

# PECK'S HILLS THIRD SUBDIVISION

## ROCHESTER, MINNESOTA

### SURVEYOR'S CERTIFICATE

I, LEONARD M. SANKSTONE, REGISTERED CIVIL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE REQUEST OF LARRY MCCALED, INC., I HAVE SURVEYED AND PLATTED INTO LOTS, OUTLOTS, BLOCKS, STREETS, LANE AND EASEMENTS, AS SHOWN ON THE ACCOMPANYING PLAT ON WHICH THIS CERTIFICATE IS WRITTEN, THE FOLLOWING DESCRIBED TRACT.

BEGINNING AT THE Southeast corner of Lot 5, Block 3 of Peck's Hills First Subdivision. Thence Northerly along the Easterly line of said Lot 5, on an assumed bearing of North-0°-01'-East a distance of 143.65 feet; Thence North-88°-59'-East a distance of 92.37 feet; Thence North-1°-01'-West a distance of 66.00 feet; Thence North-88°-59'-East a distance of 80.00 feet; Thence North-7°-59'-East a distance of 220.00 feet; Thence North-0°-59'-East a distance of 235.00 feet; Thence North-59°-01'-West a distance of 270.00 feet; Thence North-85°-01'-West a distance of 255.00 feet; Thence North-4°-59'-East a distance of 217.67 feet, to the North line of the South One-Half of Section 25, Township 107 North, Range 14 West. Thence South-89°-36'-50"-East along said North line a distance of 977.20 feet to the Northeast corner of the West One-Half of the Southeast Quarter of Section 25; Thence South-00°-09'-50"-West along the East line of the West One-Half of the Southeast One-Quarter of said section a distance of 436.19 feet; Thence South-26°-38'-10"-West a distance of 568.52 feet. Thence Northwesterly along a curve of radius 391.10 feet, delta angle of 25°-17'-26", chord of 171.23 feet a distance of 172.63 feet the bearing of said chord being North-56°-29'-30"-West. Thence South-50°-37'-00"-West a distance of 78.74 feet; Thence South-18°-25'-10"-West a distance of 147.58 feet; Thence North-89°-13'-West a distance of 210.00 feet to the Point of Beginning.

BEGINNING AT A POINT ON THE South line of the Northeast One-Quarter (NE 1/4) of Section 25, Township 107 North, Range 14 West, said point being 175.36 feet East of the center of said Section and also being the Southeast corner of Lot Five (5), Block Three (3) Northern Heights Fourth Subdivision; Thence Northeasterly along the rear lot line of said Lot Five (5), a distance of 73.17 feet to the Northeast corner of said Lot, which is also a point on the rear lot line of Lot Three (3) of Block Three (3) Northern Heights Fourth Subdivision; Thence Southeasterly along the rear lot line of said Lot Three (3), a distance of 40.34 feet to the Southeast corner of said Lot; Thence Southeasterly along the rear lot lines of Lots One (1) and Two (2) of Block Three (3) Northern Heights Fourth Subdivision and said line extended a distance of 312.37 feet to its intersection with the South line of the Northeast One-Quarter (NE 1/4) of Section 25, Township 107 North, Range 14 West; Thence Westerly along said South line to the Point of Beginning and Outlot 4, Peck's Hills Second Subdivision, 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 (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, EXCEPT OUTLOT 4, PECK'S HILLS SECOND SUBDIVISION. DATED THIS 19th DAY OF March, 1965 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, 1965 A. D. MY COMMISSION EXPIRES APRIL 1, 1970

W. E. Agnewberg  
NOTARY PUBLIC, OLMDSTED COUNTY, MINNESOTA

STATE OF MINNESOTA } S.S.  
COUNTY OF OLMDSTED }  
FILED FOR RECORD THIS 21 DAY OF November, 1967 A. D. AT 7 O'CLOCK P. M. IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

Hanna H. Brown  
REGISTER OF DEEDS

STATE OF MINNESOTA } S.S.  
COUNTY OF OLMDSTED }  
CITY OF ROCHESTER }  
I, ELFREDA REITER, CITY CLERK IN AND FOR SAID CITY OF ROCHESTER, DO HEREBY CERTIFY THAT ON THE 3rd DAY OF May, 1965 A. D. THE ACCOMPANYING AND ANNEXED PLAT WAS DULY APPROVED BY THE COMMON COUNCIL OF THE CITY OF ROCHESTER. IN TESTIMONY WHEREOF I HAVE HEREUNTO SIGNED MY NAME AND AFFIXED THE SEAL OF SAID CITY OF ROCHESTER THIS 3rd DAY OF May, 1965 A. D.

Elfreda Reiter  
CITY CLERK OF THE CITY OF ROCHESTER, MINNESOTA

TAXES FOR THE YEAR 1967 ON THE LANDS DESCRIBED WITHIN ARE PAID.

Gene A. Porter  
COUNTY TREASURER

TAXES PAID AND TRANSFER ENTERED THE 9th DAY OF November, 1967 A. D.

Anna Branning  
COUNTY AUDITOR

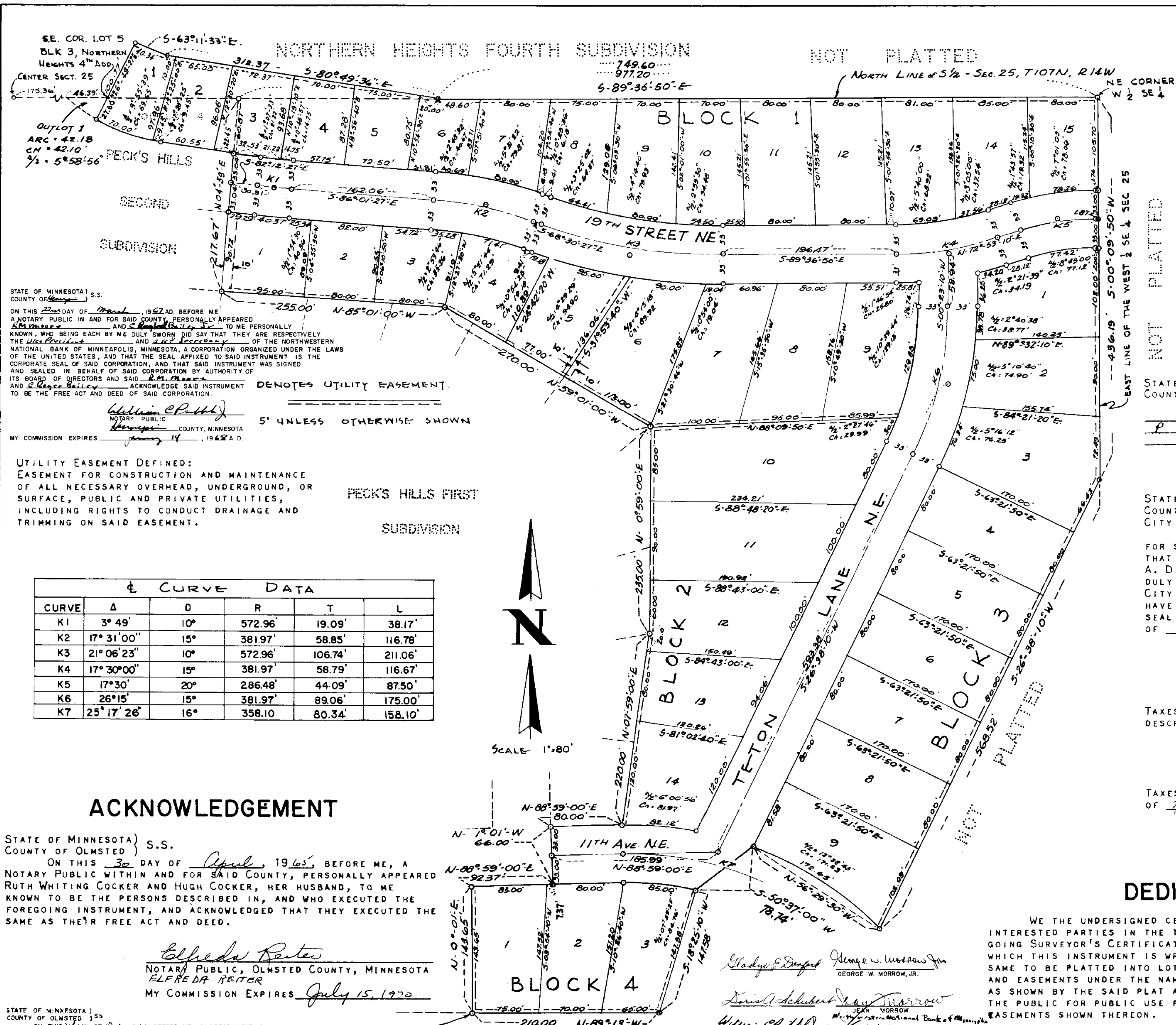
### DEDICATION

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 PLATTED INTO LOTS, OUTLOTS, BLOCKS, STREETS, LANE AND EASEMENTS UNDER THE NAME OF PECK'S HILLS THIRD SUBDIVISION AS SHOWN BY THE SAID PLAT AND THAT WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE STREETS, LANE AND UTILITY EASEMENTS SHOWN THEREON.

IN THE PRESENCE OF:  
Theresa J. Michalitti  
Eunice A. Schecht  
Auntie P. Baker  
Sharon Ayers  
Larry McCaleb, Inc.  
Lawrence N. McCaleb  
LAWRENCE N. MCCALED, PRES.  
Elaine K. McCaleb  
ELAINE K. MCCALED, SEC'Y. & TREAS.  
Ruth Whiting Cocker  
RUTH WHITING COCKER  
Hugh Cocker  
HUGH COCKER

LYNN PECK AND HAZEL PECK, RUTH P. PULFORD AND FRANK PULFORD, JOHN PECK AND ELNORA PECK, JENNIE ANN WHITING MEYER AND THEODORE MEYER.

By Ruth Whiting Cocker  
RUTH WHITING COCKER  
THEIR ATTORNEY-IN-FACT



CURVE DATA					
CURVE	Δ	D	R	T	L
K1	3° 49'	10'	572.96'	19.09'	38.17'
K2	17° 31' 00"	15'	381.97'	58.85'	116.78'
K3	21° 06' 23"	10'	572.96'	106.74'	211.06'
K4	17° 30' 00"	15'	381.97'	58.79'	116.67'
K5	17° 30'	20'	286.48'	44.09'	87.50'
K6	26° 15'	15'	381.97'	89.06'	175.00'
K7	25° 17' 26"	16'	358.10'	80.34'	158.10'

### ACKNOWLEDGEMENT

STATE OF MINNESOTA } S.S.  
COUNTY OF OLMDSTED }  
ON THIS 30 DAY OF April, 1965, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RUTH WHITING COCKER AND HUGH COCKER, HER HUSBAND, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

Elfreda Reiter  
NOTARY PUBLIC, OLMDSTED COUNTY, MINNESOTA  
MY COMMISSION EXPIRES July 15, 1970

STATE OF MINNESOTA } S.S.  
COUNTY OF OLMDSTED }  
ON THIS 30 DAY OF April, 1965, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED GEORGE W. MORROW, JR. AND JEAN MORROW, HIS WIFE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

Elfreda Reiter  
NOTARY PUBLIC, OLMDSTED COUNTY, MINNESOTA  
MY COMMISSION EXPIRES: July 15, 1970

STATE OF MINNESOTA } S.S.  
COUNTY OF OLMDSTED }  
ON THIS 30 DAY OF April, 1965, BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED RUTH WHITING COCKER AS ATTORNEY-IN-FACT AND TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH ATTORNEY-IN-FACT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS THE FREE ACTS AND DEEDS OF LYNN PECK AND HAZEL, HIS WIFE; RUTH P. PULFORD AND FRANK PULFORD, HER HUSBAND; JOHN PECK AND ELNORA PECK, HIS WIFE; AND JENNIE ANN WHITING MEYER AND THEODORE MEYER, HER HUSBAND.

Elfreda Reiter  
NOTARY PUBLIC, OLMDSTED COUNTY, MINNESOTA  
MY COMMISSION EXPIRES July 15, 1970

STATE OF MINNESOTA } S.S.  
COUNTY OF OLMDSTED }  
ON THIS 12th DAY OF April, 1965, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY, PERSONALLY APPEARED LAWRENCE N. MCCALED AND ELAINE K. MCCALED, TO ME PERSONALLY KNOWN, WHO, BEING EACH BY ME DULY SWORN 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 LAWRENCE N. MCCALED AND ELAINE K. MCCALED ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

Elfreda Reiter  
NOTARY PUBLIC, OLMDSTED COUNTY, MINNESOTA  
MY COMMISSION EXPIRES July 16, 1970