"OFFICIAL PLAT"

SEVEN SPRINGS FIRST ADDITION

YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
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BOARD OF COUNTY COMMISSIONERS
STATE OF MINNESOTA
COUNTY OF MOWER

I do hereby certify that the accompanying plat was duly approved by the Mower County Board of Commissioners at a meeting held on the 4th day of June, 1996. In testimony whereof, I have signed my name and affixed the Seal of said County this 9th day of Sept, 1996.

Sharwood DeVereaux
Mower County Auditor

TOWNSHIP BOARD OF SUPERVISORS

The Township Board of Supervisors for Lansing Township, Mower County, do hereby certify that we have approved the accompanying plat. In testimony whereof, we have signed our name this 21 day of ~~May~~ August, 1996.

Roger E. Lewy
Board Chairperson

Douglas Thompson
Town Clerk

COUNTY TREASURER

I hereby certify that, on this the 9th day of Sept, 1996, the current taxes have been paid on the land described herein.

Ruth E. Harris
County Treasurer, Mower County, MN

COUNTY AUDITOR

No delinquent taxes due, and current taxes are paid, and transfer has been entered this 26 day of August, 1996.

Sharwood DeVereaux By DS
County Auditor, Mower County, MN

COUNTY RECORDER

Document Number 447696

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 9 day of Sept, 1996, at 11 o'clock A.m. and was duly recorded in Mower County Records.
Book 15 Plats Pg 42

Charles Eggen
Mower County Recorder

By Susan M. Davis Deputy

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That James Robert Burke and Kathryn Lynn Colestock-Burke, husband and wife, and Russell D. Burke and Cleo G. Burke, husband and wife, Owners and Proprietors of the following described property situated in the County of Mower, State of Minnesota, to wit:

That part of the North Half of the Southeast Quarter of Section 32, Township 103 North, Range 18 West, Mower County, Minnesota, described as follows:

Beginning at the northeast corner of said Southeast Quarter; thence westerly on an assumed azimuth from north of 269 degrees 28 minutes 16 seconds azimuth along the north line of said Southeast Quarter 305.08 feet; thence southerly 179 degrees 34 minutes 37 seconds azimuth 240.82 feet; thence southwesterly 73.52 feet along a nontangential curve concave southeasterly, having a radius of 60.00 feet, a central angle of 70 degrees 12 minutes 26 seconds, and a chord azimuth of 234 degrees 28 minutes 24 seconds; thence southwesterly 41.04 feet along a tangential reverse curve concave northwesterly, having a radius of 60.00 feet, and a central angle of 39 degrees, 11 minutes 42 seconds; thence southwesterly 238 degrees 33 minutes 53 seconds azimuth 45.49 feet; thence southwesterly 195.63 feet along a tangential curve concave southeasterly, having a radius of 533.00 feet, and a central angle of 21 degrees 01 minutes 47 seconds; thence southwesterly 217 degrees 32 minutes 06 seconds azimuth 172.33 feet; thence southeasterly 127 degrees 32 minutes 06 seconds azimuth 56.08 feet; thence southerly 387.62 feet along tangential curve concave westerly, having a radius of 267.00 feet and a central angle of 83 degrees 10 minutes 45 seconds; thence southwesterly 210 degrees 42 minutes 51 seconds azimuth 49.75 feet; thence northwesterly 301 degrees 02 minutes 43 seconds azimuth 292.33 feet; thence southwesterly 211 degrees 02 minutes 43 seconds azimuth 339.06 feet to the center line of a Township Road; thence easterly 120 degrees 37 minutes 32 seconds azimuth along said center line 305.73 feet to the south line of the North Half of said Southeast Quarter, thence easterly 89 degrees 28 minutes 57 seconds azimuth along said south line 745.27 feet to the east line of said Southeast Quarter; thence northerly 00 degrees 11 minutes 14 seconds azimuth along said east line 1319.24 feet to the point of beginning.

Said tract contains 18.13 acres more or less.

Have caused the same to be surveyed and platted as SEVEN SPRINGS FIRST ADDITION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown of this plat.

In witness whereof, said James Robert Burke and Kathryn Lynn Colestock-Burke, husband and wife, have caused these presents to be signed this 14th day of August, 1996.

James Robert Burke

Kathryn Lynn Colestock-Burke

STATE OF MINNESOTA
COUNTY OF MOWER

The foregoing instrument was acknowledged before me this 14th day of August, 1996, by James Robert Burke and Kathryn Lynn Colestock-Burke.

JOYCE E. REYNEN
NOTARY PUBLIC—MINNESOTA
MY COMMISSION EXPIRES 1-31-2000

Joyce E. Reynen
Notary Public, Mower County, MN
My Commission Expires 1-31-2000

In witness whereof said Russell D. Burke and Cleo G. Burke, husband and wife, have caused these presents to be signed this 14th day of August, 1996.

Russell D. Burke

Cleo G. Burke

STATE OF MINNESOTA
COUNTY OF MOWER

The foregoing instrument was acknowledged before me this 14th day of August, 1996, by Russell D. Burke and Cleo G. Burke.

JOYCE E. REYNEN
NOTARY PUBLIC—MINNESOTA
MY COMMISSION EXPIRES 1-31-2000

Joyce E. Reynen
Notary Public, Mower County, MN
My Commission Expires 1-31-2000

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as SEVEN SPRINGS FIRST ADDITION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly place in the ground by February 1, 1997; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Michael J. Fritz
Michael J. Fritz,
L.S. #20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 14th day of August, 1996, by Michael J. Fritz, L.S. #20703.

KATHRYN M. MALLOY
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2000

Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

PROJECT NUMBER: 4799-96 COMPUTER FILE: 4799FP01.DWG DATE: 08/07/96 DRAFTSPERSON:SCB