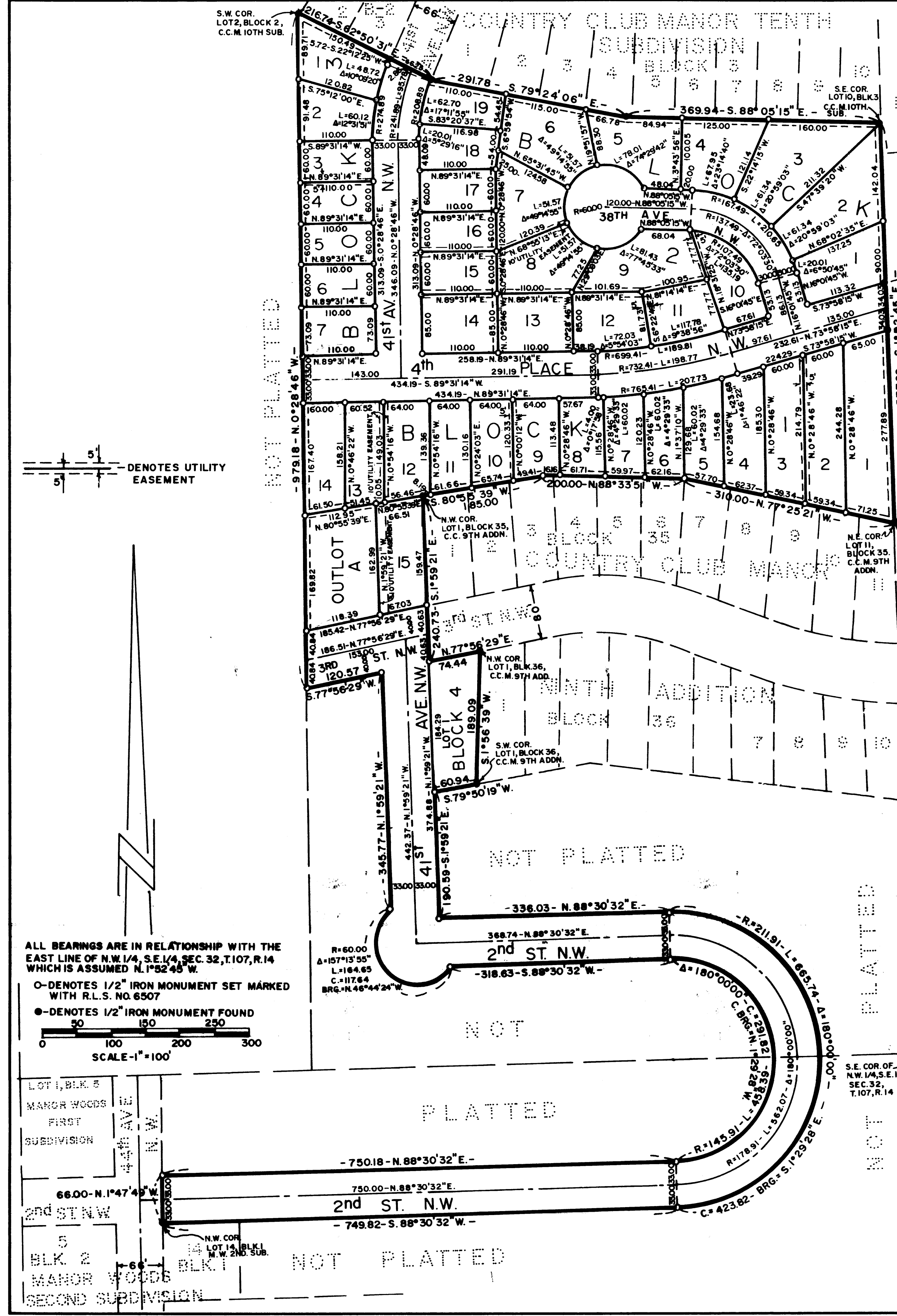


COUNTRY CLUB MANOR 12TH SUBDIVISION

CITY OF ROCHESTER, OLMTED COUNTY, MINNESOTA

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KNOW ALL MEN BY THESE PRESENTS: That Johnson, Drake and Piper, Incorporated, a Minnesota Corporation, owner and Northwestern National Bank of Minneapolis, a mortgagee, of the following described property situated in the City of Rochester, Olmsted County, State of Minnesota to wit:

Those parts of the Southwest Quarter of Northeast Quarter and the Northwest Quarter of Southeast Quarter, both being in Section 32, Township 107 North, Range 14 West, in the City of Rochester, Olmsted County, Minnesota, described as follows: Commencing at the Southeast corner of Northwest Quarter of Southeast Quarter; thence North 1°52'45" West along the East line of said Northwest Quarter of Southeast Quarter (for purposes of this description bearing of said East line is assumed), 766.36 feet to the Northeast corner of Lot 11, Block 35, in Country Club Manor Ninth Addition and the point of beginning of the parcel to be herein described; thence North 77°25'21" West, along the northerly boundary of Country Club Manor Ninth Addition, 310.00 feet; thence continue along said northerly boundary North 88°33'51" West, 200.00 feet; thence continue along said northerly boundary South 80°55'39" West, 185.00 feet; thence South 1°59'21" East, along the West line of Lot 1, Block 35, Country Club Manor Ninth Addition and its prolongation southerly, 240.73 feet to the southerly right of way line of Third Street N.W. as platted in Country Club Manor Ninth Addition; thence North 77°56'29" East, along the southerly right of way line of Third Street N.W., 74.44 feet to the Northwest corner of Lot 1, Block 36, Country Club Manor Ninth Addition; thence South 1°56'39" West, along the westerly line of said Lot 1, a distance of 189.09 feet to the Southwest corner thereof; thence South 79°50'19" West, 60.94 feet; thence South 1°59'21" East, 190.59 feet; thence North 88°30'32" East, 336.03 feet to the beginning of a tangential curve; thence along said curved course, concave westerly (curve data: radius = 211.91 feet; delta angle = 180°00'00"; chord bearing and distance from beginning of curve to end of curve = South 1°29'28" East, 423.82 feet), an arc distance of 665.74 feet; thence South 88°30'32" West, 749.82 feet to the easterly right of way line of 44th Avenue N.W. and the Northwest corner of Lot 14, Block 1, Manor Woods Second Subdivision; thence North 1°47'49" West, along said easterly line of 44th Avenue N.W., 66.00 feet; thence North 88°30'32" East, 750.18 feet to the beginning of a tangential curve; thence along said curved course, concave westerly (curve data: radius = 145.91 feet; delta angle = 180°00'00"; chord bearing and distance from beginning of curve to end of curve = North 1°29'28" West, 291.82), an arc distance of 458.39 feet; thence South 88°30'32" West, 318.63 feet to the beginning of a non-tangential curve; thence along said curved course, concave northeasterly (curve data: radius = 60.00 feet; delta angle = 157°13'55"; chord bearing and distance from beginning of curve to end of curve = North 46°44'24" West, 117.64 feet), an arc distance of 164.65 feet; thence North 1°59'21" West, 345.77 feet; thence South 77°56'29" West, 120.57 feet; thence North 0°28'46" West, 979.18 feet to the most southwesterly corner of Lot 2, Block 2, Country Club Manor Tenth Subdivision; thence South 62°50'31" East, along the southerly boundary of said Country Club Manor Tenth Subdivision, 216.74 feet; thence continue along said South boundary South 79°24'06" East, 291.78 feet; thence South 88°05'15" East, continuing along said southerly boundary, 369.94 feet to the Southeast corner of Lot 10, Block 3, in said Country Club Manor Tenth Subdivision and a point in the West line of Country Club Manor First Addition; thence South 1°52'45" East, along said westerly line of Country Club Manor First Addition, 577.99 feet to the point of beginning.

Have caused the same to be surveyed and platted as COUNTRY CLUB MANOR 12TH SUBDIVISION and do hereby donate and dedicate to the public for public use forever, the Place, Avenues and Streets and grant the easements as shown on this plat. In witness whereof said Johnson, Drake and Piper, Incorporated and Northwestern National Bank of Minneapolis have caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 31st day of MAY, 1979.

Johnson, Drake and Piper Incorporated
 John B. Drake, President
 E.L. Forbrook, Vice President

Northwestern National Bank of Minneapolis
 Vice Pres
 Commercial Banking Officer

STATE OF MINNESOTA] SS
 COUNTY OF OLMTED]

The foregoing instrument was acknowledged before me this 31st day of MAY, 1979, by John B. Drake, President and E.L. Forbrook, Vice President of Johnson, Drake and Piper, Incorporated, a Minnesota Corporation, on behalf of the corporation.

STATE OF MINNESOTA] SS
 COUNTY OF OLMTED]

The foregoing instrument was acknowledged before me this 30th day of May, 1979 by GERALD E. HOBBS, Vice President and Paul G. Sedo, Commercial Banking Officer of Northwestern National Bank of Minneapolis.

Notary Public

I do hereby certify that I have surveyed and platted the property described on this plat as COUNTRY CLUB MANOR 12TH SUBDIVISION: 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 the plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereof.

STATE OF MINNESOTA] SS
 COUNTY OF OLMTED]

The above Surveyor's Certificate was subscribed and sworn to before me, a Notary Public within and for said County and State on this 31st day of MAY, 1979.

Notary Public

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws. Approved this 31st day of May 1979.

No delinquent taxes due and transfer entered this 18th day of June, 1979.

DOCUMENT NUMBER 31542

REGISTRAR OF TITLES

I hereby certify that this instrument was filed in the Office of the Registrar for record on this 10th day of July, 1979, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

STATE OF MINNESOTA] SS
 COUNTY OF OLMTED]
 CITY OF ROCHESTER]

I, Carole Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 4th day of June, 1979, the accompanying 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 7 day of June, 1979.

City Clerk

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

