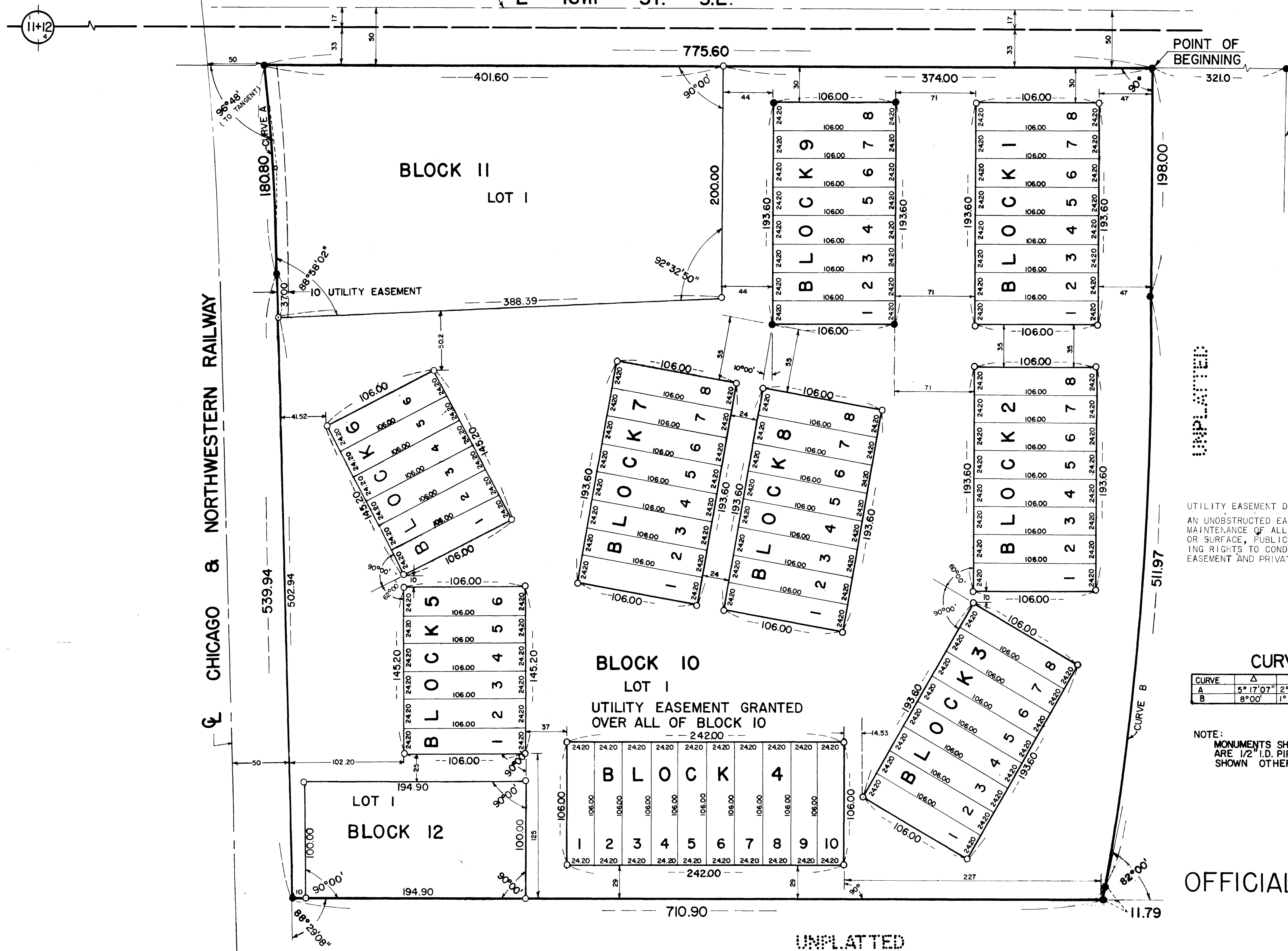


# THE MEADOWS FIRST SUBDIVISION

ROCHESTER, MINNESOTA  
16th ST. S.E.



SCALE 1 INCH = 50 FEET  
WEST LINE  
MEADOW PARK  
FOURTH SUBDIVISION



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 AND PRIVATE VEHICULAR ACCESSWAYS.

### CURVE DATA

CURVE	Δ	D	T	L	R
A	5° 17' 07"	2° 55' 24"	90.50	180.80	1959.86
B	8° 00'	1° 33' 45"	256.41	511.97	3666.70

NOTE:  
MONUMENTS SHOWN THUS: ●  
ARE 1/2" I.D. PIPES EXCEPT AS  
SHOWN OTHERWISE.

OFFICIAL PLAT

UNPLATTED

# THE MEADOWS FIRST SUBDIVISION ROCHESTER, MINNESOTA

SHEET 2 OF 2 SHEETS

DEDICATION:

WE THE UNDERSIGNED DO HEREBY 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 IT HAS CAUSED THE SAID TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND EASEMENTS UNDER THE NAME OF "THE MEADOWS FIRST SUBDIVISION", AS SHOWN BY SAID PLAT, AND THAT IT DOES HEREBY GRANT THE EASEMENTS DEFINED THEREON:

IN THE PRESENCE OF:

THE KRUSE COMPANY

R.H. Garner AND Dale E. Rued H.E. Payne  
H.E. PAYNE, PRESIDENT  
R.H. Garner AND Dale E. Rued H.W. Hodge  
H.W. HODGE, SECRETARY-TREASURER

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

ON THIS 5th DAY OF June 1972 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED H.E. PAYNE AND H.W. HODGE, TO ME PERSONALLY KNOWN, BEING EACH BY ME DULY SWORN, DID SAY THAT THEY ARE PRESIDENT AND SECRETARY TREASURER OF THE KRUSE COMPANY, AND THAT SAID INSTRUMENT IS SIGNED AND SEALED IN ITS BEHALF BY AUTHORITY OF ITS MEMBERS, AND SAID H.E. PAYNE AND H.W. HODGE ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

Robert A. Garner  
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA

MY COMMISSION EXPIRES April 3 1973 A.D.

SURVEYOR'S CERTIFICATE:

I, K.M. McGHIE, REGISTERED CIVIL ENGINEER AND LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE KRUSE COMPANY I HAVE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND EASEMENTS, AS SHOWN ON THE ACCOMPANYING PLAT ON WHICH THIS CERTIFICATE IS WRITTEN, AND SHALL BE KNOWN AND DESIGNATED AS "THE MEADOWS FIRST SUBDIVISION", THE FOLLOWING DESCRIBED TRACT OF LAND:

A PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 106 NORTH, RANGE 14 WEST, IN THE CITY OF ROCHESTER, OLMSTED COUNTY, STATE OF MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF 16TH ST. S.E. AS PLATTED IN MEADOW PARK 4TH SUBDIVISION WHERE THE WEST LINE OF SAID SUBDIVISION INTERSECTS THE SOUTH LINE OF SAID 16TH ST. S.E.; THENCE WEST ALONG THE SOUTH LINE OF SAID 16TH ST. S.E. A DISTANCE OF 321.0 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE WEST ALONG THE SOUTH LINE OF SAID 16TH ST. S.E. A DISTANCE OF 775.60 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO NORTHWESTERN RAILWAY, FORMERLY THE CHICAGO GREATWESTERN RAILWAY, WHICH POINT BEING THE BEGINNING OF A CURVE WHOSE TANGENT IS AT A DEFLECTION ANGLE OF 96 DEGREES 48 MINUTES TO THE LEFT FROM THE PREVIOUS DESCRIBED COURSE, AND RADIUS IS 1955.86 FEET AND DELTA ANGLE IS 05 DEGREES 17 MINUTE 07 SECONDS; THENCE SOUTHEASTERLY DEFLECTING TO THE RIGHT ALONG SAID CURVE A DISTANCE OF 180.80 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTHERLY TANGENT TO SAID CURVE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAILWAY A DISTANCE OF 539.94 FEET; THENCE EAST AT A DEFLECTION ANGLE OF 88 DEGREES 29 MINUTES 08 SECONDS TO THE LEFT A DISTANCE OF 710.50 FEET; THENCE NORTHERLY AT A DEFLECTION ANGLE OF 82 DEGREES 00 MINUTES TO THE LEFT A DISTANCE OF 11.79 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS IS 3666.70 FEET AND DELTA ANGLE IS 08 DEGREES 00 MINUTES; THENCE NORTHERLY DEFLECTING TO THE LEFT ALONG SAID CURVE A DISTANCE OF 511.97 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE NORTH TANGENT TO SAID CURVE A DISTANCE OF 198.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.39 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 (AS DESCRIBED), FOR THE GUIDANCE OF FUTURE SURVEYS, HAVE BEEN PLACED ON THE GROUND, AS SHOWN THUS (●), THAT THERE ARE NO WET LANDS THEREON, AND THAT SAID PLAT HAS NOT BEEN PREVIOUSLY PLATTED.

DATED THIS 5th DAY OF June 1972 A.D.

K.M. McGhie  
K.M. McGHIE, REGISTERED CIVIL ENGINEER AND LAND SURVEYOR, REG. NO. 1613  
SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC THIS 5th DAY OF June 1972 A.D.

Howard E. Hunt  
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA  
HOWARD E. HUNT  
Notary Public, Olmsted County, Minn.  
My Commission Expires Dec. 8, 1978 19   A.D.

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

I, ELFREDA REITER, CITY CLERK, IN AND FOR THE CITY OF ROCHESTER, DO HEREBY CERTIFY THAT ON THE 17th DAY OF July 1972 A.D., THE ACCOMPANYING 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 17th DAY OF July 1972 A.D.

Elfreda Reiter  
CITY CLERK

NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 2nd DAY OF August 1972 A.D.

Ross Downing  
COUNTY AUDITOR

Document No. 20105  
FILED FOR RECORD THIS 4th DAY OF August 1972 A.D., AT 10 O'CLOCK A.M. IN  
BOOK    OF PLATS, ON PAGE   .

Henry J. Coan  
REGISTRAR OF TITLES  
Arvid O. Lundgren  
Deputy

OFFICIAL PLAT