

# OFFICIAL PLAT

## SOUTH PARK TWO

### Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as SOUTH PARK TWO; 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 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 13<sup>th</sup> day of May, 1991.

*William E. Tointon*  
Notary Public, Olmsted County, Minnesota

My commission expires 

I certify that this plat has been checked mathematically and that the plat conforms to the applicable plating laws, this 15<sup>th</sup> day of May, 1991.

*Edward H. Kuehl*  
Olmsted County Surveyor

### Tax Statements

Taxes payable in the year 1991 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 21<sup>st</sup> day of June, 1991.

*Bob Ryan*  
Olmsted County Auditor/Treasurer  
By *Patricia J. Wanicke* Deputy

### 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 3 day of June, 1991, 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 20 day of June, 1991.

*Carole A. Grimm*  
City Clerk

County Recorder **604395**

DOCUMENT NUMBER

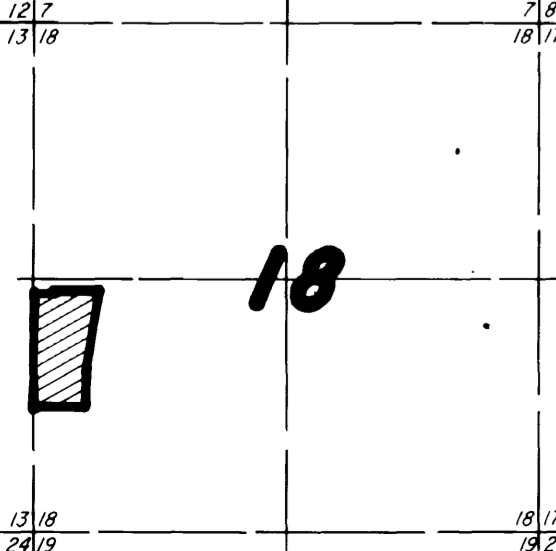
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 21 day of June, 1991, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

By *LOIS FINSTUEN*  
County Recorder

*Carol M. Ferrer*  
Deputy

### PROPERTY LOCATION MAP

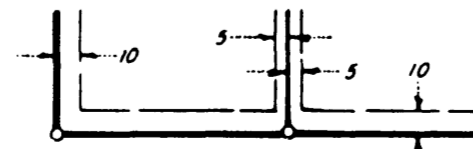
SECTION 18, TOWNSHIP 106 N., RANGE 13 W.



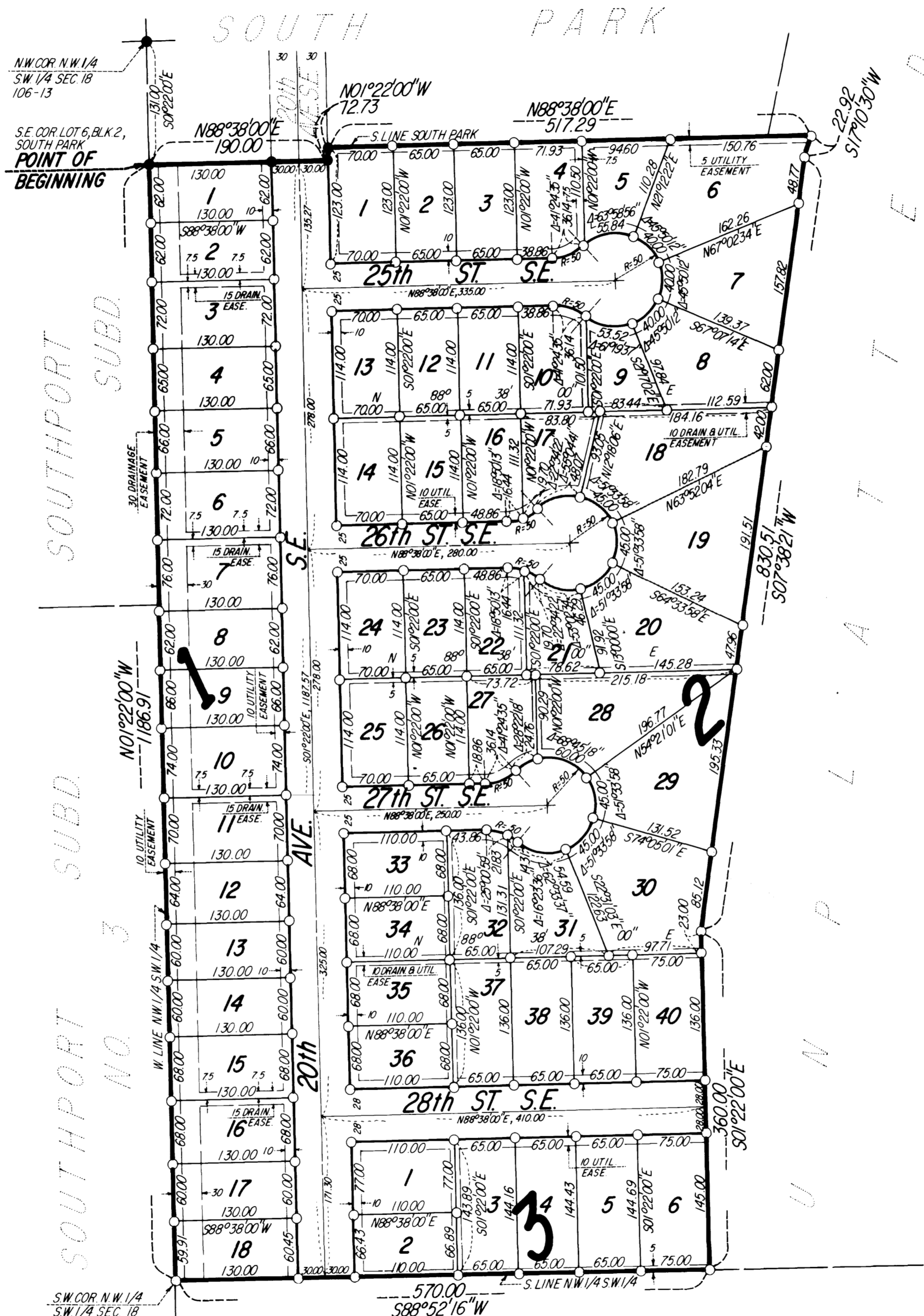
UTILITY EASEMENT defined:  
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

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

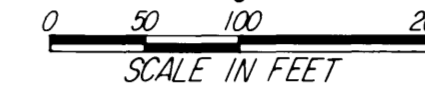
UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THE PLAT.



NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622  
ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 1/2" PIPES  
BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE NW 1/4 SW 1/4 SEC. 18, WHICH IS ASSUMED TO BE S01°22'00" E



KNOW ALL MEN BY THESE PRESENTS: That Ratzloff-Bigelow Development, a Minnesota General Partnership, and Dallman Properties, a Minnesota General Partnership, Owners and Proprietors of the following described property situated in the City of Rochester, State of Minnesota to wit:

That part of the Northwest Quarter of the Southwest Quarter of Section 18, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 18; thence South 01 degree 22 minutes 00 seconds East, assumed bearing, along the west line of said Quarter Quarter Section, 131.00 feet to the southwest corner of Lot 6, Block 2, SOUTH PARK for the point of beginning (the next 3 courses are along the south line of said SOUTH PARK and the easterly prolongation thereof); thence North 88 degrees 38 minutes 00 seconds East, 190.00 feet; thence North 01 degree 22 minutes 00 seconds West, 12.73 feet; thence North 88 degrees 38 minutes 21 seconds West, 830.51 feet; thence South 01 degree 22 minutes 00 seconds East, 360.00 feet to the south line of said Quarter Quarter Section; thence South 88 degrees 52 minutes 16 seconds West, along said south line, 570.00 feet to the southwest corner of said Quarter Quarter Section; thence North 01 degree 22 minutes 00 seconds West, along the west line thereof, 1186.91 feet to the point of beginning.

Containing 16.95 acres more or less.

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

In witness whereof said Ratzloff-Bigelow Development, a Minnesota General Partnership, has caused these presents to be signed this 17 day of May, 1991.

*Harvey R. Ratzloff* *Joel O. Bigelow*  
Harvey R. Ratzloff, A General Partner Joel O. Bigelow, a General Partner

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 1991, by Harvey R. Ratzloff, and Joel O. Bigelow, partners of Ratzloff-Bigelow Development.

*Louis M. Oly, Jr.*  
Notary Public, Olmsted County, Minnesota  
My commission expires 1-8-93

It witness whereof said Dallman Properties, a Minnesota General Partnership, has caused these presents to be signed this 17<sup>th</sup> day of MAY, 1991.

*Don P. Dallman*  
Don P. Dallman, A General Partner

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of MAY, 1991, by Don P. Dallman, a partner of Dallman Properties, a General Partnership.

*Louis M. Oly, Jr.*  
Notary Public, Olmsted County, Minnesota  
My commission expires 1-8-93

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