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# PLAT OF NORTHERN HILLS FIRST SUBDIVISION ROCHESTER, MINNESOTA

OFFICIAL PLAT

State of Minnesota  
County of Olmsted ss  
City of Rochester

I, Elfreda Reiter, City Clerk in and for the City of Rochester, do hereby certify that on the 21st day of April, 1969 A.D. the accompanying 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 19th day of May, 1969 A.D.

Elfreda Reiter  
City Clerk

Taxes paid and entered this 5th day of June, 1969 A.D.

Russ Breuning  
County Auditor  
Ruth Evans Deputy

Taxes for the year 1969 A.D. on the lands described within are paid.

Karl H. Steier  
County Treasurer

State of Minnesota ss 16954  
County of Olmsted

Filed for record this 5th day of June, 1969 A.D. at 8:45 o'clock A. M. in Book \_\_\_\_\_ of Plats, on Page \_\_\_\_\_.

Henry D. Eason  
Register of Deeds  
Gregory O. Stumpf Deputy

### SURVEYOR'S CERTIFICATE

I, Richard F. Kastler, Registered Civil Engineer and Land Surveyor, do hereby certify that at the request of Robert G. Gill, Floyd E. Larson and Lowell Penz, I have surveyed and platted into lots, blocks, streets and easements as shown by the plat hereon and which shall be known as NORTHERN HILLS FIRST SUBDIVISION, the following described tract of land:

Commencing at the Southeast corner of the North half of the Northwest quarter of Section 25, Township 107 North, Range 14 West of the 5th P.M., thence North 0°20'07" East 426.00 feet along the Easterly line of said quarter, thence North 89°37'40" West 696.02 feet to the point of beginning; thence continuing along said line 603.98 feet, thence South 00°36'02" West 425.00 feet to the North line of Northern Heights Subdivision, thence North 89°35'00" West 125.69 feet, thence North 61°18'58" West 258.34 feet to the Northwest corner of Lot 5 of Sehl's Replat, thence North 46°26'59" East 79.92 feet along the Easterly boundary of Lot 4 of said Sehl's Replat to the Northeast corner of said Lot 4, thence North 62°48'34" West 164.55 feet to a point on the Northerly boundary of said Sehl's Replat, thence North 5°17'56" East 139.25 feet, thence North 84°40'55" West 20.00 feet along the extended Northerly boundary of Lot 3 of Shadowbrook Hills Subdivision to the Northeast corner of said Lot 3, thence North 5°17'56" East 400.52 feet along the Easterly boundary of said Shadowbrook Hills Subdivision to the Northeast corner of Lot 1 of said Shadowbrook Hills Subdivision, thence North 84°44'38" West 125.00 feet along the extended Northerly boundary of Lot 1 of said Shadowbrook Hills Subdivision and to a point on the Easterly right-of-way line of T.H. 63, thence North 6°14'27" East 264.71 feet along said Easterly right-of-way line of T.H. 63, thence South 84°01'30" East 15.00 feet along said Easterly right-of-way line of T.H. 63, thence North 5°57'58" East 270.32 feet along the said Easterly right-of-way line of T.H. 63 to a point on the North line of said Section 25, thence South 89°09'12" East 990.00 feet along the said North line of Section 25, thence South 00°50'48" West 100.00 feet, thence South 31°24'59" East 451.86 feet, thence South 12°50'23" West 286.00 feet, thence North 77°09'37" West 55.00 feet, thence South 12°50'23" West 152.71 feet to the point of beginning.

And I further certify that the accompanying plat is a correct record of the survey, 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 on the plat thus (0), that the outside boundaries are correctly shown on the plat, that there are no wet lands thereon, that said plat has not been previously platted and that all bearings are shown in relation to the East line of the Northwest quarter of said Section 25, said line being assumed to lie in a North 0°20'07" East direction.

Dated this 10 day of March, 1969 A.D.

Richard F. Kastler  
Richard F. Kastler, Registered Civil Engineer and Land Surveyor No. 6405

Subscribed and sworn to before me a notary public this 10 day of March, 1969 A.D.

My commission expires Oct. 29, 1969.

Wayne E. Druwe  
Notary Public, Olmsted County, Minn.

State of Minnesota ss  
County of Olmsted

We the undersigned, hereby certify that we are the sole interested parties of the tract of land described in the foregoing Surveyor's Certificate, that we have caused the same to be surveyed, and platted into lots, streets, and easements under the name of NORTHERN HILLS FIRST SUBDIVISION as shown hereon and that we do hereby dedicate to the public, for public use forever, the streets shown hereon, and grant easements as shown hereon.

In the presence of:

William Schuttz  
Shawn E. Mulholland  
Shawn E. Mulholland  
William Schuttz  
Shawn E. Mulholland  
William Schuttz  
Shawn E. Mulholland  
William Schuttz  
William Schuttz  
Shawn E. Mulholland  
William Schuttz  
Shawn E. Mulholland

Lowell Penz  
Lowell Penz  
Darlene M. Penz  
Darlene M. Penz  
Robert G. Gill  
Robert G. Gill  
Beverly H. Gill  
Beverly H. Gill  
Floyd E. Larson  
Floyd E. Larson  
Marian G. Larson  
Marian G. Larson

State of Minnesota ss  
County of Olmsted

On this 8 day of March, 1969 A.D. before me a Notary Public in and for said County, personally appeared Lowell Penz and Darlene M. Penz, his wife; Robert G. Gill and Beverly H. Gill, his wife; Floyd E. Larson and Marian G. Larson, 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.

Wayne E. Druwe  
Notary Public, Olmsted County, Minnesota.

My commission expires Oct. 29, 1969.

# PLAT OF NORTHERN HILLS FIRST SUBDIVISION ROCHESTER, MINNESOTA

OFFICIAL PLAT

**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 TRIMMING ON SAID EASEMENT.

C CURVE DATA

CURVE	Δ	T	L	R
1	37-54-30	196.77	379.08	572.96
2	62-28-19	127.36	228.97	210.00
3	31-20-30	160.74	313.42	572.96
4	61-45-20	65.78	118.56	110.00
5	89-48-58	99.68	156.76	100.00

PROPERTY LINE CURVE DATA

BLOCK 1

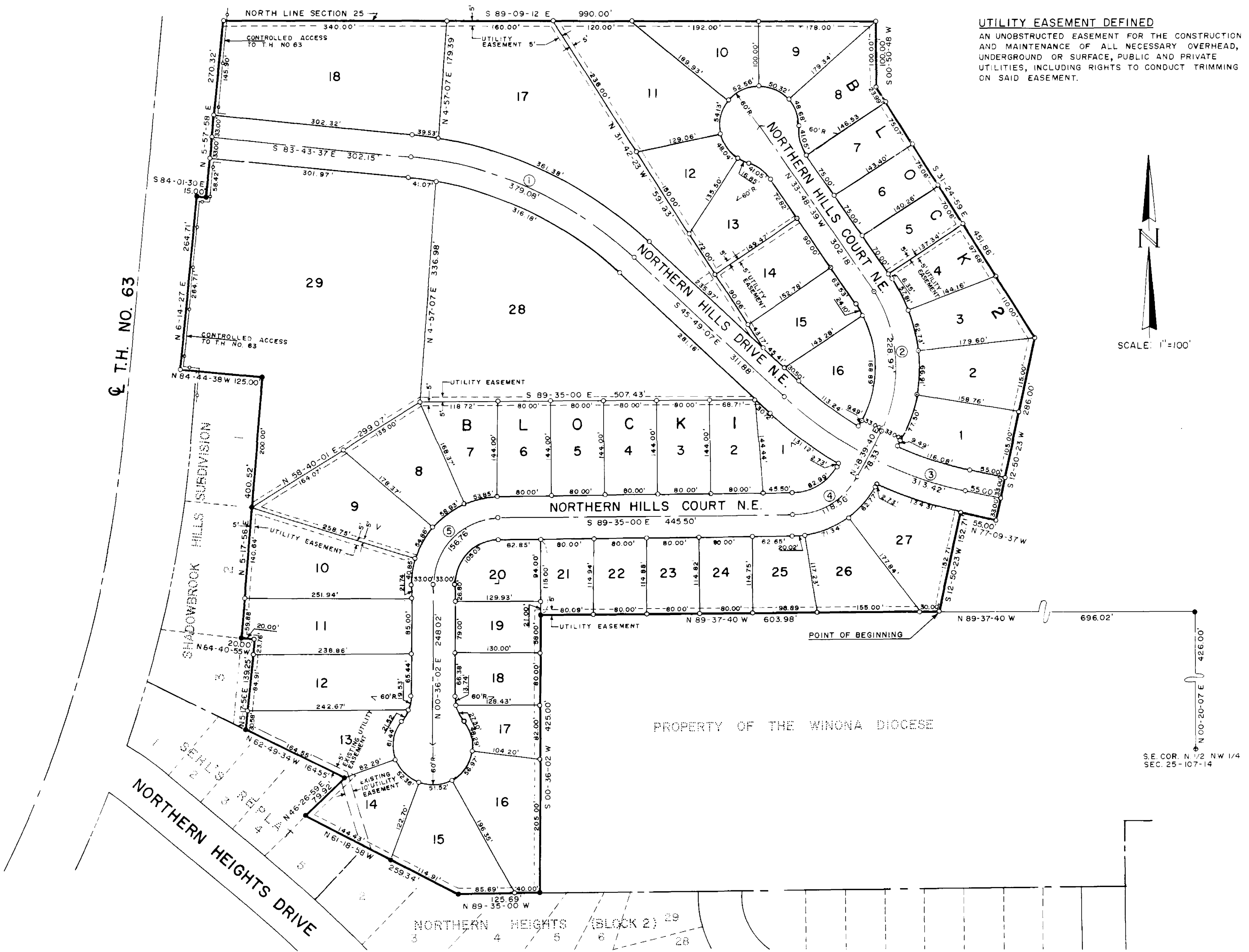
LOT	Δ	ARC	CHORD
1	12-23-54	131.12	130.87
1	61-45-20	82.99	79.03
7	23-12-00	53.85	53.49
8	25-23-17	58.93	58.45
9	23-37-55	54.86	54.47
10	17-35-46	40.85	40.69
12	18-38-56	19.53	19.44
13	20-32-46	21.52	21.40
13	58-40-09	61.44	58.79
14	49-59-47	52.36	50.71
15	49-12-09	51.52	49.96
16	54-24-21	56.97	54.86
17	46-06-57	48.29	47.00
17	26-04-26	27.30	27.07
18	13-07-16	13.74	13.71
20	89-48-58	105.03	94.60
25	8-01-23	20.02	20.01
26	28-34-58	71.34	70.60
27	25-08-59	62.77	62.27
27	12-41-59	134.31	134.04
28	33-33-00	316.18	311.68
29	4-21-30	41.07	41.06

PROPERTY LINE CURVE DATA

BLOCK 2

LOT	Δ	ARC	CHORD
1	12-19-04	116.08	115.86
1	18-16-23	77.50	77.17
2	15-46-33	66.91	66.70
3	14-47-30	62.73	62.56
4	13-37-53	57.81	57.68
8	39-11-42	41.05	40.25
8	46-29-21	48.68	47.36
9	48-02-54	50.32	48.85
10	50-11-40	52.56	50.90
11	51-41-10	54.13	52.31
12	45-52-38	48.04	46.77
13	16-05-40	16.85	16.80
13	39-11-42	41.05	40.25
15	7-48-05	24.10	24.08
16	12-00-59	113.24	113.03
16	54-40-14	168.89	162.56
17	34-10-13	361.38	356.05
18	3-44-17	39.53	39.53

MONUMENTS SET ○  
MONUMENTS FOUND ●



SCALE: 1"=100'

PROPERTY OF THE WINONA DIOCESE

S.E. COR. N 1/2 NW 1/4  
SEC. 25-107-14