

PLAT OF BEL AIR FIRST SUBDIVISION OF THE CITY OF ROCHESTER OLMSTED COUNTY, MINNESOTA

SURVEYOR'S CERTIFICATE

I, Arnold R. Molstad, registered Civil Engineer and Land Surveyor in the State of Minnesota, residing at Spring Valley, Minnesota, being first duly sworn, do hereby certify that at the request of the representatives of Mohn & Penz Development Company, Inc. I have surveyed and platted into lots, blocks and streets as shown in the accompanying plat on which this certificate is written and which shall be known as BEL AIR FIRST SUBDIVISION, the following tract of land lying and being in Olmsted County, to-wit:

That part of the Northeast Quarter (NE 1/4) of Section Twenty-Two (22), Township 107 North, Range 14 West of the Fifth Principal Meridian, described by metes and bounds as follows: Commencing at the Center of said Section 22; thence North on the Quarter Line a distance of 44.91 feet to the point of beginning for the property herein described; thence on a line deflecting 52 degrees 30 minutes Right a distance of 371.94 feet to a point of curvature; thence Right on a circular curve (radius of 342 feet, central angle of 75 degrees) an arc distance of 447.68 feet to a point of tangency; thence on a line 90 degrees Left from the tangent at said point of tangency a distance of 311 feet; thence on a line deflecting 90 degrees Left a distance of 168.90 feet; thence on a line deflecting 52 degrees 30 minutes Right a distance of 266.32 feet; thence on a line deflecting 90 degrees Left a distance of 423.3 feet; thence on a line deflecting 90 degrees Right a distance of 30 feet; thence on a line deflecting 90 degrees Left a distance of 343.5 feet to the North-South Quarter Line of said Section 22, thence South along said North-South Quarter Line, on a deflection of 90 degrees Left, a distance of 872.29 feet to the point of beginning, and there terminating.

And I further certify that the plat is a correct representation of the survey, that all distances are correctly shown in feet and decimals of feet, that the monuments for the guidance of future surveys have been placed in the ground and shown thus , that the outside boundary lines are correctly designated on the plat and that said tract has not been heretofore platted.

Arnold R. Molstad
Minnesota Registration No. 1002

Geo. C. Sullivan
Notary Public, Fillmore County, Minnesota
My commission expires *June 21, 1968*

Subscribed and sworn to before me this 4th day of January 1963 A.D.

DEDICATION

We, the undersigned, 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 surveyed and platted into streets, lots and blocks under the name BEL AIR FIRST SUBDIVISION as shown by said plat and that we do hereby dedicate for the public use forever the streets and avenues as shown thereon, and that we do hereby grant easements as defined thereon.

In presence of *Jordan J. Indt*
Walter L. Schantz

MOHN & PENZ DEVELOPMENT COMPANY, Inc.
Stanley C. Mohn
President
Carlton Penz
Secretary - Treasurer

ACKNOWLEDGMENTS

State of Minnesota }
County of Olmsted } ss
On this 8th day of January 1963 A.D., before me, a Notary Public in and for said County personally appeared Stanley C. Mohn and Carlton Penz, to me known personally, who being each by me duly sworn they did say that they are respectively the President and Secretary-Treasurer of the corporation named in the foregoing instrument, 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 Stanley C. Mohn and Carlton Penz acknowledged said instrument to be the free act and deed of said corporation.

Walter L. Schantz
Notary Public, Olmsted County, Minnesota
My Commission expires *October 8, 1967*

State of Minnesota }
County of Olmsted } ss
City of Rochester }

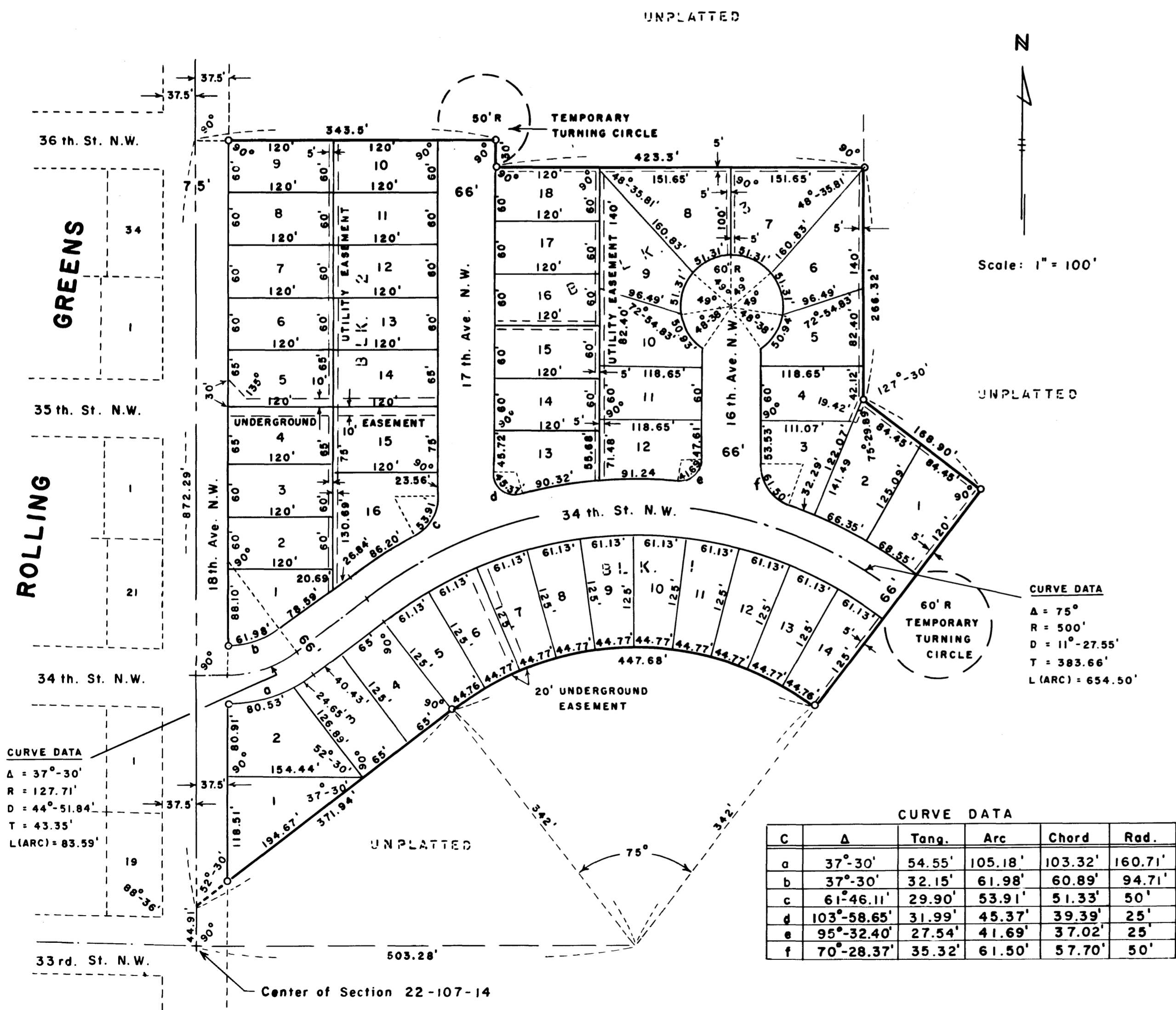
I, Elfreda L. Reiter, City Clerk in and for said City of Rochester, do hereby certify that on the *20th* day of *March* 1963 A.D. the accompanying and annexed plat was duly approved by the Common Council of the said City of Rochester, in testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this *20th* day of *March* 1963 A.D.

Elfreda Reiter
City Clerk

Taxes paid and entered this *10th* day of *June* 1963 A.D.
Russ Branning
County Auditor

Taxes for the year 1962 A.D. on the land described are paid.
Karl Proster
County Treasurer

State of Minnesota } ss **274076**
County of Olmsted }
I hereby certify that the within plat was filed in this office for record on the *11th* day of *June* 1963 A.D. @ *11 AM*.
Harry J. Evans
Register of Deeds
Laid Finstun, deputy



CURVE DATA

A = 37°-30'
R = 127.71'
D = 44°-51.84'
T = 43.35'
L(ARC) = 83.59'

CURVE DATA

A = 75°
R = 500'
D = 11°-27.55'
T = 383.66'
L(ARC) = 654.50'

C	A	Tang.	Arc	Chord	Rad.
a	37°-30'	54.55'	105.18'	103.32'	160.71'
b	37°-30'	32.15'	61.98'	60.89'	94.71'
c	61°-46.11'	29.90'	53.91'	51.33'	50'
d	103°-58.65'	31.99'	45.37'	39.39'	25'
e	95°-32.40'	27.54'	41.69'	37.02'	25'
f	70°-28.37'	35.32'	61.50'	57.70'	50'

Underground Easement defined:
Easement for construction and maintenance of sanitary and storm sewers and rights as defined in utility easements.


Utility Easements defined:
Easements for construction and maintenance of all necessary overhead, underground, or surface, public and private utilities, including rights to conduct drainage on said easements.

PLAT OF BEL AIR FIRST SUBDIVISION OF THE CITY OF ROCHESTER OLMSTED COUNTY, MINNESOTA

SURVEYOR'S CERTIFICATE

I, Arnold R. Molstad, registered Civil Engineer and Land Surveyor in the State of Minnesota, residing at Spring Valley, Minnesota, being first duly sworn, do hereby certify that at the request of the representatives of Mohn & Penz Development Company, Inc. I have surveyed and platted into lots, blocks and streets as shown in the accompanying plat on which this certificate is written and which shall be known as BEL AIR FIRST SUBDIVISION, the following tract of land lying and being in Olmsted County, to-wit:

That part of the Northeast Quarter (NE 1/4) of Section Twenty-Two (22), Township 107 North, Range 14 West of the Fifth Principal Meridian, described by metes and bounds as follows: Commencing at the Center of said Section 22; thence North on the Quarter Line a distance of 44.91 feet to the point of beginning for the property herein described: thence on a line deflecting 52 degrees 30 minutes Right a distance of 371.94 feet to a point of curvature; thence Right on a circular curve (radius of 342 feet, central angle of 75 degrees) an arc distance of 447.68 feet to a point of tangency; thence on a line 90 degrees Left from the tangent at said point of tangency a distance of 311 feet; thence on a line deflecting 90 degrees Left a distance of 168.90 feet; thence on a line deflecting 52 degrees 30 minutes Right a distance of 266.32 feet; thence on a line deflecting 90 degrees Left a distance of 423.3 feet; thence on a line deflecting 90 degrees Right a distance of 30 feet; thence on a line deflecting 90 degrees Left a distance of 343.5 feet to the North-South Quarter Line of said Section 22, thence South along said North-South Quarter Line, on a deflection of 90 degrees Left, a distance of 872.29 feet to the point of beginning, and there terminating.

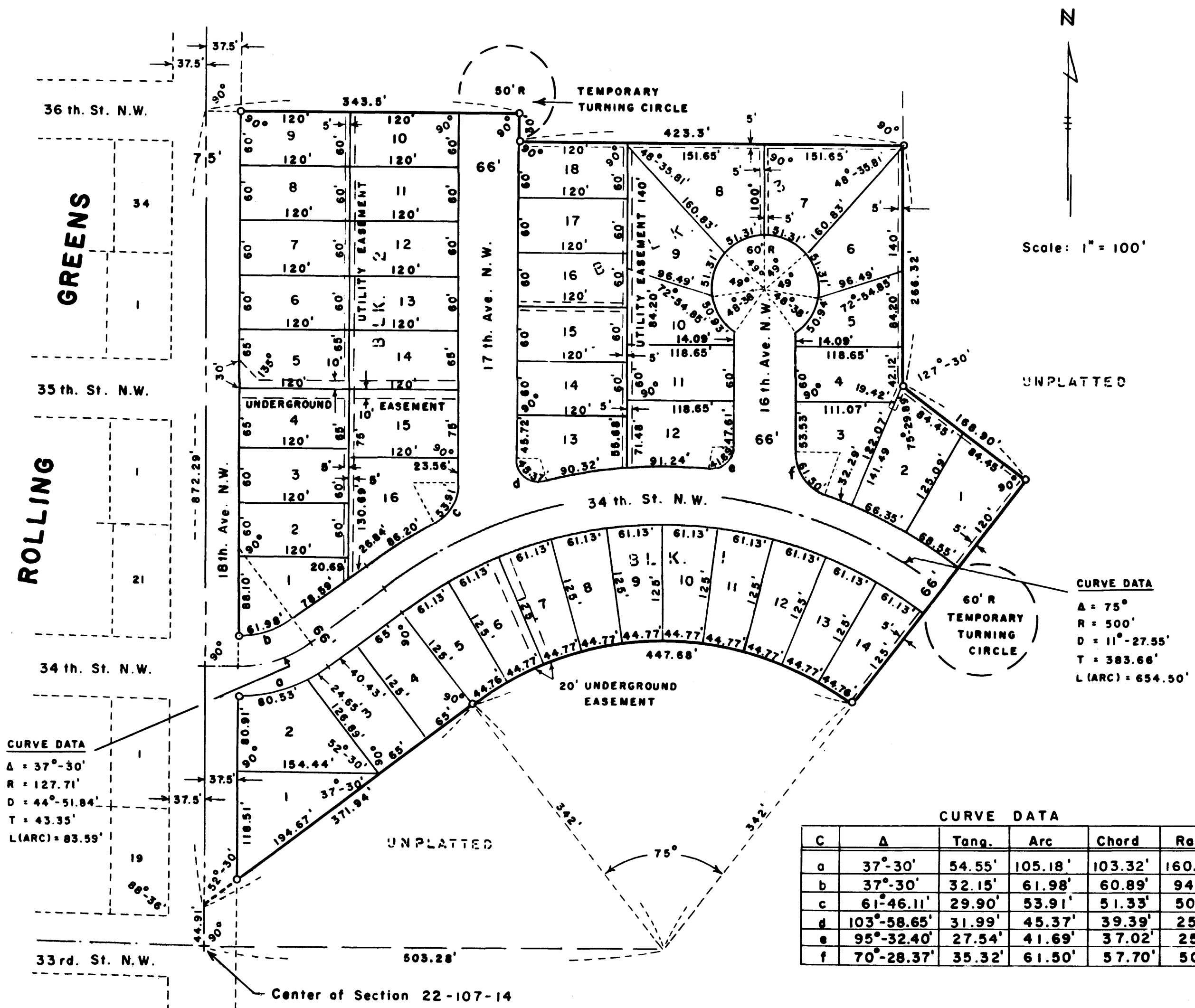
And I further certify that the plat is a correct representation of the survey, that all distances are correctly shown in feet and decimals of feet, that the monuments for the guidance of future surveys have been placed in the ground and shown thus , that the outside boundary lines are correctly designated on the plat and that said tract has not been heretofore platted.

Arnold R. Molstad
Minnesota Registration No. 1002

Subscribed and sworn to before me this 4th. day of January 1963 A.D.

Geo. G. Gullikson
Notary Public, Fillmore County, Minnesota
My commission expires *June 21, 1968*

UNPLATTED



Scale: 1" = 100'

DEDICATION

We, the undersigned, 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 surveyed and platted into streets, lots and blocks under the name BEL AIR FIRST SUBDIVISION as shown by said plat and that we do hereby dedicate for the public use forever the streets and avenues as shown thereon, and that we do hereby grant easements as defined thereon.

Witness as to:

In presence of *Stanley C. Mohn* Mohn & Penz
Carlton Penz Mohn & Penz
Violet Delbonty Co-Executors of Weih Est.
Paul Broadbent Co-Executors of Weih Est.
James A. Nelson Co-Executors of Weih Est.

MOHN & PENZ DEVELOPMENT COMPANY, Inc.
Stanley C. Mohn President
Carlton Penz Sec'y-Treas.
CO-EXECUTORS OF ROXIE LUETTA WEIH ESTATE
First National Bank of Rochester, Minnesota
By *Paul Broadbent* Pres. By *Earl Cady* Ass't. Trust Officer

ACKNOWLEDGMENTS

State of Minnesota } ss
County of Olmsted }

On this 8th. day of January 1963 A.D., before me, a Notary Public in and for said County, personally appeared Stanley C. Mohn and Carlton Penz, to me known personally, who being each by me duly sworn they did say that they are respectively the President and Secretary-Treasurer of Mohn & Penz Development Company, Incorporated, and that the seal affixed to the above dedication 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 Stanley C. Mohn and Carlton Penz acknowledged said instrument to be the free act and deed of said corporation.

Violet Delbonty
Notary Public, Olmsted County, Minnesota
My Commission expires October 8, 1969.

State of Minnesota } ss
County of Olmsted }

On this 1st day of July, 1963 A.D., before me, a Notary Public in and for said County, personally appeared R.A. Bezoier and V.T. Anderson, to me known personally, who being each by me duly sworn they did say that they are respectively President and Assistant Trust Officer of the First National Bank of Rochester, Minnesota and that the seal affixed to the above dedication 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 R.A. Bezoier and V.T. Anderson acknowledged said instrument to be the free act and deed of said corporation, and Earl Cady, by me being duly sworn he did say that he is co-executor of the Roxie Luetta Weih Estate, and acknowledged the above dedication to be his free act and deed as such co-executor.

Paul Broadbent
Notary Public, Olmsted County, Minnesota
My Commission expires *May 16, 1968*

State of Minnesota } ss
County of Olmsted } ss
City of Rochester

I, Elfreda L. Reiter, City Clerk in and for said City of Rochester, do hereby certify that on the 25th day of *March* 1963 A.D. the accompanying and annexed plat was duly approved by the Common Council of the said City of Rochester, in testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 6th day of *August* 1963 A.D.

Elfreda Reiter
City Clerk

Taxes paid and entered this 6th day of *August* 1963 A.D.

Paul Broadbent
County Auditor
Melvin Nelson Deputy

Taxes for the year 1962 A.D. on the land described are paid.

Paul Broadbent
County Treasurer
Harriet Warburger Deputy

State of Minnesota } ss
County of Olmsted }

I hereby certify that the within plat was filed in this office for record on the 6th day of *August* 1963 A.D. at 3:40 PM

Harry A. News
Register of Deeds

Underground Easement defined:

Easement for construction and maintenance of sanitary and storm sewers and rights as defined in utility easements.

Utility Easements defined:

Easements for construction and maintenance of all necessary overhead, underground, or surface, public and private utilities, including rights to conduct drainage on said easements.