereof said Sarah Catherine Kleaveland and Richard N. Kleaveland, her husband, and Dorothy Jean Dixon and Henry Dixon, her husband, and Marion Elizabeth Pedersen and William E. Pedersen, her husband, have caused these presents to be signed this 4th day of September, 1990.

Milton A. Rosenblad, Attorney in Fact

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 4th day of September, 1990, by Milton A. Rosenblad, Attorney in Fact, for Sarah Catherine Kleaveland and Richard W. Kleaveland, her husband, and Dorothy Jean Dixon and Henry Dixon, her husband, and Marion Elizabeth Pedersen and William E. Pedersen, her husband.

Carly S. Klundivert, Notary Public, Olmsted County, Minnesota

My commission expires [Notary Seal]

In witness whereof said N.A. Realty, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 8th day of August, 1990.

Franklin P. Kottschade, President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 8th day of August, 1990, by Franklin P. Kottschade, President of N.A. Realty, Inc., a Minnesota Corporation, on behalf of the Corporation.

William E. Tointon
Notary Public, Olmsted County, Minnesota

My commission expires [Notary Seal]

In witness whereof said City of Rochester, Minnesota, a Municipal Corporation, has caused these presents to be signed by its proper officers this 10 day of Sept, 1990.

Chuck Hazama, Mayor; Carole A. Grimm, City Clerk

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 20th day of September, 1990, by Chuck Hazama, Mayor, and Carole A. Grimm, City Clerk, on behalf of the City of Rochester, Minnesota.

Notary Public, Olmsted County, Minnesota

My commission expires 2/1/94

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

OFFICIAL PLAT

U N P L A T T E D

ESSEX ESTATES

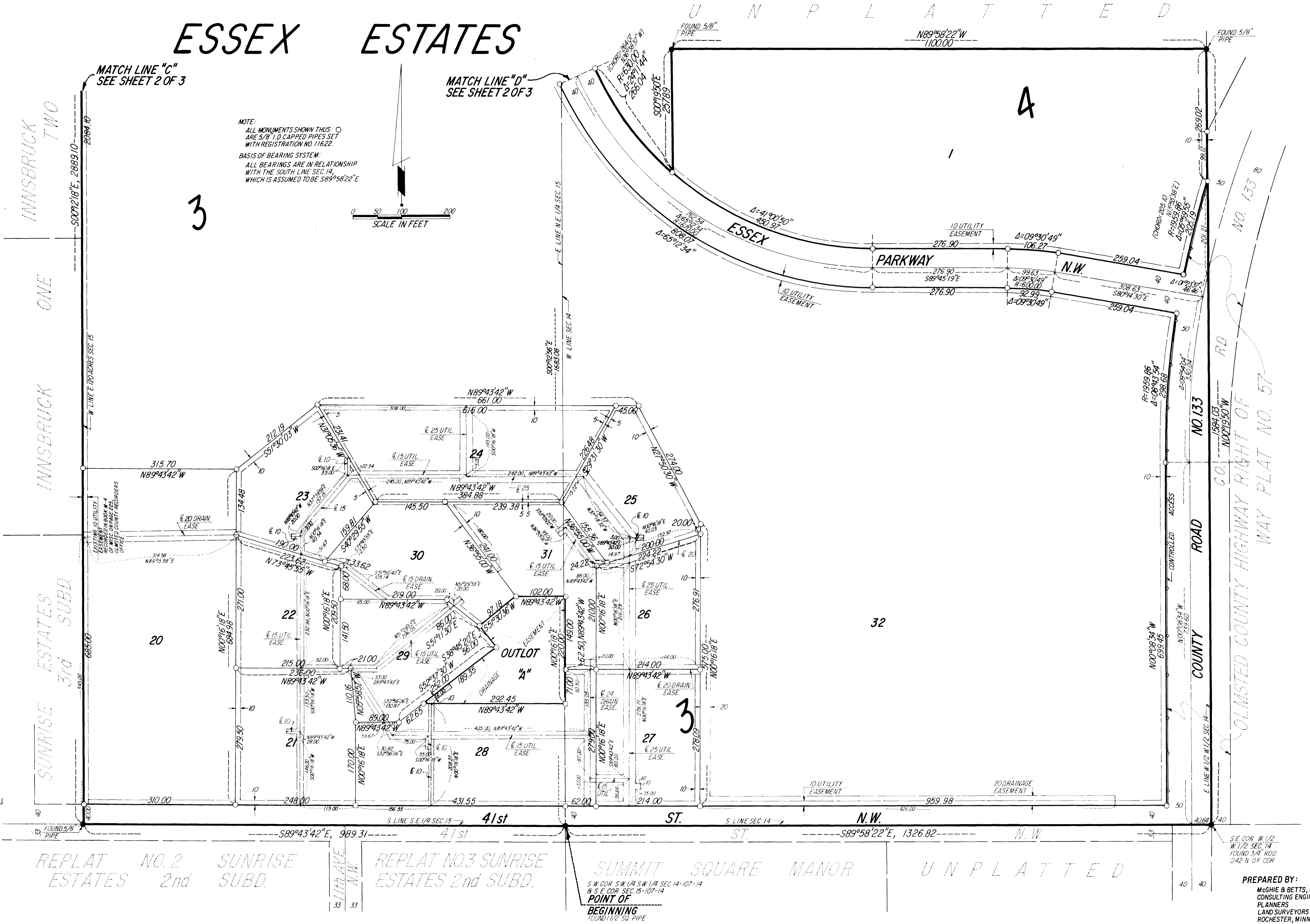
4

3

MATCH LINE "C"  
SEE SHEET 2 OF 3

MATCH LINE "D"  
SEE SHEET 2 OF 3

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REPLAT NO. 2 SUNRISE ESTATES 2nd SUBD.

REPLAT NO. 3 SUNRISE ESTATES 2nd SUBD.

SUMMIT SQUARE MANOR  
S.W. COR. S.W. 1/4 S.W. 1/4 SEC. 14-107-14  
S.E. COR. SEC. 15-107-14  
POINT OF BEGINNING  
FOUND 1 1/2" SQ. PIPE

U N P L A T T E D

S.E. COR. W. 1/2 W. 1/2 SEC. 14  
FOUND 3/4" ROD  
0.42 N. OF COR.

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