

OFFICIAL PLAT

ESSEX ESTATES THIRD

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as ESSEX ESTATES THIRD; 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.

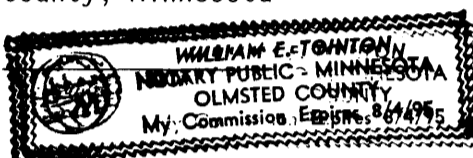
James E. Swanson
James E. Swanson, R.L.S.
Minnesota Registration Number 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 20th day of November, 1991.

William E. Tointon
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 21st day of November 1991.

Edward P. Kinsler
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 24th day of December, 1991.

Bob Lynn
Olmsted County Auditor/Treasurer
By Pamela J. Hamerlin Deputy

City Approval

State of Minnesota
County of Olmsted
City of Rochester
JUDY KAY SCHERE DEPUTY

I, Carole A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 17th day of SEPTEMBER, 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 24th day of DECEMBER, 1991.

Judy Kay Schere, Deputy
City Clerk

County Recorder 616705

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 24th day of December, 1991, at 11 o'clock A.M. and was duly recorded in the Olmsted County records.

By [Signature]
County Recorder

JuAnn Murray
Deputy

INSTRUMENT OF DEDICATION

\*and Franklin P. Kottschade and Bonnie R. Kottschade, husband and wife,

KNOW ALL MEN BY THESE PRESENTS: That N.A. Realty, Inc., a Minnesota Corporation, and Franklin P. Kottschade and Bonnie R. Kottschade, husband and wife, and Aldrich Memorial Nursery School, Inc., a Minnesota Corporation, owners and proprietors, and Eastwood Bank, a Minnesota Corporation, and Norwest Bank Minnesota Southeast, a National Association, mortgagees of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of Lot 1, Block 4, ESSEX ESTATES, and that part of the West Half of Section 14, Township 107 North, Range 14 West, Olmsted County, Minnesota described by metes and bounds as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 14; thence North 00 degrees 12 minutes 56 seconds West, assumed bearing, along the west line of said Southwest Quarter a distance of 2263.94 feet for the point of beginning; thence North 76 degrees 18 minutes 00 seconds East, 27.22 feet; thence North 83 degrees 35 minutes 17 seconds East, 162.06 feet; thence North 79 degrees 34 minutes 14 seconds East, 96.93 feet; thence North 72 degrees 43 minutes 25 seconds East, 91.38 feet; thence southerly 60.17 feet along a nontangential curve concave northeasterly, central angle of 07 degrees 08 minutes 18 seconds, radius of 482.95 feet, and the chord of said curve bears South 24 degrees 56 minutes 05 seconds East, 60.13 feet; thence South 28 degrees 30 minutes 00 seconds East, 50.00 feet; thence southerly 120.11 feet along a tangential curve concave westerly, central angle of 18 degrees 30 minutes 00 seconds, and radius of 372.00 feet; thence South 10 degrees 00 minutes 00 seconds East, 167.00 feet; thence southerly 42.37 feet along a tangential curve concave westerly, central angle of 03 degrees 08 minutes 39 seconds, and radius of 772.00 feet; thence South 85 degrees 00 minutes 00 seconds West, not tangent to said curve, 82.00 feet; thence South 05 degrees 00 minutes 00 seconds West, 165.64 feet; thence South 90 degrees 00 minutes 00 seconds West, 26.79 feet; thence South 61 degrees 00 minutes 00 seconds West, 386.48 feet to the northerly line of Essex Parkway N.W. (the next 5 courses are along said northerly line); thence South 24 degrees 32 minutes 45 seconds East, 19.78 feet; thence southeasterly 717.01 feet along a tangential curve concave northeasterly, central angle of 65 degrees 12 minutes 34 seconds, and radius of 630.00 feet; thence South 89 degrees 45 minutes 19 seconds East, 276.90 feet; thence easterly 106.27 feet along a tangential curve concave southerly, central angle of 09 degrees 30 minutes 49 seconds and radius of 640.00 feet; thence South 80 degrees 14 minutes 30 seconds East, 259.04 feet to the southeast corner of Lot 1, Block 4, ESSEX ESTATES (the next 3 courses are along the easterly and northerly sides of said Lot 1); thence northerly 205.19 feet along a nontangential curve concave southeasterly, central angle of 05 degrees 59 minutes 55 seconds, radius of 1959.86 feet, and the chord of said curve bears North 13 degrees 55 minutes 38 seconds East, 205.10 feet; thence North 00 degrees 19 minutes 50 seconds West, 269.02 feet; thence North 89 degrees 58 minutes 22 seconds West, 680.08 feet; thence South 34 degrees 17 minutes 32 seconds West, 53.57 feet; thence South 48 degrees 09 minutes 42 seconds West, 77.30 feet; thence North 38 degrees 52 minutes 43 seconds West, 125.04 feet; thence northerly 181.12 feet along a nontangential curve concave northwesterly, central angle of 51 degrees 07 minutes 17 seconds, radius of 203.00 feet, and the chord of said curve bears North 25 degrees 33 minutes 38 seconds East, 175.18 feet; thence North 00 degrees 00 minutes 00 seconds West, 80.00 feet; thence northerly 144.51 feet along a tangential curve concave westerly, central angle of 10 degrees 00 minutes 00 seconds and radius of 828.00 feet; thence North 10 degrees 00 minutes 00 seconds West, 167.00 feet; thence northerly 138.20 feet along a tangential curve concave westerly, central angle of 18 degrees 30 minutes 00 seconds, and radius of 428.00 feet; thence North 28 degrees 30 minutes 00 seconds West, 50.00 feet; thence northerly 66.20 feet along a tangential curve concave northeasterly, central angle of 08 degrees 53 minutes 00 seconds, and radius of 426.95 feet; thence North 19 degrees 37 minutes 00 seconds West, 159.29 feet; thence southwesterly 73.91 feet along a nontangential curve concave northwesterly, central angle of 06 degrees 29 minutes 41 seconds, radius of 652.00 feet, and the chord of said curve bears South 71 degrees 10 minutes 10 seconds West, 73.87 feet; thence South 74 degrees 25 minutes 00 seconds West, 17.97 feet; thence North 02 degrees 48 minutes 23 seconds West, 181.99 feet; thence North 30 degrees 02 minutes 31 seconds West, 75.81 feet; thence North 57 degrees 10 minutes 44 seconds West, 109.43 feet; thence North 64 degrees 40 minutes 18 seconds West, 134.32 feet to the most easterly corner of Lot 6, Block 1, ESSEX ESTATES; thence South 22 degrees 55 minutes 03 seconds West along the easterly line of said Lot 6 a distance of 48.28 feet to the west line of said Section 14; thence South 00 degrees 12 minutes 56 seconds East, along said west line, 542.88 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:

Commencing 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 2263.94 feet for a point of beginning; thence continue North 00 degrees 12 minutes 56 seconds West along said east line, 542.88 feet to the easterly line of Block 1, ESSEX ESTATES; thence South 22 degrees 55 minutes 03 seconds West along said easterly line, 231.89 feet; thence South 68 degrees 26 minutes 26 seconds West along the southeasterly line of said Block 1 a distance of 245.81 feet to the easterly line of Essex Parkway N.W. (the next 3 courses are along said easterly line); thence southerly 171.67 feet along a nontangential curve concave westerly, central angle of 19 degrees 16 minutes 49 seconds, radius of 510.15 feet, and the chord of said curve bears South 03 degrees 58 minutes 58 seconds East, 170.86 feet; thence South 05 degrees 39 minutes 28 seconds West, 100.00 feet; thence southerly 58.74 feet along a tangential curve concave easterly, central angle of 10 degrees 31 minutes 05 seconds, and radius of 320.00 feet; thence North 72 degrees 24 minutes 50 seconds East, 169.16 feet; thence North 76 degrees 18 minutes 00 seconds East, 162.73 feet to the point of beginning.

Containing in all 18.96 acres more or less

have caused the same to be surveyed and platted as ESSEX ESTATES THIRD 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.

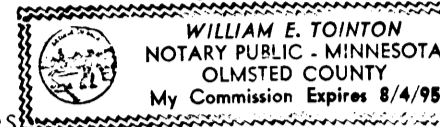
In witness whereof said N.A. Realty, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 22nd day of November, 1991.

Franklin P. Kottschade
Franklin P. Kottschade, President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 22nd day of November, 1991, 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



In witness whereof said Franklin P. Kottschade and Bonnie R. Kottschade, husband and wife, have caused these presents to be signed this 22nd day of November, 1991.

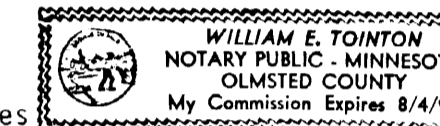
Franklin P. Kottschade
Franklin P. Kottschade

Bonnie R. Kottschade
Bonnie R. Kottschade

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 22nd day of November, 1991, by Franklin P. Kottschade and Bonnie R. Kottschade, husband and wife.

William E. Tointon
Notary Public, Olmsted County, Minnesota



In witness whereof said Aldrich Memorial Nursery School, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 26th day of November, 1991.

Gaile E. O'Leary, President
Kathryn D. Burch, Secretary

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 26th day of November, 1991, by GAILE O'LEARY, President and KATHRYN D. BURCH, Secretary, officers of Aldrich Memorial Nursery School, Inc., on behalf of the Corporation.

Franklin P. Kottschade
Notary Public, Olmsted County, Minnesota

In witness whereof said Eastwood Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 22nd day of November, 1991.

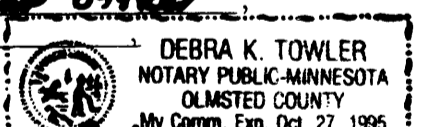
Suzanne M. Keefe
Loan Officer

N/A

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 22nd day of November, 1991, by Suzanne M. Keefe, Loan Officer, and N/A, officers of Eastwood Bank, on behalf of the Corporation.

Debra K. Towler
Notary Public, Olmsted County, Minnesota



In witness whereof said Norwest Bank Minnesota Southeast, a National Association, has caused these presents to be signed by its proper officers this 27th day of November, 1991.

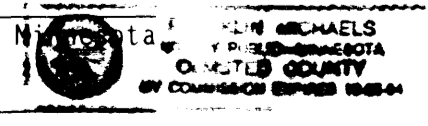
Paul W. Lintner, V.P.

Susan M. Schwanke, A.S.P.

State of Minnesota
County of Olmsted

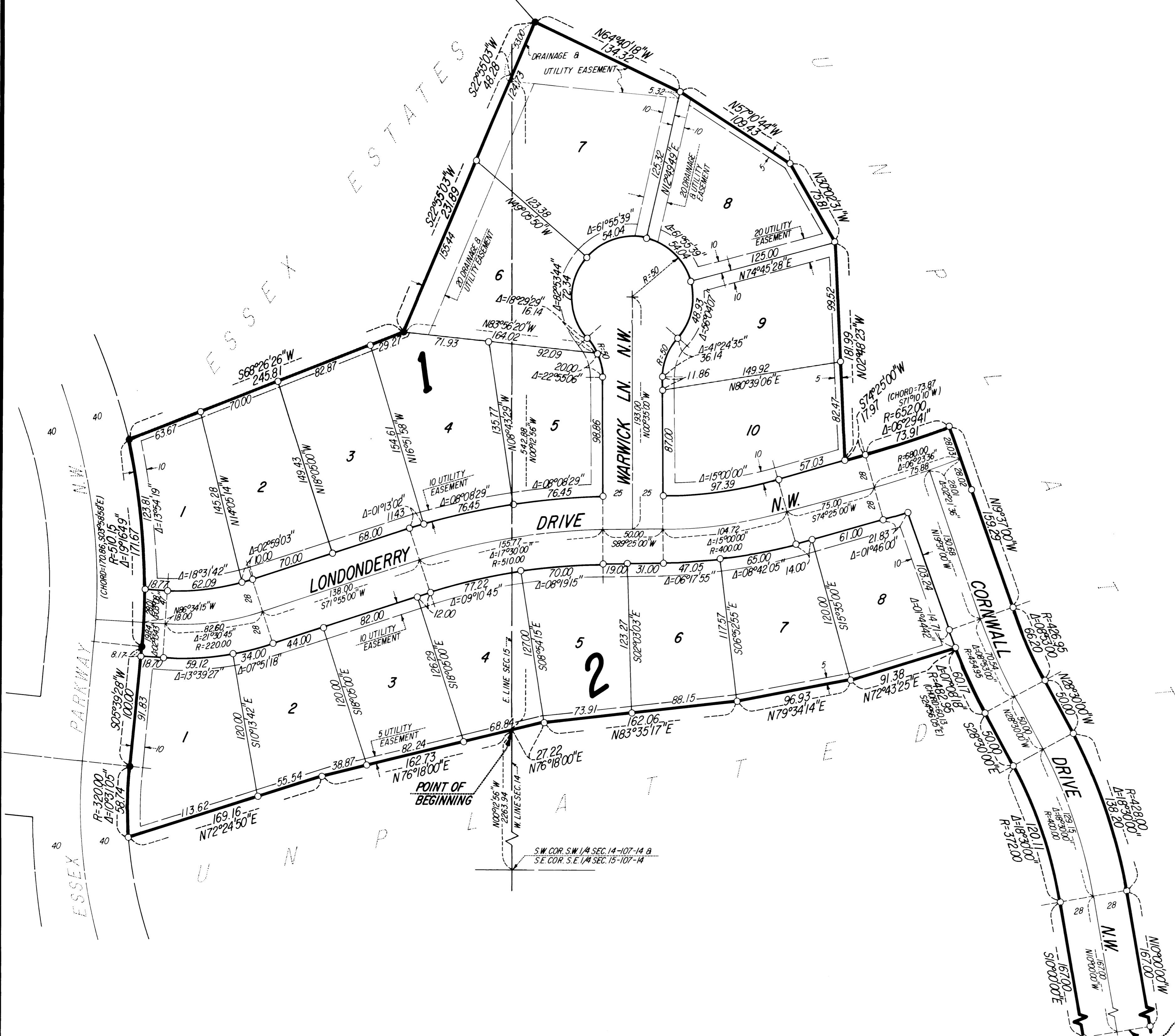
The foregoing instrument was acknowledged before me this 27th day of November, 1991, by Paul W. Lintner, V.P. and Susan M. Schwanke, President Vice President, officers of Norwest Bank Minnesota Southeast, on behalf of the Association.

Phil Michaels
Notary Public, Olmsted County, Minnesota

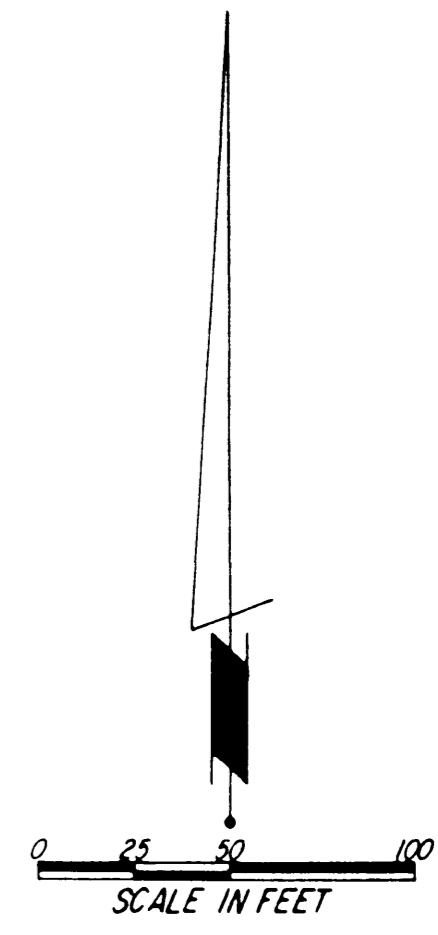


PREPARED BY:
McGHEE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS
LAND SURVEYORS
ROCHESTER, MINNESOTA

# ESSEX ESTATES THIRD



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 SYSTEMS:  
 ALL BEARINGS ARE IN RELATIONSHIP  
 WITH THE WEST LINE SEC. 14,  
 WHICH IS ASSUMED TO BE N00°12'56"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 under-  
 ground, running over, across, and under said  
 easement.

MATCH LINE  
 SEE SHEET 3 OF 3

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

OFFICIAL PLAT

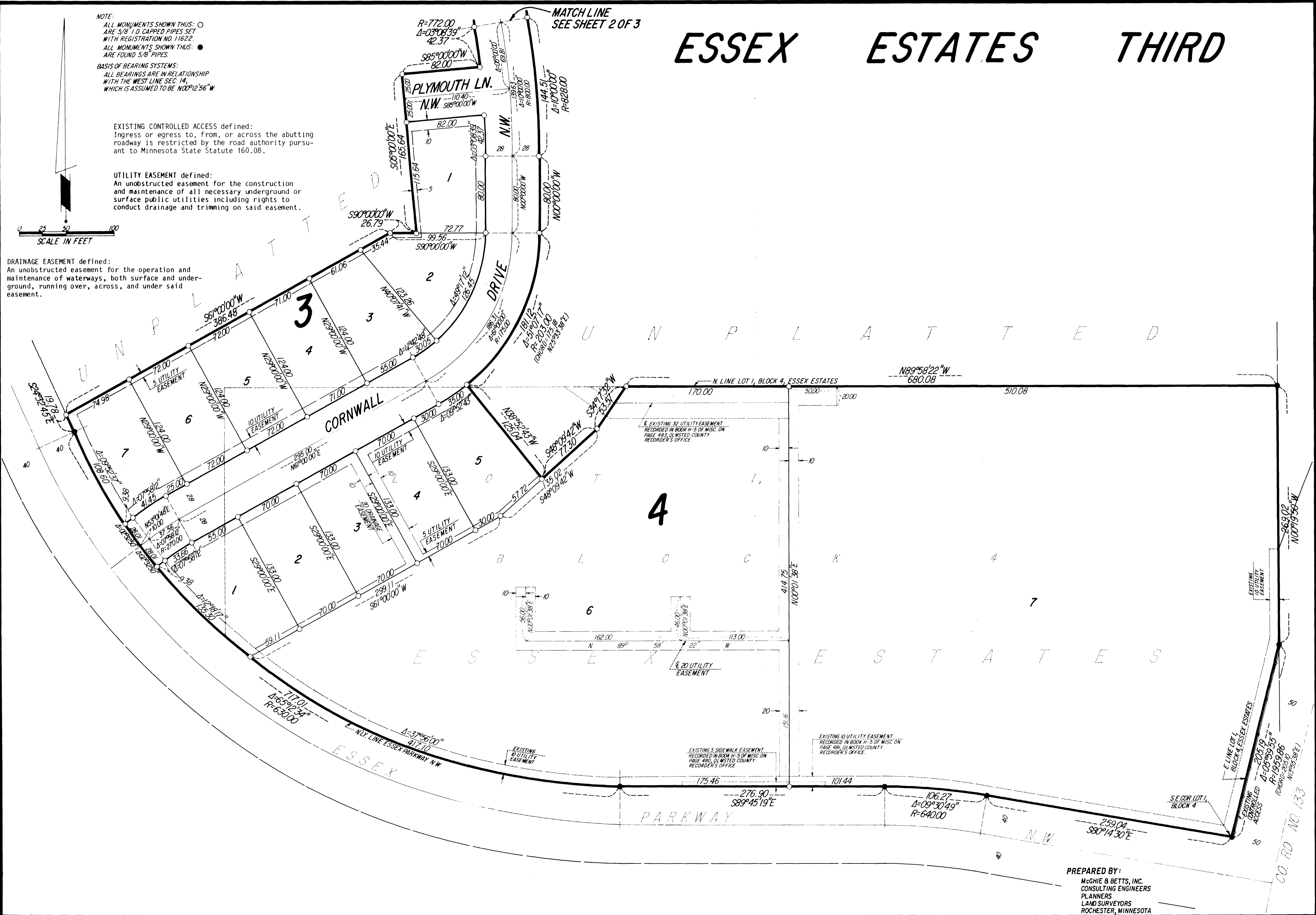
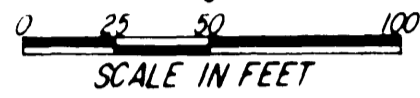
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EXISTING CONTROLLED ACCESS defined:  
 Ingress or egress to, from, or across the abutting  
 roadway is restricted by the road authority pursu-  
 ant to Minnesota State Statute 160.08.

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 An unobstructed easement for the construction  
 and maintenance of all necessary underground or  
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