

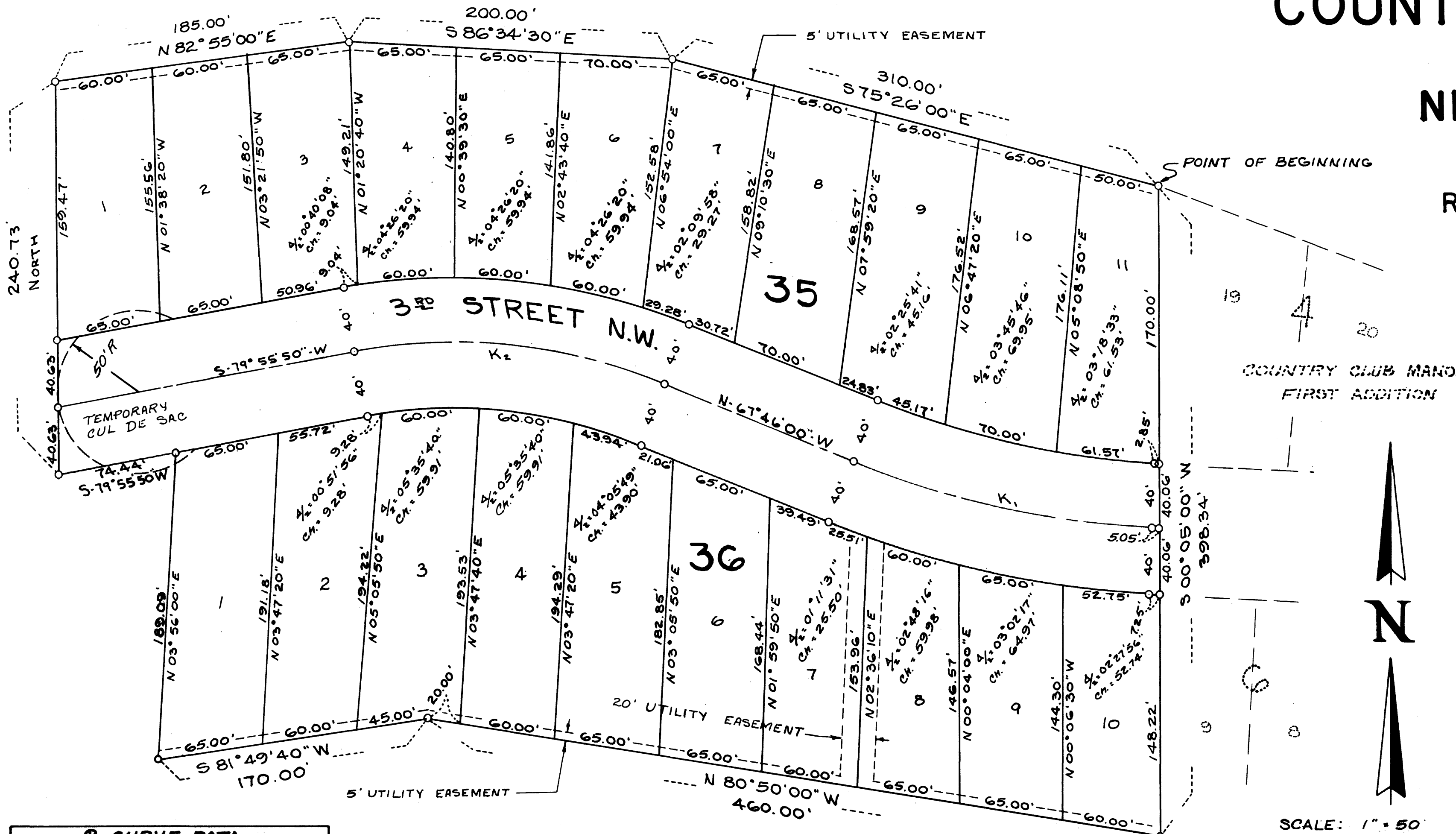
# COUNTRY CLUB MANOR

ORIGINAL

## NINTH ADDITION

ROCHESTER, MINNESOTA

### SURVEYOR'S CERTIFICATE



I, LEONARD M. SANKSTONE, REGISTERED CIVIL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE REQUEST OF JOHNSON, DRAKE AND PIPER, INC., OWNER, A MINNESOTA CORPORATION, AND NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS, A NATIONAL BANKING ASSOCIATION OF THE CITY OF MINNEAPOLIS, COUNTY OF HENNEPIN, STATE OF MINNESOTA, MORTGAGEE, I HAVE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AS SHOWN ON THE ACCOMPANYING PLAT ON WHICH THIS CERTIFICATE IS WRITTEN, THE FOLLOWING DESCRIBED TRACT.

BEGINNING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 4, COUNTRY CLUB MANOR FIRST ADDITION, CITY OF ROCHESTER, OLMTSTED COUNTY, MINNESOTA. THENCE SOUTHERLY ON AN ASSUMED BEARING OF SOUTH 00°-05' WEST ALONG THE WEST LINE OF SAID COUNTRY CLUB MANOR FIRST ADDITION A DISTANCE OF 398.34 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 6, OF SAID COUNTRY CLUB MANOR FIRST ADDITION;

THENCE NORTH 80°-50'-00" WEST A DISTANCE OF 460.00 FEET;

THENCE SOUTH 81°-49'-40" WEST A DISTANCE OF 170.00 FEET;

THENCE NORTH 3°-56'-00" EAST A DISTANCE OF 189.09 FEET;

THENCE SOUTH 79°-55'-50" WEST A DISTANCE OF 74.44 FEET;

THENCE NORTH A DISTANCE OF 240.73 FEET;

THENCE NORTH 82°-55'-00" EAST A DISTANCE OF 185.00 FEET;

THENCE SOUTH 86°-34'-30" EAST A DISTANCE OF 200.00 FEET;

THENCE SOUTH 75°-26'-00" EAST A DISTANCE OF 310.00 FEET TO POINT OF BEGINNING, COUNTY OF OLMTSTED, STATE OF 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 (o); 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 19TH DAY OF MARCH, 1964 A. D.

*Leonard M. Sankstone*  
 LEONARD M. SANKSTONE  
 REGISTERED CIVIL ENGINEER AND LAND SURVEYOR No. 5325

SUBSCRIBED AND SWORN BEFORE ME A NOTARY PUBLIC THIS 19TH DAY OF MARCH, 1964 A. D.

*W. E. Anderson*  
 NOTARY PUBLIC, OLMTSTED COUNTY, MINNESOTA  
 W. E. ANDERSON  
 My Commission Expires APRIL 1, 1970

I HEREBY CERTIFY THAT THE AREA DESCRIBED AND DRAWN ON THE ANNEXED PLAT IS 6.27 ACRES.

*Leonard M. Sankstone*  
 LEONARD M. SANKSTONE  
 REGISTERED LAND SURVEYOR No. 5325

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

I, ELFREDA REITER, CITY CLERK IN AND FOR SAID CITY OF ROCHESTER, DO HEREBY CERTIFY THAT ON THE 20TH DAY OF JULY, 1964 A. D., THE ACCOMPANYING AND ANNEXED PLAT WAS DULY APPROVED BY THE COMMON COUNCIL OF THE CITY OF ROCHESTER. IN TESTIMONY THEREOF, I HAVE HERETO SIGNED MY NAME AND AFFIXED THE SEAL OF SAID CITY OF ROCHESTER THIS 29TH DAY OF DECEMBER, 1964 A. D.

*Elfreda Reiter*  
 CITY CLERK OF THE CITY OF ROCHESTER,  
 MINNESOTA

### ACKNOWLEDGEMENT

STATE OF MINNESOTA ) S.S.  
 COUNTY OF OLMTSTED

ON THIS 6TH DAY OF APRIL, 1964 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 SECRETARY 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. JESSON AND E. L. FORBROOK ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

LEONARD SANKSTONE  
 Notary Public, Olmsted County, Minn.  
 My Commission Expires October 16, 1967

*Leonard M. Sankstone*  
 NOTARY PUBLIC, OLMTSTED COUNTY, MINNESOTA  
 My Commission Expires OCTOBER 16, 1967

STATE OF MINNESOTA ) S.S.  
 COUNTY OF HENNEPIN

ON THIS 6TH DAY OF APRIL, 1964 A. D., BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED C. T. MCGARRUGH & FRANK T. LEWIS TO ME PERSONALLY KNOWN, WHO, BEING EACH BY ME DULY SWORN DID SAY THAT THEY ARE RESPECTIVELY THE VICE PRESIDENT & ASST. CASHIER OF NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS, A NATIONAL BANKING ASSOCIATION OF THE CITY OF MINNEAPOLIS, COUNTY OF HENNEPIN, STATE OF MINNESOTA, 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 C. T. MCGARRUGH & FRANK T. LEWIS ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

*William S. Dwyer*  
 NOTARY PUBLIC, HENNEPIN COUNTY, MINNESOTA  
 My Commission Expires \_\_\_\_\_

### DEDICATION

WE, JOHNSON, DRAKE AND PIPER, INC., OWNER, A MINNESOTA CORPORATION, AND NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS, A NATIONAL BANKING ASSOCIATION OF THE CITY OF MINNEAPOLIS, COUNTY OF HENNEPIN, STATE OF MINNESOTA, MORTGAGEE, 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 AND STREETS AND EASEMENTS UNDER THE NAME OF COUNTRY CLUB MANOR NINTH ADDITION AS SHOWN BY THE SAID PLAT AND THAT WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREET SHOWN THEREON AND GRANT THE EASEMENTS SHOWN THEREON.

IN THE PRESENCE OF: JOHNSON, DRAKE AND PIPER, INC.

*Jonnie R. Tesmer* By *D. P. Jesson*  
 ITS PRESIDENT

*Jean M. Norman* *E. L. Forbrook*  
 ITS ASSISTANT SECRETARY

NORTHWESTERN NATIONAL BANK OF MINNEAPOLIS, MINNESOTA

*John E. Kinsler* By *C. T. McGarrugh*  
 ITS VICE PRES.

*Lawrence C. Oberg* *Frank T. Lewis*  
 ITS ASST. CASHIER



E CURVE DATA					
	Δ	D	R	T	L
K <sub>1</sub>	19°00'00"	10'00"	572.96'	95.88'	190.00'
K <sub>2</sub>	32°18'10"	16'30"	341.25'	100.67'	195.77'

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.

TAXES PAID AND TRANSFER ENTERED THE 30TH DAY OF DECEMBER, 1964 A. D.

*Paul Brown*  
 COUNTY AUDITOR

TAXES FOR THE YEAR 1964 ON LANDS DESCRIBED WITHIN ARE PAID.

*Karl H. Oster*  
 COUNTY TREASURER

STATE OF MINNESOTA ) S.S. Document No. 12126  
 COUNTY OF OLMTSTED

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THIS OFFICE FOR RECORD ON THIS 30TH DAY OF DECEMBER, 1964 A. D., AT 11 O'CLOCK A. M.

*Harvey J. Evans*  
 REGISTRAR OF TITLES  
 OLMTSTED COUNTY, MINNESOTA  
*Lawrence C. Oberg*  
 Deputy