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OFFICAL

MANOR WOODS FIRST SUBDIVISION

ROCHESTER, MINNESOTA

I, LEONARD SANKSTONE, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE REQUEST OF JOSEPHINE A. JUDD, WIDOW, FEE OWNER, AND JOHNSON, DRAKE AND PIPER, INC., ASSIGNEE OF CONTRACT FOR DEED FROM VENDEE, ROCHESTER WEST COMPANY, A MINNESOTA CORPORATION, I HAVE SURVEYED AND PLATTED INTO LOTS, BLOCKS, DRIVE, PLACE, AVENUE, PARK, AND EASEMENTS, AS SHOWN ON THE PLAT ON WHICH THIS CERTIFICATE IS WRITTEN, THE FOLLOWING DESCRIBED TRACT;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK 3, COUNTRY CLUB MANOR 8TH SUBDIVISION, THENCE ON AN ASSUMED BEARING OF S-89°54'00"-W ALONG THE SOUTH LINE OF SAID LOT 3, 130.00 FEET; THENCE N-0°06'00"-W, 120.00 FEET; THENCE N-89°54'00"-E, 64.00 FEET; THENCE N-0°06'00"-W, 313.88 FEET; THENCE S-84°54'00"-W, 283.75 FEET; THENCE S-64°10'00"-W, 112.00 FEET; THENCE S-36°30'00"-W, 93.79 FEET, SAID POINT BEING THE MOST SOUTHERLY CORNER OF LOT 1 OF BLOCK 2 OF COUNTRY CLUB MANOR 8TH SUBDIVISION; THENCE NORTHERLY AND WESTERLY ON A CURVE TO THE LEFT OF RADIUS EQUALS 620.67 FEET, DELTA ANGLE EQUALS 26°23'18", SAID LINE BEING THE SOUTHWESTERLY BOUNDARY LINE OF COUNTRY CLUB MANOR 8TH SUBDIVISION, AN ARC DISTANCE OF 285.85 FEET TO THE MOST WESTERLY CORNER OF LOT 11 OF BLOCK 1 OF SAID COUNTRY CLUB MANOR 8TH SUBDIVISION; THENCE N-16°02'50"-E ALONG THE REAR LOT LINES OF LOTS 9, 10, AND 11, BLOCK 1, COUNTRY CLUB MANOR 8TH SUBDIVISION, 306.38 FEET; THENCE S-84°53'30"-W, 666.52 FEET; THENCE SOUTH 174.22 FEET; THENCE S-62°18'00"-W, 159.04 FEET; THENCE S-22°48'00"-E, 130.00 FEET; THENCE SOUTHERLY AND WESTERLY AROUND A CURVE TO THE RIGHT OF RADIUS EQUALS 805.48 FEET, DELTA ANGLE EQUALS 23° 15' 30" AN ARC DISTANCE OF 326.97 FEET, THE BEARING OF THE BEGINNING TANGENT OF SAID CURVE BEING S-67° 12' 00"-W; THENCE N-89° 32' 30"-W ON TANGENT TO SAID LAST DESCRIBED CURVE, 738.49 FEET; THENCE N-0° 10' 00"-E, 445.92 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 107 NORTH, RANGE 14 WEST; THENCE N-89° 32' 30"-W ALONG SAID LINE, 208.63 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE S-0° 10' 00"-W, 145.92 FEET ALONG SAID WEST LINE; THENCE S-89° 32' 30"-E, 142.63 FEET; THENCE S-0° 10' 00"-W, 418.17 FEET; THENCE FROM TANGENT SOUTHERLY AND EASTERLY ON A CURVE TO THE LEFT OF RADIUS EQUALS 613.12 FEET, DELTA ANGLE EQUALS 33° 52' 32" AN ARC DISTANCE OF 362.50 FEET; THENCE S-55° 45' 25"-W, 139.22 FEET; THENCE S-0° 10' 00"-W, 120.00 FEET; THENCE N-55° 55' 23"-E, 214.25 FEET; THENCE N-46° 56' 47"-E, 66.00 FEET; THENCE NORTHERLY AND WESTERLY ON A CURVE TO THE RIGHT OF RADIUS EQUALS 547.12 FEET, DELTA ANGLE EQUALS 43° 12' 12" AN ARC DISTANCE OF 412.71 FEET, BEGINNING TANGENT OF SAID CURVE BEING BEARING N-43° 03' 13"-W; THENCE N-0° 10' 00"-E, 51.83 FEET; THENCE S-89° 32' 30"-E, 738.15 FEET; THENCE ON A CURVE TO THE LEFT OF RADIUS EQUALS 871.48 FEET, DELTA ANGLE EQUALS 23° 15' 30" AN ARC DISTANCE OF 353.77 FEET; THENCE N-67° 12' 00"-E, 70.00 FEET; THENCE S-22° 48' 00"-E, 155.00 FEET; THENCE N-67° 12' 00"-E, 275.00 FEET; THENCE N-87° 00' 00"-E, 165.17 FEET; THENCE S-66° 40' 00"-E, 170.00 FEET; THENCE S-41° 13' 00"-E, 225.12 FEET; THENCE S-10° 26' 30"-E, 259.42 FEET; THENCE S-89° 19' 30"-E, 503.32 FEET TO THE WEST LINE OF 37TH AVENUE NORTHWEST AS PLATTED. THENCE N-0° 06' 00"-W, 269.37 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CITY OF ROCHESTER, OLMSTED COUNTY, MINNESOTA.

AND I FURTHER CERTIFY THAT SAID PLAT IS A TRUE AND CORRECT RECORD OF THE SURVEY AND 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 ON THE GROUND AS SHOWN THUS (0); THAT THE OUTSIDE BOUNDARIES ARE CORRECTLY SHOWN ON THE PLAT; THAT THERE ARE NO WET LANDS THEREON AND THAT SAID PLAT HAS NOT BEEN PREVIOUSLY PLATTED.

DATED THIS 23 DAY OF JUNE, 1969 A.D.

Leonard Sankstone
LEONARD SANKSTONE
REGISTERED LAND SURVEYOR NO. 5325

SUBSCRIBED AND SWORN BEFORE ME A NOTARY PUBLIC THIS 23 DAY OF JUNE, 1969 A.D.

Robert E. Soller
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA

MY COMMISSION EXPIRES FEBRUARY 17, 1976

WE, JOSEPHINE A. JUDD, WIDOW, FEE OWNER, AND JOHNSON, DRAKE AND PIPER, INC., ASSIGNEE OF CONTRACT FOR DEED FROM VENDEE, ROCHESTER WEST COMPANY, A MINNESOTA CORPORATION, CERTIFY THAT WE ARE THE SOLE INTERESTED PARTIES IN THE TRACT OF LAND DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE WHICH IS WRITTEN ON THE PLAT ON WHICH THIS INSTRUMENT IS WRITTEN; THAT WE HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS, BLOCKS, DRIVE, PLACE, AVENUE AND EASEMENTS, UNDER THE NAME OF MANOR WOODS FIRST SUBDIVISION, AS SHOWN BY THE SAID PLAT AND THAT WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE DRIVE, PLACE, AVENUE AND PARK SHOWN THEREON AND GRANT THE EASEMENTS SHOWN THEREON.

IN THE PRESENCE OF:

Viola A. Suffel

Janice Wacey

Ronald L. Seeger

JOHNSON, DRAKE AND PIPER, INC.

BY: D. P. Jesson
D. P. JESSON

AND

E. L. Forbrook
E. L. FORBROOK

Josephine A. Judd
JOSEPHINE A. JUDD

TAXES FOR THE YEAR 1970 ON LANDS DESCRIBED WITHIN ARE PAID.

Karl W. Postier
COUNTY TREASURER
by Harriet Marsburger, deputy

STATE OF MINNESOTA)
COUNTY OF OLMSTED) S.S. 17690

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 21st DAY OF April, 1970 A.D. AT 12 O'CLOCK —M.

Henry D. Evans
REGISTRAR OF TITLES
OLMSTED COUNTY, MINNESOTA
by Lorraine D. Dudgeon, deputy

TAXES PAID AND TRANSFER ENTERED THE 21st DAY OF April, 1970 A.D.

Ross Browning by Melva Nelson
COUNTY AUDITOR
Deputy

UTILITY EASEMENT DEFINED:

EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY OVERHEAD, UNDERGROUND OR SURFACE, PUBLIC AND PRIVATE UTILITIES, INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

STATE OF MINNESOTA)
COUNTY OF OLMSTED) S.S.

ON THIS 23RD DAY OF JUNE, 1969 A.D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED D. P. JESSON AND E. L. FORBROOK TO ME PERSONALLY KNOWN, WHO, BEING EACH BY ME DULY SWORN DID SAY THAT THEY ARE RESPECTIVELY THE PRESIDENT AND ASSISTANT VICE PRESIDENT OF JOHNSON, DRAKE AND PIPER, INC., A MINNESOTA CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND SAID D. P. JESS ON AND E. L. FORBROOK ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

Leonard Sankstone
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA

MY COMMISSION EXPIRES Nov. 13, 1974

LEONARD M. SANKSTONE
NOTARY PUBLIC OLMSTED COUNTY MINN.
MY COMMISSION EXPIRES NOV. 13, 1974

STATE OF MINNESOTA)
COUNTY OF OLMSTED) S.S.

ON THIS 1st DAY OF July, 1969 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED JOSEPHINE A. JUDD, WIDOW, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

Ronald L. Seeger
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA

MY COMMISSION EXPIRES _____

RONALD L. SEEGER
NOTARY PUBLIC, OLMSTED COUNTY, MINN.
MY COMMISSION EXPIRES JUNE 17, 1975

STATE OF MINNESOTA)
COUNTY OF OLMSTED) S.S.
CITY OF ROCHESTER)

I, ELFREDA REITER, CITY CLERK IN AND FOR SAID CITY OF ROCHESTER, DO HEREBY CERTIFY THAT ON THE 21ST DAY OF July, 1969 A.D., THE ACCOMPANYING AND ANNEXED 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 23RD DAY OF July, 1969 A.D.

Elfreda Reiter
CITY CLERK OF THE CITY OF ROCHESTER, MINNESOTA

AGNEBERG • SANKSTONE & ASSOCIATES INC.
ROCHESTER, MINN.
MIRACLE MILE OFFICE BLDG.

Registered engineers & land surveyors
MINNEAPOLIS, MINN.
7660 OSSEO ROAD

OFFICAL

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MANOR WOODS FIRST SUBDIVISION

ROCHESTER, MINNESOTA

NOT PLATTED

208.63'-N. 89° 32' 30" W.

142.63'

33.00'

33.00'

℄ NORTH LINE OF S.W. 1/4 OF S.E. 1/4 OF SEC. 32, T. 107 N., R. 14 W.

TEMPORARY CUL-DE-SAC 50' RADIUS

5' UTILITY EASEMENT

BLOCK 5

1

145.92'-S. 00° 10' 00" W.

142.63'-S. 89° 32' 30" E.

WEST LINE OF S.E. 1/4 OF SEC. 32, T. 107 N., R. 14 W.

418.17'-S. 00° 10' 00" W.

563.32'-S. 00° 10' 00" W.

478.92'

445.32'-N. 00° 10' 00" E.

44th AVENUE N.W.

NOT PLATTED

NOT PLATTED

COUNTRY CLUB MANOR FIRST ADDN.

666.52'-S. 84° 53' 30" W.

PARK

NOT PLATTED

174.22'-SOUTH

540.20'-S. 79° 59' 00" W.

10' UTILITY EASEMENT

97.20'

86.38'

306.38'-N. 16° 02' 50" E.

250.00'

99.12'

159.04'-S. 62° 18' 00" W.

1,300.00'-S. 22° 48' 00" E.

BLOCK 6

BLOCK 5

BLOCK 4

BLOCK 3

BLOCK 2

BLOCK 1

MANOR WOODS DRIVE

R=587.67' Δ=102° 54' 42" T=737.63' L=1055.54' CHD=918.26'

280.00'-N. 67° 12' 00" E.

210.00'-S. 67° 12' 00" W.

275.00'-N. 67° 12' 00" E.

165.17'-N. 87° 00' 00" E.

170.00'-S. 66° 40' 00" E.

225.12'-S. 41° 13' 00" E.

243.82'

MATCH LINE

738.49'-N. 89° 32' 30" W.

771.32'-N. 89° 32' 30" W.

738.15'-S. 89° 32' 30" E.

Δ=23° 15' 30" L=326.97' R=805.48'

TAN. BRG.=S. 67° 12' 00" W.

R=838.48' Δ=23° 15' 30" T=172.56' L=340.37' CHD=338.04'

Δ=23° 15' 30" L=353.77' R=871.48'

NOT PLATTED

NOT PLATTED

COUNTRY CLUB MANOR EIGHTH SUBDIVISION

2ND ST. N.W.

BLOCK 2

BLOCK 3

BLOCK 4

1ST PLACE N.W.

283.75'-S. 84° 54' 00" W.

93.75'

112.00'

S. 64° 10' 00" W.

195.62'-S. 84° 54' 00" W.

313.88'-N. 00° 06' 00" W.

R=505.00' L=235.63' T=120.00'

TEMPORARY CUL-DE-SAC 150' RADIUS

P.O.B.

130.00'

120.00'-N. 00° 06' 00" W.

269.37'-N. 00° 06' 00" W.

503.32'-S. 89° 19' 30" E.

215.40'

111.02'

110.33'

57th AVENUE N.W.

COUNTRY CLUB MANOR 5th ADDN.

NOT PLATTED

BEARINGS ASSUMED

SCALE- 1" = 80'

O-DENOTES IRON MONUMENT

=======-DENOTES UTILITY EASEMENT

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