

OFFICIAL PLAT

TETON COURT

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as TETON COURT; 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 10th day of May, 1990.

William E. Tointon
Notary Public, Olmsted County, Minnesota

My commission expires 8/4/95

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 14th day of May, 1990.

Edward P. Kniel
Olmsted County Surveyor

Tax Statements

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

Teresa Coates, Deputy
Olmsted County Treasurer

Date June 19, 1990

No delinquent taxes due and transfer entered this 19th day of June, 1990.

Samuel J. Hammett, 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 7th day of May, 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 18th day of June, 1990.

Carole A. Grimm
City Clerk

County Registrar of Titles

DOCUMENT NUMBER 55290

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this 9th day of July, 1990, at 12:40 o'clock P.M., and was duly recorded in the Olmsted County records.

Carole Beckner
Registrar of Titles

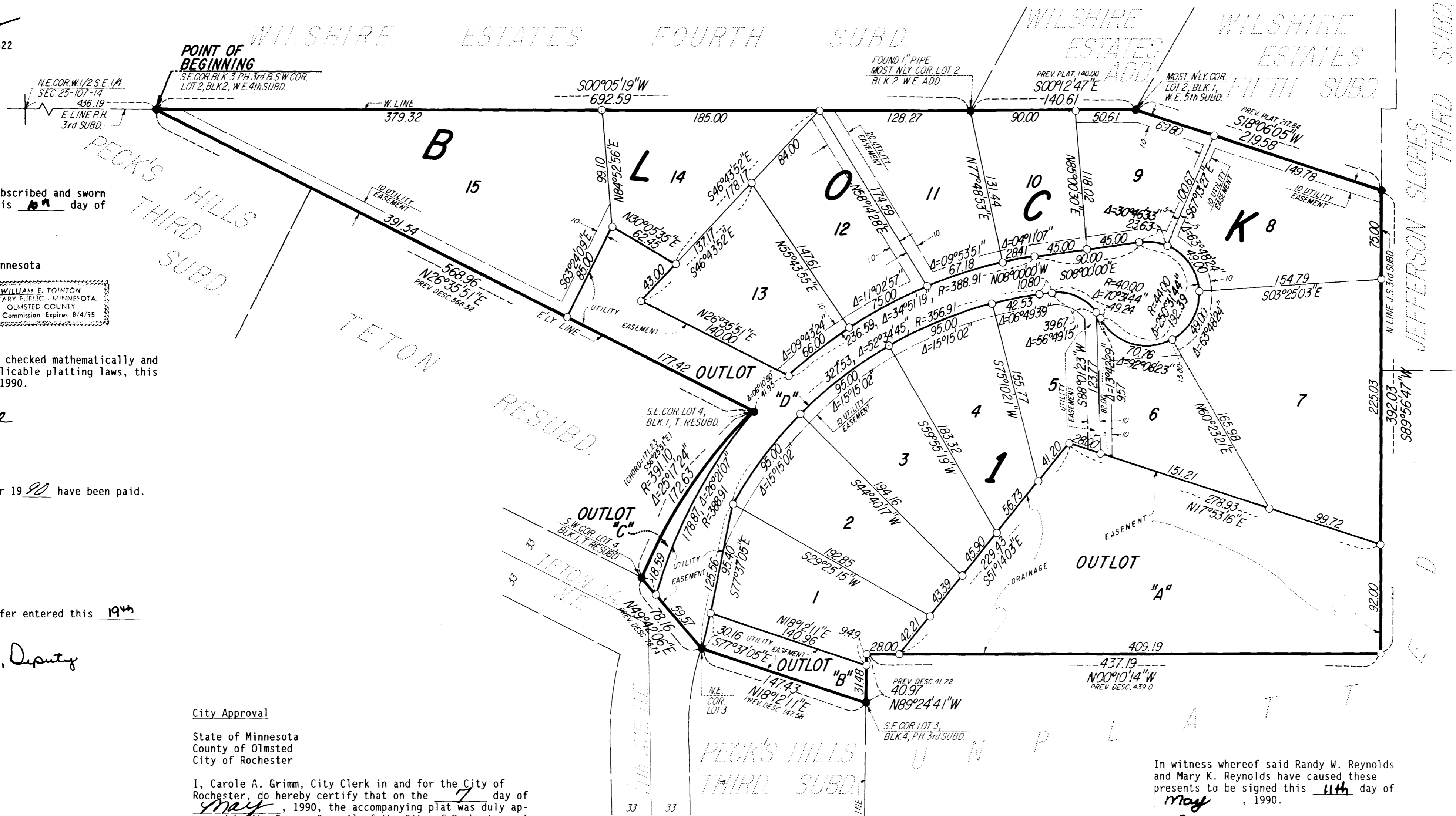
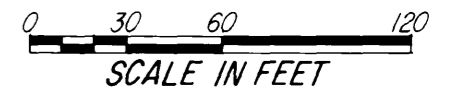
Deputy
Book 67 Page 309 thru 320 Book 68 Page 1-7

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.

NOTE:

ALL MONUMENTS SHOWN THUS: O ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622. ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPES, UNLESS OTHERWISE NOTED. BASIS OF BEARING SYSTEM: ALL BEARINGS ARE IN RELATIONSHIP WITH THE W LINE W.E. 4th SUBD., WHICH IS ASSUMED TO BE S00°05'19"W.



Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Randy W. Reynolds and Mary K. Reynolds, husband and wife, owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the Southeast Quarter of Section 25, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the West Half of the Southeast Quarter of said Section 25; thence southerly along the east line of PECK'S HILLS THIRD SUBDIVISION, a distance of 436.19 feet to the southeasterly corner of Block 3, in said PECK'S HILLS THIRD SUBDIVISION (said corner also being the southwest corner of Lot 2, Block 2, WILSHIRE ESTATES FOURTH SUBDIVISION); thence South 00 degrees 05 minutes 19 seconds West, assumed bearing, along the west line of said WILSHIRE ESTATES FOURTH SUBDIVISION 692.59 feet to the most northerly corner of Lot 2, Block 2, WILSHIRE ESTATES ADDITION; thence South 00 degrees 12 minutes 47 seconds East, along the west line of said Lot 2, a distance of 140.61 feet (previously platted 140.00 feet) to the most northerly corner of Lot 2, Block 1, WILSHIRE ESTATES FIFTH SUBDIVISION; thence South 18 degrees 06 minutes 05 seconds West along the westerly line of said WILSHIRE ESTATES FIFTH SUBDIVISION 219.58 feet (previously platted 217.84 feet) to the north line of JEFFERSON SLOPES THIRD SUBDIVISION; thence South 89 degrees 56 minutes 47 seconds West, along said north line and the westerly extension thereof, 392.03 feet to the east line of the land conveyed by Anna Peck et al to E.J. Koeneman et al recorded in the office of the Olmsted County Recorder in Book 177 of Deeds, Page 57; thence North 00 degrees 10 minutes 14 seconds West, parallel with the centerline of 11th Avenue N.E. extended, 437.19 feet (previously described 439.0) to the easterly extension of the southerly line of PECK'S HILLS THIRD SUBDIVISION; thence North 89 degrees 24 minutes 41 seconds West along said extension, 40.97 feet (previously described 41.22 feet) to the southeast corner of Lot 3, Block 4, PECK'S HILLS THIRD SUBDIVISION; thence North 18 degrees 12 minutes 11 seconds East along the east line of said Lot 3, Block 4, 147.43 feet (previously described 147.58 feet) to the northeast corner thereof; thence North 89 degrees 42 minutes 06 seconds East, 78.16 feet (previously described 78.74 feet) to the southwest corner of Lot 4, Block 1, TETON RE-SUBDIVISION; thence southeasterly 172.63 feet along the southerly line of said Lot 4, Block 1 and along a nontangential curve, concave southerly, radius of 391.10 feet and delta angle of 25 degrees 17 minutes 24 seconds to the southeast corner of said Lot 4, Block 1; thence North 26 degrees 35 minutes 51 seconds East along the easterly line of said TETON RE-SUBDIVISION and along the easterly line of said PECK'S HILLS THIRD SUBDIVISION, 568.96 feet to the point of beginning. (previously described 568.52) Containing 7.30 acres more or less.

In witness whereof said Randy W. Reynolds and Mary K. Reynolds have caused these presents to be signed this 11th day of May, 1990.

Randy W. Reynolds
Randy W. Reynolds

Mary K. Reynolds
Mary K. Reynolds

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 11 day of May, 1990, by Randy W. Reynolds and Mary K. Reynolds, husband and wife.

Notary Public, Olmsted County, Minnesota

My commission expires 6-6-95

PREPARED BY:

McGhie & Betts, Inc.
Consulting Engineers
Planners
Land Surveyors
Rochester, Minnesota

