# PLAT OF
# EPPARD'S FOURTH SUBDIVISION
## RACINE, MINNESOTA

State of Minnesota
County of Mower ss
City of Racine

I, Colleen M. Richards, City Clerk in and for the City of Racine, do hereby certify that on the 8 day of August, 1977 A.D., the accompanying plat was duly approved by the common council of the City of Racine, in testimony thereof I have hereunto signed my name and affixed the seal of said City of Racine this 30 day of August, 1977 A.D.

Colleen M. Richards
City Clerk

UTILITY EASEMENTS DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface, public and private utilities including rights to conduct drainage and trimming of said easement.

State of Minnesota
County of Mower ss

330443

Filed for record this 7 day of Sept., 1977 A.D. at 10 O'clock A. M. in Book 12 of Plats on page 36.

Charles Enger
County Recorder
by Dorothy Johnson, Deputy

No delinquent taxes and transfer entered.

Graham L. Updike
County Auditor
by D. Lekelley

State of Minnesota
County of Olmsted ss

On this 30th day of August, 1977 A.D. before me, a Notary Public within and for said county and state, personally appeared Theodore R. Eppard and Esther N. Eppard, his wife, to me personally known to be the persons described in and who executed the foregoing instrument and they affirm and acknowledge that they executed the same as their own free act and deed.

VERNON E. VOLSTAD
NOTARY PUBLIC - MINNESOTA
OLMSTED COUNTY
My Commission Expires Sep. 27, 1978

Vernon E. Volstad
Notary Public, Olmsted County, MN.
My Commission expires Sept. 27, 1978

Surveyor's Certificate

State of Minnesota
County of Olmsted ss

I do hereby certify that I have surveyed and platted the property described on this plat as EPPARD'S FOURTH SUBDIVISION, City of Racine, County of Mower, Minnesota, that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and decimals of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on said plat other than as shown thereon.

Richard F. Kastler
Surveyor
Minnesota Registration No. 6405

State of Minnesota
County of Olmsted ss

The above Surveyor's Certificate was subscribed and sworn to before me, a Notary Public within and for said county and state on this 26th day of August, 1977 A.D.

VERNON E. VOLSTAD
NOTARY PUBLIC - MINNESOTA
OLMSTED COUNTY
My Commission Expires Sep. 27, 1978

Vernon E. Volstad
Notary Public, Olmsted County, Minnesota
My Commission expires Sept. 27, 1978

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that Theodore R. Eppard and Esther N. Eppard, his wife, owners and proprietors of the following described property situated in the City of Racine, County of Mower, State of Minnesota, to-wit:

A part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 104 North, Range 14 West of the Fifth Principal Meridian described by metes and bounds as follows:
Commencing at the northeast corner of said Northwest Quarter; thence on an assumed bearing of South 89°44'11" West, along the north line of said Northeast Quarter of the Northwest Quarter, a distance of 659.83 feet; thence South 00°00'01" West, a distance of 433.00 feet, to the point of beginning; thence continuing South 00°00'01" West, along the west line of Pine Street, City of Racine, Minnesota, a distance of 230.81 feet to the northwest corner of Lot 7, Block 1, of Eppard's First Subdivision; thence South 00°00'22" East, along the west line of said Lot 7, a distance of 125.00 feet; thence South 89°43'58" West, along the north line of Lot 4, Block 1, Eppard's Third Subdivision, a distance of 127.37 feet to the westerly line of said Eppard's Third Subdivision; thence South 16°52'12" East, along said westerly line, a distance of 289.17 feet; thence South 73°07'48" West, a distance of 241.00 feet to a point on the easterly right-of-way line of the Chicago and North Western Railroad; thence North 16°52'12" West, along said right-of-way line, a distance of 732.35 feet; thence North 89°44'11" East, parallel to the north line of said Northeast Quarter of the Northwest Quarter, a distance of 486.60 feet to the point of beginning.

have caused the same to be surveyed and platted as EPPARD'S FOURTH SUBDIVISION, City of Racine, County of Mower, Minnesota, and do hereby donate and dedicate to the public for public use forever the streets, roads, etc., as shown on the plat, and grant the easements defined thereon. In witness whereof we have hereunto set our hands and seal this 30th day of August, 1977 A.D.

Theodore R. Eppard
Theodore R. Eppard

Esther N. Eppard
Esther N. Eppard

FINAL PLAT PREPARED BY
WALLACE HOLLAND KASTLER SCHMITZ & CO.
CONSULTING ENGINEERS AND PLANNERS
ROCHESTER, MINNESOTA