

OFFICIAL PLAT

# BIANCO ESTATES

Surveyor's Certificate

I hereby certify that I have surveyed and plotted the property described on this plat as BIANCO 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 wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

*James E. Swanson*  
James E. Swanson, L.S.  
Minnesota License Number 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 6th day of October, 1995.

*Jennifer A. White*  
Notary Public, Olmsted County, Minnesota  
My Commission Expires 1-31-00

My commission expires: January 31, 2000

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 10 day of October, 1995.

*Edward F. Kunkle*  
Olmsted County Surveyor

Tax Statement

Taxes payable in the year 1995 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24th day of October, 1995.

*Bob Ryan*  
Olmsted County Auditor/Treasurer

By *Sally Bartz* 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 2 day of Oct, 1995, 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 23 day of Oct, 1995.

*Carole A. Grimm*  
City Clerk

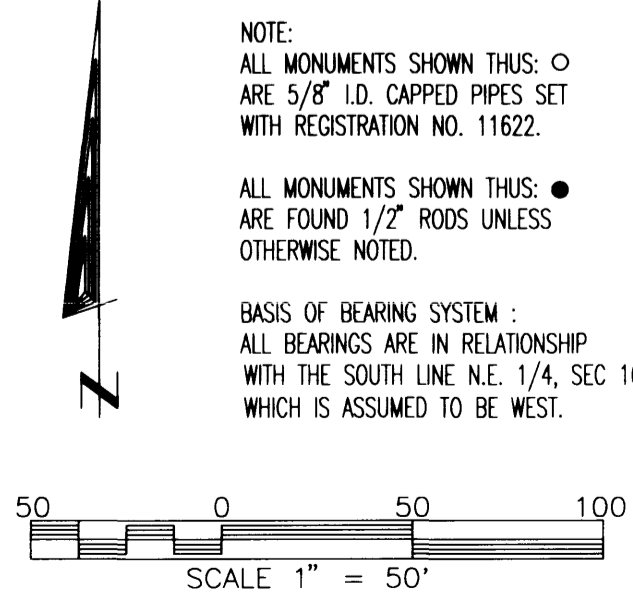
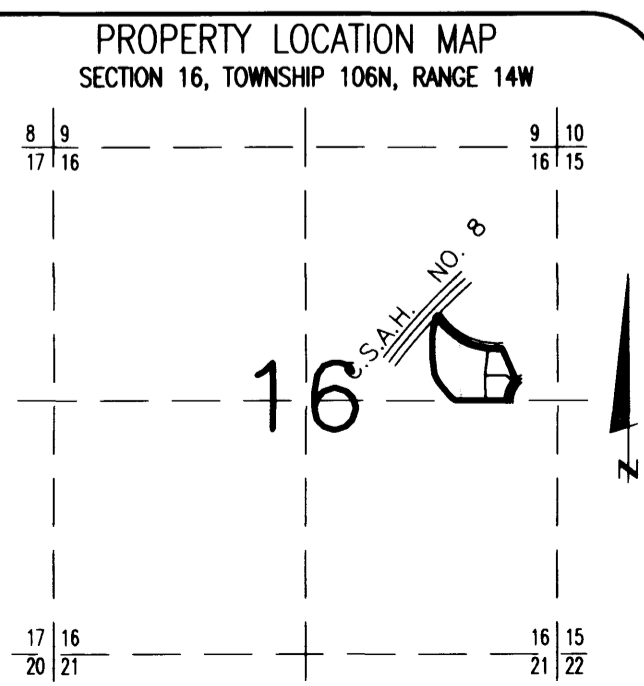
County Recorder 714213

DOCUMENT NUMBER 714223

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 24th day of October, 1995, at 12 o'clock P.M., and was duly recorded in the Olmsted County records.

By *Mary F. Callie*  
County Recorder

*Anne Johnson*  
Deputy



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" RODS UNLESS  
OTHERWISE NOTED.  
BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE SOUTH LINE N.E. 1/4, SEC 16  
WHICH IS ASSUMED TO BE WEST.

Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Anthony J. Bianco Jr. and Jo Ann Bianco, husband and wife, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

All of Lot 2, Block 5, MERRIHILLS SUBDIVISION, Rochester, Minnesota.

ALSO:

That part of the Northeast Quarter of Section 16, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence West, assumed bearing, along the south line thereof, 1017.96 feet to the southwest corner of Lot 2, Block 5, MERRIHILLS SUBDIVISION for the point of beginning; thence continue West along said south line, 60.00 feet; thence North 48 degrees 17 minutes 00 seconds West, 73.84 feet; thence North 40 degrees 01 minute 00 seconds West, 191.73 feet; thence North 26 degrees 18 minutes 00 seconds West, 89.89 feet; thence North 06 degrees 29 minutes 00 seconds West, 168.64 feet; thence North 00 degrees 10 minutes 00 seconds West, 249.70 feet; thence North 11 degrees 22 minutes 00 seconds East, 180.95 feet to the southerly right-of-way of C.S.A.H. No. 8; thence northeasterly 33.06 feet along said southerly right-of-way and along a nontangential curve, concave to the southeast, radius of 5654.58 feet, central angle of 00 degrees 20 minutes 06 seconds and the chord of said curve bears North 43 degrees 42 minutes 07 second East, 33.06 feet to the southwest boundary of INSTITUTE HILLS FIRST SUBDIVISION; thence South 37 degrees 38 minutes 48 seconds East, along said southwestern boundary and not tangent to said curve, 61.93 feet; thence southeasterly 260.00 feet along said southwesterly line and along a tangential curve, concave to the northeast, radius of 716.78 feet, central angle of 20 degrees 46 minutes 58 seconds and the chord of said curve bears South 48 degrees 02 minutes 17 seconds East, 258.57 feet to the intersection of the northerly extension of the west line of Lot 2, Block 5, in said MERRIHILLS SUBDIVISION; thence South 00 degrees 47 minutes 58 seconds East along said northerly extension and along the west line of said Lot 2, Block 5, a distance of 673.26 feet to the point of beginning.

Containing 11.03 acres, more or less.

have caused the same to be surveyed and plotted as BIANCO ESTATES and do hereby donate and dedicate to the public for the public use forever the thoroughfare and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Anthony J. Bianco Jr. and Jo Ann Bianco, husband and wife, have caused these presents to be signed this 6th day of October, 1995.

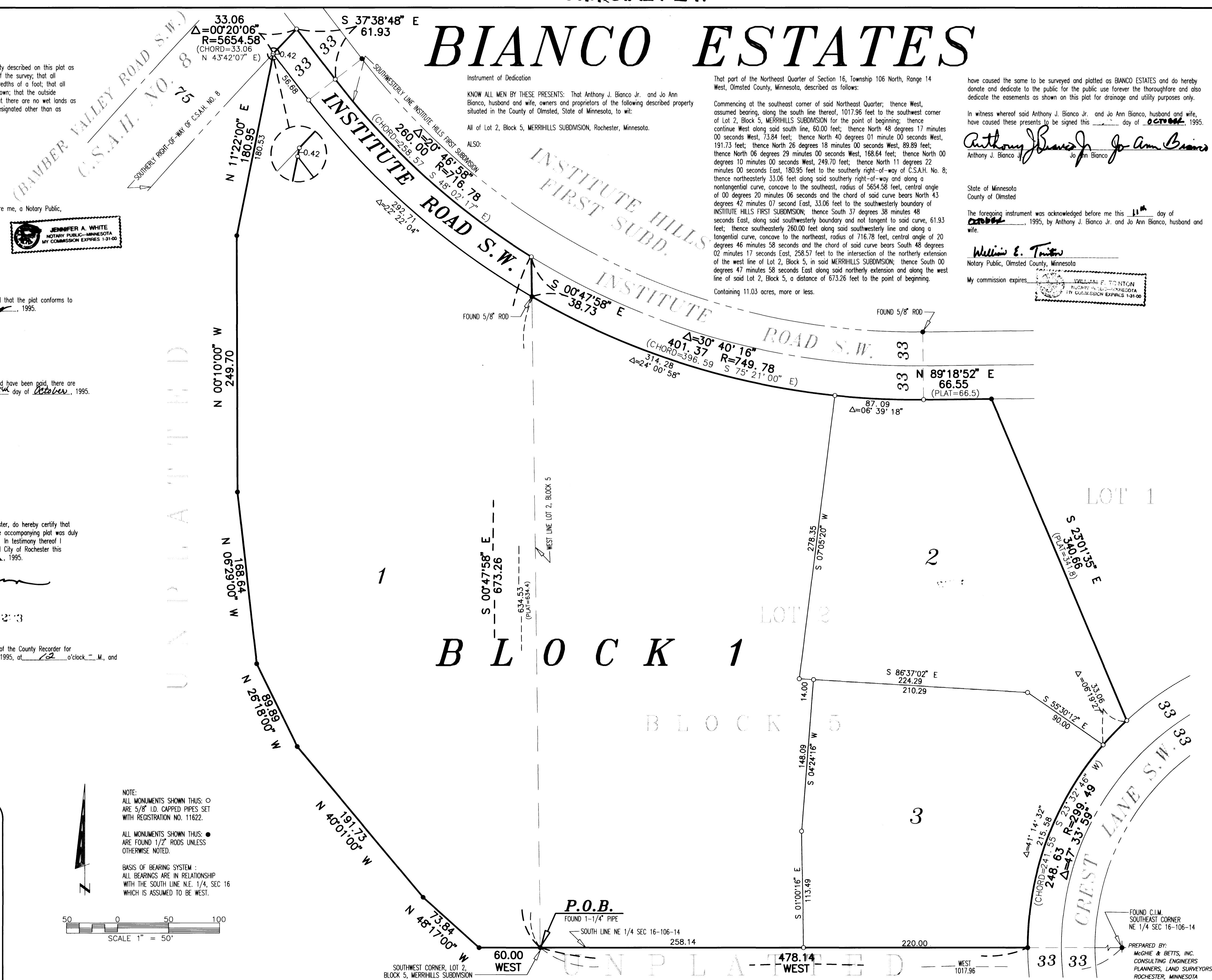
*Anthony J. Bianco Jr.* *Jo Ann Bianco*  
Anthony J. Bianco Jr. Jo Ann Bianco

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 11th day of October, 1995, by Anthony J. Bianco Jr. and Jo Ann Bianco, husband and wife.

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

My commission expires: 1-31-00



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