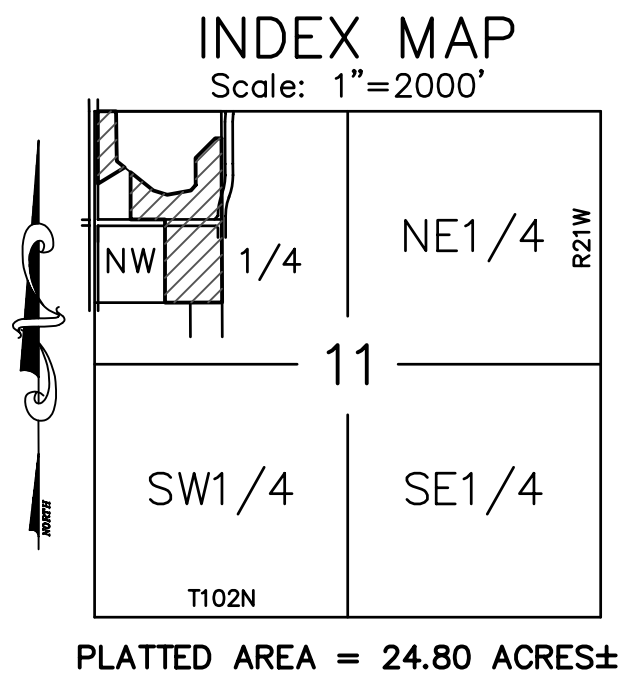
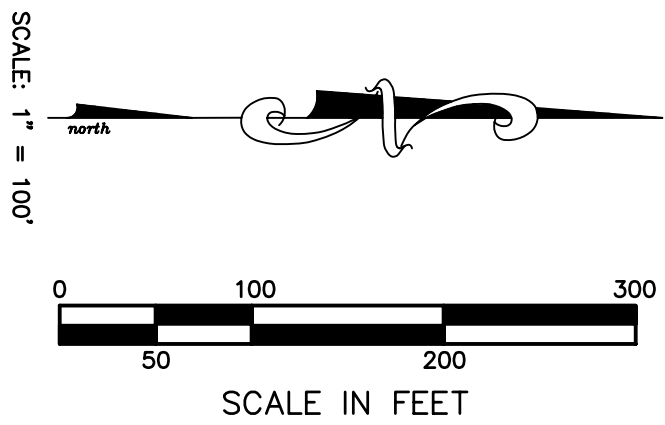


[illegible]

LINE	LENGTH	BEARING
L1	129.14	N08°18'29"W
L2	121.49	N06°48'44"E
L3	49.27	N00°00'00"E



BASIS OF BEARING SYSTEM :

ALL BEARINGS ARE BASED UPON THE BEARINGS OF THE  
PLAT OF CHADWICK MARKETPLACE ADDITION.

## LEGEND

- = 5/8" X 16" iron stake monument  
(capped 13807)–Placed  
● = Iron stake monument – Found  
← = Subdivision Plat Corner  
Ⓢ = Drainage & Utility Easement

JONES, HAUGH & SMITH INC  
CONSULTING ENGINEERS & LAND SURVEYORS  
515 SOUTH WASHINGTON AVENUE  
ALBERT LEA, MINNESOTA 56007

FEBRUARY 2007  
DRAWN BY ANDY MCGOWAN  
06-024FP.DWG

CHADWICK MARKETPLACE THIRD ADDITION  
A REPLAT OF PART OF LOT 2, BLOCK 1, CHADWICK MARKETPLACE ADDITION AND  
LOTS 1 & 3, BLOCK 1, CHADWICK MARKETPLACE SECOND ADDITION  
CITY OF ALBERT LEA, COUNTY OF FREEBORN, STATE OF MINNESOTA

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That J. Edwin Chadwick, LLC, a Minnesota limited liability company; owner and proprietor of the following described property situated in the City of Albert Lea, County of Freeborn, State of Minnesota, to wit:

Lots 1 and 3, Block 1, Chadwick Marketplace Second Addition, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota;

together with all that part of Lot 2, Block 1, Chadwick Marketplace Addition, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; described as follows:

Commencing at the northeast corner of Consul Street, as shown on said plat of Chadwick Marketplace Addition;

thence North 00°00'00" West a distance of 264.42 feet, assuming the north line of said Consul Street has a bearing of North 90°00'00" West, to a point on the southerly line of Lot 3, Block 1 in said Chadwick Marketplace Addition, which point is also the northeast corner of Lot 3, Chadwick Marketplace Second Addition;

thence South 72°40'19" East a distance of 23.92 feet, on the southerly line of said Lot 3, Block 1, Chadwick Marketplace Addition, to a lot corner of said Lot 3;

thence North 79°41'02" East a distance of 251.06 feet, on the southerly line of said Lot 3, Block 1, Chadwick Marketplace Addition, to a lot corner of said Lot 3;

thence North 42°05'30" East a distance of 475.94 feet, on the southeasterly line of said Lot 3, Block 1, Chadwick Marketplace Addition, to a lot corner of said Lot 3 on the east line of said Block 1;

thence South 00°13'27" East a distance of 1520.05 feet, on the east line of said Block 1, Chadwick Marketplace Addition, to the southeast corner of Lot 2, Block 1, Chadwick Marketplace Addition;

thence South 89°55'48" West a distance of 594.81 feet, on the south line of said Lot 2, Block 1, Chadwick Marketplace Addition, to the southwest corner of said Lot 2;

thence North 00°00'00" West a distance of 865.33 feet, on the west line of said Lot 2, Block 1, Chadwick Marketplace Addition, to the point of beginning.

KNOW ALL MEN BY THESE PRESENTS: That the City of Albert Lea, a Minnesota Municipal Corporation; owner and proprietor of the following described property situated in the City of Albert Lea, County of Freeborn, State of Minnesota, to wit:

All that part of Lot 3, Block 1, Chadwick Marketplace Addition, as the same is platted and recorded in the office of the County Recorder of Freeborn County, Minnesota; described as follows:

Commencing at the northeast corner of said Lot 3; thence South 00°13'27" East a distance of 472.22 feet, to a lot corner of said Lot 3, which is the point of beginning;

thence South 42°05'30" West a distance of 400.63 feet, on the southeasterly line of said Lot 3;

thence North 00°13'27" West a distance of 281.95 feet;

thence North 44°46'34" East a distance of 289.56 feet;

thence North 89°56'34" East a distance of 64.96 feet, to a point on the east line of said Lot 3, Block 1;

thence South 00°13'27" East a distance of 190.46 feet, on the east line of said Lot 3, Block 1, to the point of beginning;

Have caused the above-described premises to be surveyed and platted as CHADWICK MARKETPLACE THIRD ADDITION and do hereby donate and dedicate to the public for public use forever the thoroughfares labeled Consul Street and Doyle Avenue drawn on this plat and the utility and drainage easements shown on this plat for the use of the municipality and other public utilities for drainage purposes and the installation and maintenance of facilities installed in the utility and drainage easements to serve the property and adjacent or other property in the vicinity.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

J. EDWIN CHADWICK, LLC  
a Minnesota limited liability company y

J. Edwin Chadwick  
Chief Manager and President

CITY OF ALBERT LEA  
a Minnesota Municipal Corporation

Randall Erdman, Mayor

Shirley Slater-Schulte, City Clerk

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007 by J. Edwin Chadwick, Chief Manager and President of J. Edwin Chadwick, LLC, a Minnesota limited liability company, on behalf of said Company.

Notary Public  
My Commission Expires \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF FREEBORN

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007 by Randall Erdman and Shirley Slater-Schulte, Mayor and City Clerk respectively of the City of Albert Lea, a Minnesota Municipal Corporation, on behalf of the City of Albert Lea

Notary Public  
My Commission Expires \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly Licensed Land Surveyor, do this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by these presents, certify that the plat hereon is a correct representation of the survey thereof, that all distances are correctly shown on said plat, that all monuments have been or will be correctly placed in the ground as shown on the plat within one year after recording or sooner, as specified by the Approving Government Unit; that the outside boundary lines are correctly designated on the plat, that all public highways located before the platting are correctly located and designated hereon, 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.

John H. Schulte IV  
Licensed Land Surveyor  
Minnesota LS No. 13807

STATE OF MINNESOTA  
COUNTY OF FREEBORN

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2007 by John H. Schulte IV.

Elaine G. Wallace, Notary Public  
My Commission Expires 1-31-2010

CITY APPROVAL

We do hereby certify that the within plat of CHADWICK MARKETPLACE THIRD ADDITION was duly accepted and approved by the City Council of the City of Albert Lea, on the \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Mayor

Attest: \_\_\_\_\_  
City Clerk

COUNTY SURVEYOR

I hereby certify that this plat has been checked and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Deputy Freeborn County Surveyor

COUNTY AUDITOR & TREASURER CERTIFICATES

No delinquent taxes due and transfer has been entered this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

County Auditor, Freeborn County, MN

I, Dennis A. Distad, County Auditor, Freeborn County, Minnesota, hereby certify that liens, if any, against the above described premises in any drainage proceedings have been apportioned to the respective lots, tracts and parcels situated in the described tract, pursuant to Minnesota Statutes 103E.625.

County Auditor, Freeborn County, MN

I hereby certify that on this the \_\_\_\_\_ day of \_\_\_\_\_, 2007, the current taxes have been paid on the land described herein.

Treasurer, Freeborn County, MN

COUNTY RECORDER'S CERTIFICATES

STATE OF MINNESOTA  
COUNTY OF FREEBORN

DOCUMENT NUMBER \_\_\_\_\_

I hereby certify that this instrument was filed in the office of the County Recorder for record on this \_\_\_\_\_ day of \_\_\_\_\_, 2007, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and was duly recorded in the Freeborn County records as Document Number \_\_\_\_\_.

County Recorder, Freeborn County, MN

By: \_\_\_\_\_  
Deputy

I hereby certify that I have carefully compared the within copy of the plat of CHADWICK MARKETPLACE THIRD ADDITION with the original, which was filed in this office for record this \_\_\_\_\_ day of \_\_\_\_\_, 2007, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and find the same to be a true and correct copy thereof.

County Recorder, Freeborn County, MN

By: \_\_\_\_\_  
Deputy

JONES, HAUGH & SMITH INC  
CONSULTING ENGINEERS & LAND SURVEYORS  
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