

# TOWER TERRACE SUBDIVISION

ROCHESTER

MINNESOTA

**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 into outlets, streets, avenues, and easements under the name of TOWER TERRACE SUBDIVISION, as shown by said plat, and that it does hereby dedicate to the public for public use forever the streets and avenues, as shown thereon, and grant the easements defined thereon.

In the presence of:

*Karen M. Sumner and Franklin Michael*  
 Carl W. Elford  
 Notary Public, Olmsted County, Minnesota  
*Karen M. Sumner and Franklin Michael*  
 Vivian J. Elford

State of Minnesota ) S.S.  
 County of Olmsted )

On this 26 day of December, 1967 A.D., before me a notary public in and for said County, personally appeared Carl W. Elford and Vivian J. Elford (his wife), to me personally known to be the persons described herein, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My commission expires OCT 26 1974.

FRANKLIN MICHAELS *Franklin Michael*  
 Notary Public, Olmsted County, Minnesota  
 My Commission Expires Oct 26, 1974

In the presence of:

MOHN & PENZ DEVELOPMENT COMPANY, INC.

*Karen M. Sumner and Franklin Michael*  
 Stanley C. Mohn, President  
*Karen M. Sumner and Franklin Michael*  
 Carlton Penz, Secretary

State of Minnesota ) S.S.  
 County of Olmsted )

On this 6 day of December, 1967 A.D., before me a notary public in and for said County, personally appeared Stanley C. Mohn and Carlton Penz, to me personally known, who by me each duly sworn did say that they are respectively President and Secretary of MOHN & PENZ DEVELOPMENT COMPANY, INC. and that the seal affixed to this instrument is the Corporate Seal of said Corporation, and that said instrument was signed and sealed in its behalf by authority of its members, and said Stanley C. Mohn and Carlton Penz acknowledge said instrument to be the free act and deed of said Corporation.

My commission expires OCT 26 1974.

FRANKLIN MICHAELS *Franklin Michael*  
 Notary Public, Olmsted County, Minnesota  
 My Commission Expires Oct 26, 1974

IN WITNESS WHEREOF, I have hereunto set my hand and seal, the day and year written below.

22nd day of December, 1967  
 Date *Alex P. Smekta*  
 Alex P. Smekta, Mayor

Attest: *Celinda Ritter*  
 City Clerk

Taxes paid and transfer entered this 24 day of December, 1967 A.D.

*Russ Dunning*  
 County Auditor

Taxes for the year 1967 on lands described within are paid.

*Karl H. Posters*  
 County Treasurer

State of Minnesota ) S.S.  
 County of Olmsted )

Filed for record this 29 day of December, 1967 A.D. at 3 1/2 o'clock P M., in book \_\_\_\_\_ of plats on page \_\_\_\_\_ Instrument No. \_\_\_\_\_

*Wm J. Evans*  
 Register of Deeds

**SURVEYOR'S CERTIFICATE:**

I, K. M. McGhie, Registered Civil Engineer and Land Surveyor, do hereby certify that at the request of Carl W. Elford and Mohn & Penz Development Company, I have surveyed and platted into outlets, streets, avenues, and easements as shown on the accompanying plat on which this certificate is written, and shall be known and designated as TOWER TERRACE SUBDIVISION, the following described tract of land:

A part of the Northeast Quarter and the Southeast Quarter of Section 22, Township 107 North, Range 14 West, described by metes and bounds as follows:

Beginning at the Northwest corner of the Southeast Quarter of Section 22, Township 107 North, Range 14 West, thence South along the West line of said Quarter Section a distance of 749.40 feet, thence East at a deflection angle of 90 degrees 01 minutes to the left a distance of 1067.50 feet, thence North at right angles a distance of 723.24 feet to a point in the North line of said Quarter Section, thence West along the North line of said Quarter Section a distance of 1067.62 feet to the point of beginning.

Containing 18.05 Acres.

Also beginning at the Southwest corner of the Northeast Quarter of Section 22, Township 107 North, Range 14 West, thence North along the West line of said Quarter Section a distance of 44.91 feet, thence Northeasterly at a deflection angle of 52 degrees 30 minutes to the right a distance of 371.04 feet to the beginning of curve to the right whose radius is 342.00 feet and delta angle is 75 degrees 00 minutes, thence Easterly along said curve a distance of 447.68 feet to the point of tangent of said curve, thence Southeasterly tangent to said curve a distance of 164.51 feet to the beginning of a curve to the left whose radius is 522.96 feet and delta angle is 27 degrees 14 1/2 minutes, thence Southeasterly along said curve a distance of 248.65 feet to the point of tangent of said curve, thence South at a deflection angle of 79 degrees 16 1/2 minutes to the right from the tangent of said curve a distance of 97.56 feet to a point in the South line of said Quarter Section, thence West along the South line of said Quarter Section a distance of 1067.62 feet to the point of beginning.

Containing 5.70 Acres

And I further certify that the 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 in the ground as shown thus (e), 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.

*K.M. McGhie*  
 K. M. McGhie, Registered Civil Engineer & Land Surveyor, Reg. No. 1603

Dated this 22 day of December, 1967 A.D.

Subscribed and sworn before me a notary public this 22 day of December, 1967 A.D.

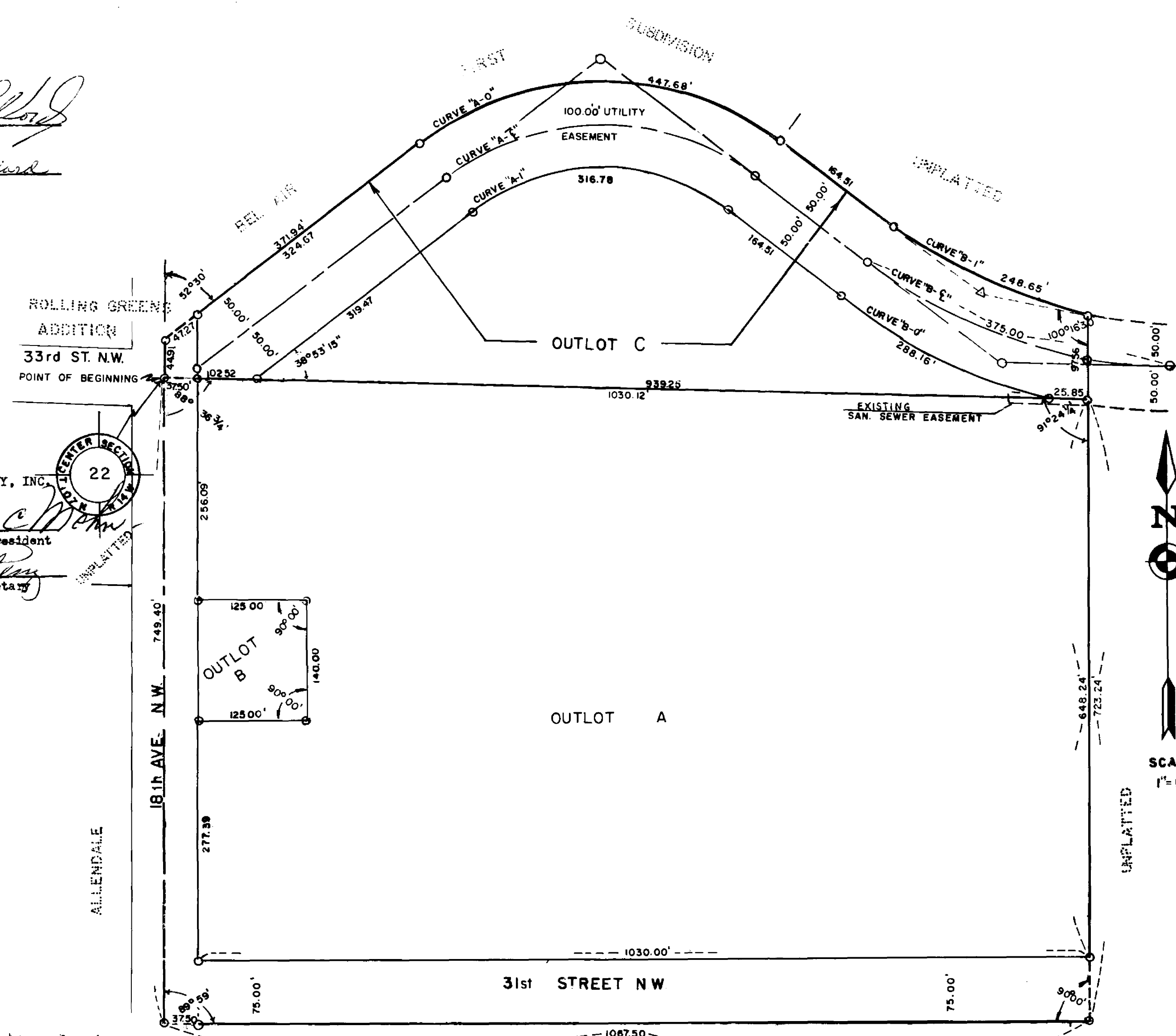
My commission expires April, 1971 A.D.

*Vivian Ashcroft*  
 Notary Public, Olmsted County, Minnesota

State of Minnesota )  
 County of Olmsted ) S.S.  
 City of Rochester

I, Celinda Ritter, City Clerk, in and for said City of Rochester, do hereby certify that on the 22 day of December, 1967 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 22 day of December, 1967 A.D.

*Celinda Ritter*  
 City Clerk of the City of Rochester, Minnesota



UNPLATTED

CURVE	Δ	D	R	T	L
A-0	75° 00'	16° 45' 11"	342.00'	262.43	447.68
A-1	75° 00'	19° 37' 19"	292.00'	224.06	382.23
A-2	75° 00'	23° 40' 33"	242.00	185.69	316.78
B-0	26° 30' 12"	9° 11' 50"	622.96	146.71	288.16
B-1	37° 30'	10° 00'	572.96	194.49	375.00
B-2	27° 14' 30"	10° 57' 22"	522.96	126.72	248.65

**Utility Easement Defined:**

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

**OFFICIAL PLAT**