

COPY

PLAT OF EPPARD'S FIRST SUBDIVISION RACINE, MINNESOTA

SURVEYOR'S CERTIFICATE

I, Richard F. Kastler, Registered Civil Engineer and Land Surveyor, do hereby certify that at the request of Theodore R. Eppard and Esther N. Eppard (his wife) I have surveyed and platted into lots, blocks and easements as shown by the plat hereon and which shall be known as EPPARD'S FIRST SUBDIVISION, in the Village of Racine, Minnesota, the following described tract of land:

Commencing at the $N\frac{1}{4}$ corner of Section 35, Township 104 North, Range 14 West of the 5th P.M.; thence due South 789.00 feet along the East line of the NW $\frac{1}{4}$ of said Section 35; thence South $89^{\circ}43'30''$ West 33.00 feet to the point of beginning; thence continuing along said line a distance of 627.00 feet; thence due North 125.00 feet; thence North $89^{\circ}43'30''$ East 627.00 feet; thence due South 125.00 feet to the point of beginning.

And I further certify that the accompanying plat is a correct record of the survey, that all distances are correctly shown in feet and decimals of feet, that monuments (iron pins) for the guidance of future surveys have been placed in the ground as shown on the plat thus (o), that the outside boundaries are correctly shown on the plat, that there are no wet lands thereon, that said plat has not been previously platted and that all bearings are shown in relation to the East line of the NW $\frac{1}{4}$ of said Section 35, said line being assumed to lie in a due North-South direction.

Dated this 28th day of July, 1969 A.D.

Richard F. Kastler
Richard F. Kastler, Registered Civil
Engineer & Land Surveyor No. 6405.

Subscribed and sworn to before me a notary public this 28th day of July, 1969 A.D.

L. Arlene Adams
Notary Public, Winnetka County, Minn.

My Commission expires March 11, 1976

DEDICATION

We, the undersigned, hereby certify that we are the sole interested parties of the tract of land described in the foregoing Surveyor's Certificate, that we have caused the same to be surveyed, and platted into lots, blocks and easements under the name of EPPARD'S FIRST SUBDIVISION as shown hereon and that we do hereby grant easements as shown hereon.

In the presence of:

Ronald V. Yaggy
Vernon E. Jalstad
Ronald V. Yaggy
Vernon E. Jalstad

Theodore R. Eppard
Theodore R. Eppard

Esther N. Eppard
Esther N. Eppard (wife)

State of Minnesota ss
County of Winnetka

On this 28th day of July, 1969 A.D. before me a Notary Public in and for said county, personally appeared Theodore R. Eppard and Esther N. Eppard, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

L. Arlene Adams
Notary Public, Winnetka County, Minn.
My Commission expires March 11, 1976

292073

Taxes paid and entered this 25th day of November, 1969 A.D.

Stephen R. Uzelle
County Auditor
Ed. J. Welley

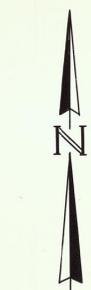
State of Minnesota ss
County of Mower

Filed for record this 25 day of Nov, 1969 A.D. at 10 o'clock a M. in Book 11 of Plats, on Page 8.

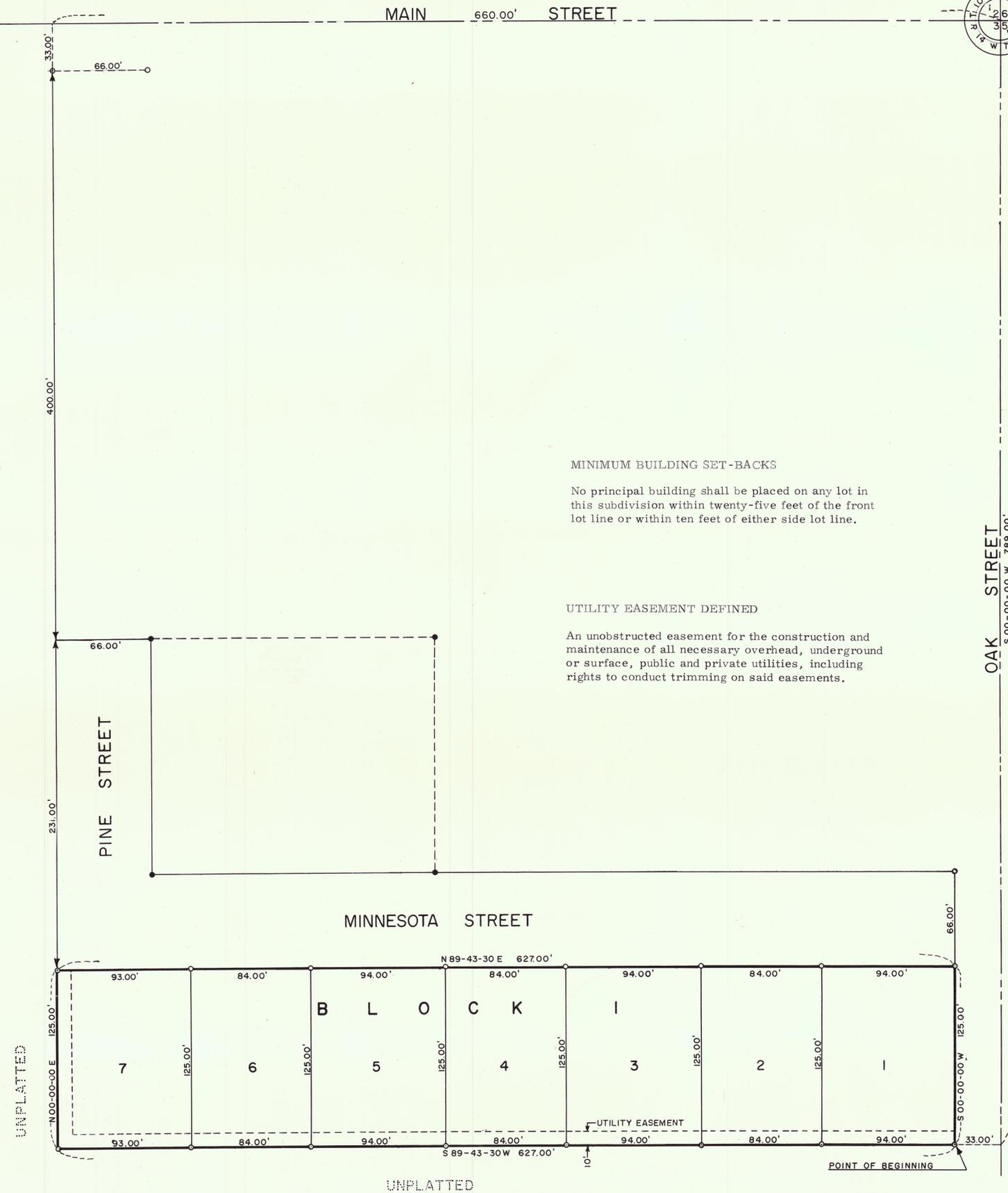
Taxes for the year 1969 A.D. on the lands described within are paid.

Donald G. Sanderson
County Treasurer
E. Eppard

Paul M. Engel
Register of Deeds
Sharon Eng. Dep.



SCALE: 1"=50'



MINIMUM BUILDING SET-BACKS
No principal building shall be placed on any lot in this subdivision within twenty-five feet of the front lot line or within ten feet of either side lot line.

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