

ORCHARD ACRES FIRST SUBDIVISION

OLMSTED COUNTY MINNESOTA

SURVEYOR'S CERTIFICATE

STATE OF MINNESOTA) S.S.
COUNTY OF OLMSTED)

I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "ORCHARD ACRES FIRST SUBDIVISION"; THAT THIS IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND DECIMALS OF A FOOT; THAT ALL MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN ON THE PLAT; THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT; THAT THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN AS SHOWN THEREON; AND THAT SAID PLAT HAS NOT BEEN PREVIOUSLY PLATTED.

SURVEYOR R.M. McPhie
MINNESOTA REGISTRATION NO. 1613

STATE OF MINNESOTA) S.S.
COUNTY OF OLMSTED)

THE ABOVE SURVEYOR'S CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 31 DAY OF July 1972 A.D.

NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA
MY COMMISSION EXPIRES Dec 9 1978 A.D.

WE, THE MEMBERS OF THE TOWNSHIP BOARD OF SUPERVISORS FOR ROCHESTER TOWNSHIP, OLMSTED COUNTY, MINNESOTA, DO HEREBY CERTIFY THAT WE HAVE APPROVED THE ACCOMPANYING PLAT. IN TESTIMONY WHEREOF, WE HAVE SIGNED OUR NAMES THIS 4 DAY OF Aug 1972 A.D.

Ronald L. Friedrich
SUPERVISOR
Phil M. Korth
SUPERVISOR
Ed J. Rahall
CHAIRMAN

WE, THE MEMBERS OF THE OLMSTED COUNTY PLANNING ADVISORY COMMISSION, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT AS SHOWN, AND FIND THAT IT CONFORMS TO THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF OLMSTED.

Donald L. Friedrich
COMMISSION CHAIRMAN

STATE OF MINNESOTA) S.S.
COUNTY OF OLMSTED)

I, ROSS E. BROWNING, COUNTY AUDITOR FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT A MEETING HELD ON THE 16 DAY OF August 1972 A.D. IN TESTIMONY WHEREOF I HAVE SIGNED MY NAME AFFIXED THE SEAL OF SAID COUNTY THIS 15 DAY OF August 1972 A.D.

Ross Browning
COUNTY AUDITOR

NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 15 DAY OF August 1972 A.D.

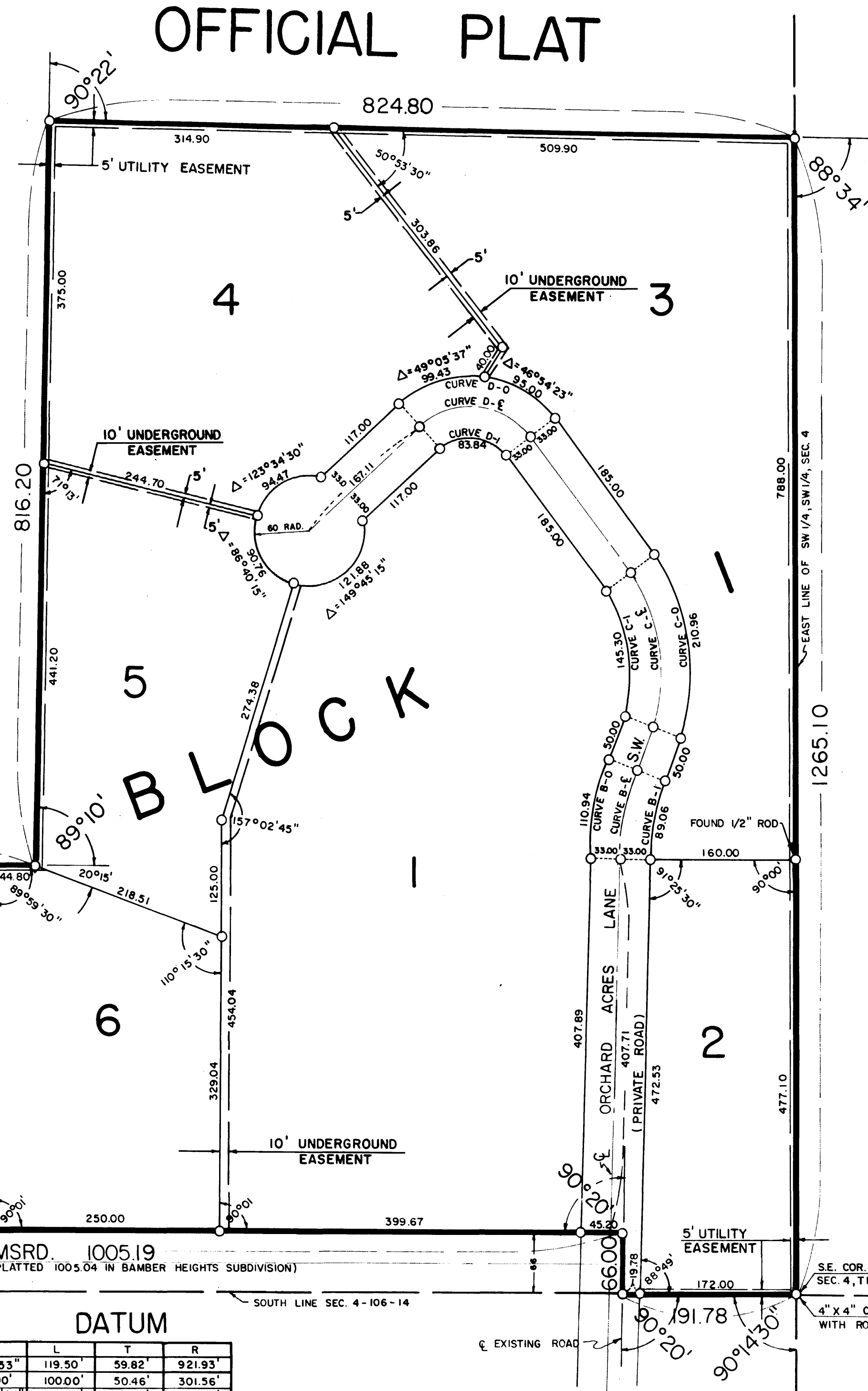
Ross Browning
COUNTY AUDITOR

STATE OF MINNESOTA) S.S.
COUNTY OF OLMSTED)

FILED FOR RECORD THIS 17 DAY OF August 1972 A.D. AT 9 1/2 O'CLOCK a M. IN BOOK _____ OF PLATS ON PAGE _____ INSTRUMENT NUMBER _____

Harry J. Luwan
REGISTER OF DEEDS
Paul J. Juntunen, Deputy

OFFICIAL PLAT



SCALE 1 INCH = 100 FEET

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT GEORGE S. BAKER AND ENID Y. BAKER, HIS WIFE, AND DOROTHY Y. WOOD, WIDOW, OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF OLMSTED, STATE OF MINNESOTA, TO WIT:

A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 106 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 4 A DISTANCE OF 73.65 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID WEST LINE A DISTANCE OF 392.49 FEET; THENCE EAST AT A DEFLECTION ANGLE OF 90 DEGREES 00 MINUTES 30 SECONDS TO THE RIGHT A DISTANCE OF 474.80 FEET; THENCE NORTH AT A DEFLECTION ANGLE OF 89 DEGREES 10 MINUTES TO THE LEFT A DISTANCE OF 816.20 FEET; THENCE EAST AT A DEFLECTION ANGLE OF 90 DEGREES 22 MINUTES TO THE RIGHT A DISTANCE OF 824.80 FEET TO A POINT IN THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH AT A DEFLECTION ANGLE OF 88 DEGR. ES 34 MINUTES TO THE RIGHT ALONG SAID EAST LINE A DISTANCE OF 1265.10 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE WEST AT A DEFLECTION ANGLE OF 90 DEGREES 14 MINUTES 30 SECONDS TO THE RIGHT ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 191.78 FEET; THENCE NORTH AT A DEFLECTION ANGLE OF 90 DEGREES 20 MINUTES TO THE RIGHT A DISTANCE OF 66.00 FEET; THENCE WEST AT A DEFLECTION ANGLE OF 90 DEGREES 20 MINUTES TO THE LEFT A DISTANCE OF 1005.19 FEET, PLATTED 1005.04 FEET, TO THE BEGINNING OF A CURVE WHOSE RADIUS IS 921.93 FEET AND DELTA ANGLE IS 7 DEGREES 15 MINUTES; THENCE WESTERLY DEFLECTING TO THE RIGHT ALONG SAID CURVE A DISTANCE OF 119.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.79 ACRES

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "ORCHARD ACRES FIRST SUBDIVISION" AND DO HEREBY DONATE, AND GRANT THE EASEMENTS DEFINED THEREON. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 2nd DAY OF August 1972 A.D. IN THE PRESENCE OF:

Franklin Michaels
Audrey Lidke
Franklin Michaels
Audrey Lidke
Franklin Michaels
Audrey Lidke
George S. Baker
GEORGE S. BAKER
Enid Y. Baker
ENID Y. BAKER
Dorothy Y. Wood
DOROTHY Y. WOOD

STATE OF MINNESOTA) S.S.
COUNTY OF OLMSTED)

ON THIS 2nd DAY OF August 1972 A.D. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED GEORGE S. BAKER AND ENID Y. BAKER, HIS WIFE, AND DOROTHY Y. WOOD, WIDOW, 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.

MY COMMISSION EXPIRES OCT. 26 1974 A.D.

NOTARY PUBLIC, OLMSTED COUNTY MINNESOTA

I HEREBY APPROVE THIS PLAT AS TO WATER SUPPLY AND SEWAGE DISPOSAL,

William P. Pelt
PUBLIC HEALTH ENGINEER,
OLMSTED COUNTY DEPARTMENT OF HEALTH

APPROVED BY THE OLMSTED COUNTY HIGHWAY DEPARTMENT:

Carl Schulhammer
COUNTY ENGINEER

UNDERGROUND EASEMENT DEFINED:

AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER LINES.

UTILITY EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY OVERHEAD, UNDERGROUND OR SURFACE, PRIVATE AND PUBLIC UTILITIES. INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

CURVE	Δ	D	L	T	R
A-1	7°15'	6°12'53"	119.50'	59.82'	921.93'
B-1	19°00'	19°00'	100.00'	50.46'	301.56'
B-2	19°00'	21°20'04"	89.06'	44.94'	268.56'
B-3	19°00'	17°07'32"	110.94'	55.99'	334.56'
C-1	57°00'	32°00'	178.12'	97.22'	179.05'
C-2	57°00'	39°13'49"	145.30'	79.30'	146.05'
C-3	57°00'	27°01'12"	210.96'	115.13'	212.05'
D-1	96°00'	69°00'	139.13'	92.22'	83.04'
D-2	96°00'	114°29'59"	83.84'	55.58'	50.04'
D-3	96°00'	49°22'33"	194.43'	128.88'	116.04'

NOTE:
MONUMENTS SHOWN THIS: ○
INDICATE 1/2" IRON PIPES
EXCEPT AS SHOWN OTHERWISE.