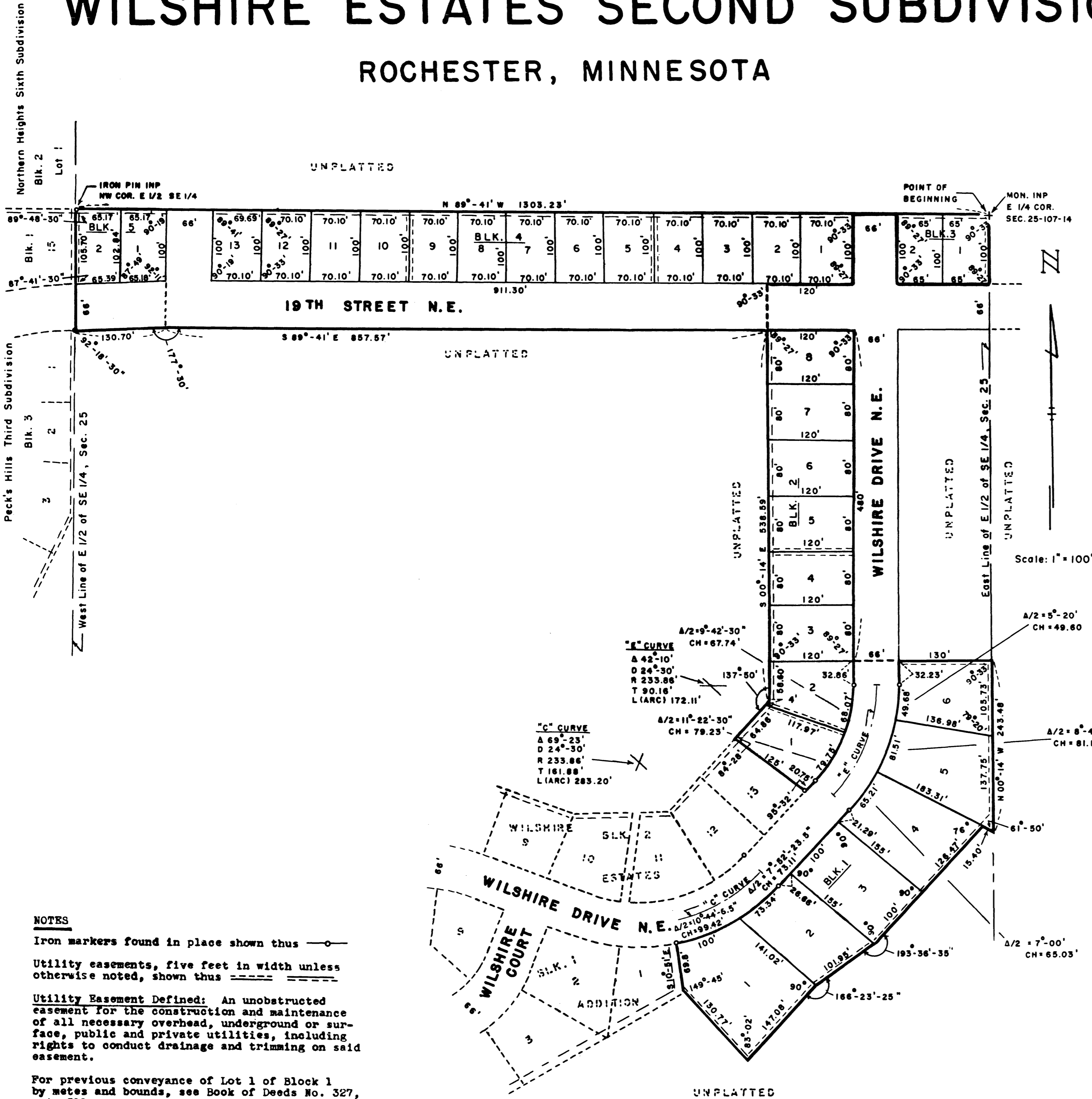
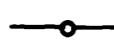



# WILSHIRE ESTATES SECOND SUBDIVISION ROCHESTER, MINNESOTA



### NOTES

Iron markers found in place shown thus 

Utility easements, five feet in width unless otherwise noted, shown thus 

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

For previous conveyance of Lot 1 of Block 1 by metes and bounds, see Book of Deeds No. 327, page 511.

### SURVEYOR'S CERTIFICATE

I, Arnold R. Molstad, Registered Civil Engineer and Land Surveyor, do hereby certify that at the request of MOHN-HODGE ENTERPRISES, Inc., I have surveyed and platted into lots, blocks, street and easements, as shown on the accompanying plat on which this certificate is written, the following described lands: That part of the E 1/2 of the SE 1/4 of Section 25, Township 107 North, Range 14 West more particularly described as follows; Beginning at the E 1/2 corner of said Section 25; thence West along the North line of said E 1/2 of SE 1/4 of said Sec. 25 on an assumed bearing of N 89° - 41' W 1303.23 feet to the Northwest corner of said E 1/2 of SE 1/4 of said Sec. 25; thence S 00° - 07' - 30" W 171.70 feet; thence N 87° - 49' E 130.70 feet to the South line of 19th. Street N.E. as platted; thence S 89° - 41' E 867.57 feet along said South line of said 19th. Street N.E. thence S 00° - 14' E 538.59 feet; thence S 41° - 56' W 68.86 feet to the Northwesterly corner of Lot 13 of Blk. 2 of Wilshire Estates Addition in the City of Rochester, Minnesota; thence S 53° - 36' E along the NE 1/4 line of said Lot 13, 125 feet to the W 1/2 line of Wilshire Drive N.E.; thence N 41° - 56' E along said W 1/2 line 20.75 feet to a point of curvature; thence N 1/2 along said W 1/2 line on a circular curve (central angle of 42° - 10' and radius of 200.86 feet) an arc distance of 147.92 feet to a point of tangency; thence N 00° - 14' W along said W 1/2 line 32.86 feet; thence S 89° - 41' E 66 feet to the E 1/2 line of said Wilshire Drive N.E.; thence S 00° - 14' E along said E 1/2 line 32.23 feet to a point of curvature; thence SW 1/4 along said E 1/2 line on a circular curve (central angle of 42° - 10' and radius of 266.86 feet) an arc distance of 196.40 feet; thence S 41° - 56' W along said E 1/2 line 147.95 feet to another point of curvature; thence SW 1/4 on a circular curve (central angle of 37° - 13' and radius of 266.86 feet) an arc distance of 173.34 feet along said E 1/2 line to the Northeast corner of Lot 1 of Blk. 1 of Wilshire Estates Addition; thence S 10° - 51' E 69.8 feet; thence S 41° - 08' E 130.77 feet; thence N 41° - 56' E 147.08 feet; thence N 55° - 32' - 35" E 101.95 feet; thence N 41° - 56' E 226.47 feet; thence S 62° - 04' E 15.40 feet to the East line of said E 1/2 of said Sec. 25; thence N 00° - 14' W along said East line 243.48 feet; thence N 89° - 41' W 196.0 feet to the West line of Wilshire Drive N.E.; thence N 00° - 14' W 480.0 feet to the South line of 19th. Street N.E.; thence N 89° - 41' W along said South line 120.0 feet; thence N 00° - 14' W 66.0 feet to the North line of 19th. Street N.E.; thence S 89° - 41' E along said North line 120.0 feet to the West line of Wilshire Drive N.E.; thence N 00° - 14' W 100.0 feet to the North line of said E 1/2 of said Sec. 25; thence S 89° - 41' E along said North line 66.0 feet to the East line of said Wilshire Dr. N.E.; thence S 00° - 14' E along said East line 100.0 feet to the North line of said 19th. Street N.E.; thence S 89° - 41' E along said North line 130.0 feet to the East line of said E 1/2 of SE 1/4 of said Sec. 25; thence N 00° - 14' W along said East line 100.0 feet to the E 1/2 corner of said Sec. 25, which is the point of beginning.

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 1/2" galv. iron pipe with cap has been placed at each lot corner, point of curvature, point of tangency or deflection point, that the outside boundaries are correctly shown, that there are no wet lands thereon and that said plat has not been previously platted except for streets shown on Wilshire Estates Addition.

Dated this 22<sup>nd</sup> day of JANUARY 1968 A.D.

*Arnold R. Molstad*  
Arnold R. Molstad  
Registered Civil Engineer  
& Land Surveyor No. 1002

Subscribed and sworn before me, a Notary Public, this 22<sup>nd</sup> day of January 1968 A.D.  
*Geo. G. Sullivan*  
Notary Public, Fillmore Co., Minn.  
My Commission expires June 21-1968

### DEDICATION

We, the undersigned, certify that we are the sole interested parties in the tract of land described in the 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 lots, blocks street and easements under the name WILSHIRE ESTATES SECOND SUBDIVISION as shown by said plat, that we do hereby dedicate to the public for public use forever the street as shown thereon and that we do hereby grant easements as defined thereon.

MOHN-HODGE ENTERPRISES, Inc.  
(a Minnesota Corporation)  
In presence of: *Haven H. Hodge* President  
*Stanley C. Mohn* Vice Pres.  
For Lot 1, Blk. 1 only: *Donald G. Ritter*  
In presence of: *Emma Connelly*  
*Margaret Hermann*  
*Ruth Ann Ritter*

### ACKNOWLEDGMENTS

State of Minnesota ( ss  
County of Olmsted )  
On this 19<sup>th</sup> day of April 1968 A.D. before me, a Notary Public in and for said County, personally appeared Haven H. Hodge and Stanley C. Mohn, to me known personally, who being each by me duly sworn they did say that they are respectively the President and the Vice President 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 Haven H. Hodge and Stanley C. Mohn acknowledged said instrument to be the free act and deed of said corporation.  
*Donald G. Ritter*  
Notary Public, Olmsted County, Minnesota  
My Commission expires October 12, 1971

State of Minnesota ( ss  
County of Olmsted )  
On this 31<sup>st</sup> day of January 1968 A.D. before me, a Notary Public in and for said County, personally appeared Donald G. Ritter and Ruth Ann Ritter, husband and 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.  
*Margaret Hermann*  
Notary Public, Olmsted County, Minnesota  
My Commission expires May 14, 1968

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 21<sup>st</sup> day of May 1968 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 the City of Rochester this 21<sup>st</sup> day of May 1968 A.D.  
*Elfreda Reiter*  
City Clerk

Taxes paid and entered this 21<sup>st</sup> day of May 1968 A.D.  
*Paul A. Posten*  
County Auditor

Taxes for the year 1968 A.D. on the land described are paid.  
*Paul A. Posten*  
County Treasurer

State of Minnesota ( ss  
County of Olmsted )  
I hereby certify that the within plat was filed in this office for record on the 22<sup>nd</sup> day of May 1968 A.D. at 4 P.M.  
*Henry A. Brown*  
Register of Deeds