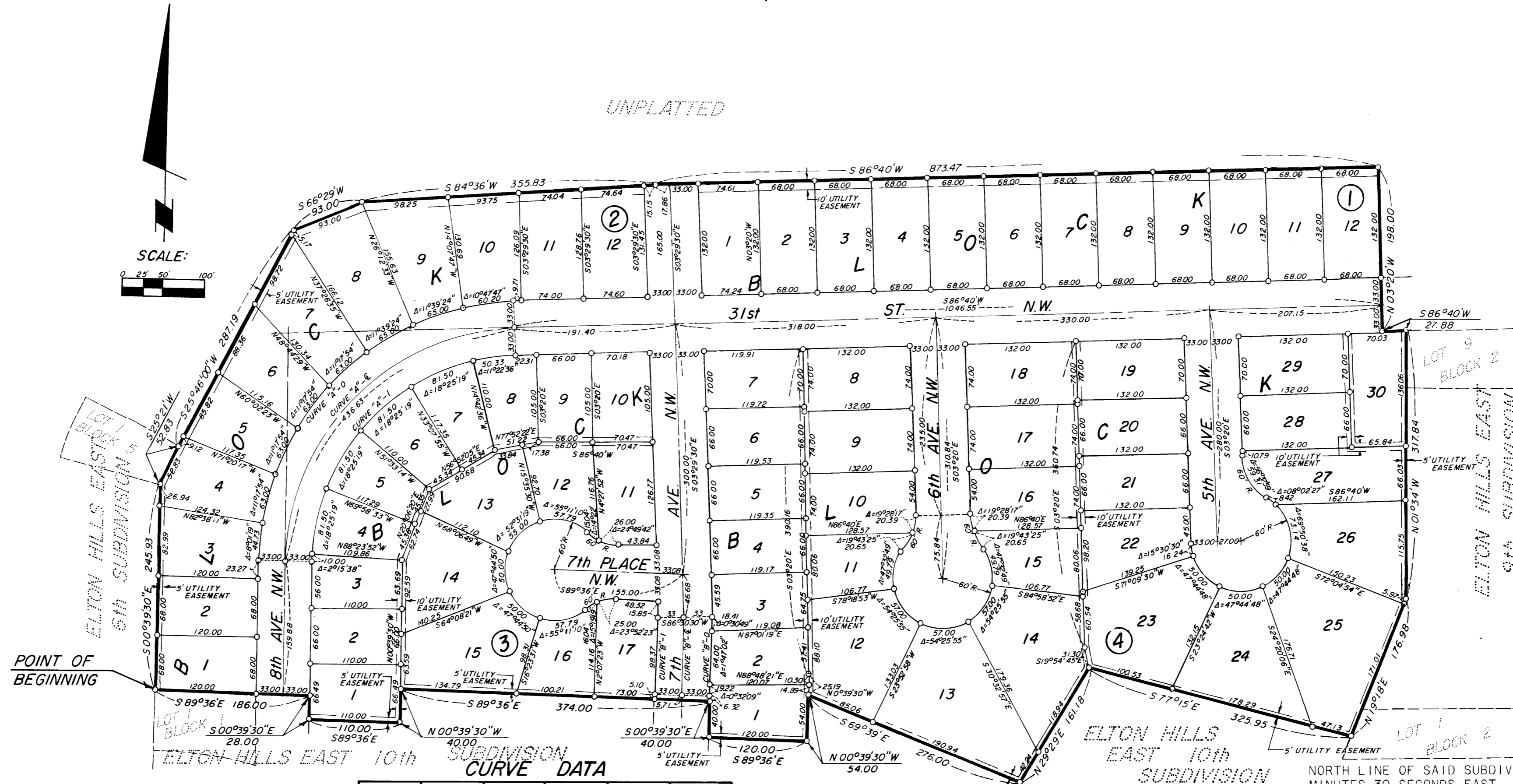


# ELTON HILLS EAST ELEVENTH SUBDIVISION

ROCHESTER, MINNESOTA

UNPLATTED



**OWNERS DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT BUILDERS LAND COMPANY, A CORPORATION, OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF ROCHESTER, STATE OF MINNESOTA, TO WIT:

A PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 107 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 BLOCK 1 OF ELTON HILLS EAST TENTH SUBDIVISION; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 36 MINUTES EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION, 186.00 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES EAST, 28.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES EAST, 110.00 FEET; THENCE NORTH 00 DEGREES 39 MINUTES WEST, 40.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES EAST, 374.00 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES WEST, 40.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES EAST, 120.00 FEET; THENCE NORTH 00 DEGREES 39 MINUTES WEST, 54.00 FEET; THENCE SOUTH 69 DEGREES 39 MINUTES EAST, 276.00 FEET; THENCE NORTH 29 DEGREES 29 MINUTES EAST, 161.18 FEET; THENCE SOUTH 77 DEGREES 15 MINUTES EAST, 325.95 FEET TO A POINT IN THE WEST LINE OF BLOCK 2 OF ELTON HILLS EAST NINTH SUBDIVISION; THENCE NORTH 19 DEGREES 18 MINUTES EAST ALONG SAID WEST LINE, 176.98 FEET; THENCE NORTH 01 DEGREE 34 MINUTES WEST, 317.84 FEET; THENCE SOUTH 86 DEGREES 40 MINUTES WEST, 27.88 FEET; THENCE NORTH 03 DEGREES 20 MINUTES WEST, 198.00 FEET; THENCE SOUTH 86 DEGREES 40 MINUTES WEST, 873.47 FEET; THENCE SOUTH 84 DEGREES 36 MINUTES WEST, 355.83 FEET; THENCE SOUTH 66 DEGREES 29 MINUTES WEST, 93.00 FEET; THENCE SOUTH 25 DEGREES 46 MINUTES 00 SECONDS WEST 287.19 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5 OF ELTON HILLS EAST SIXTH SUBDIVISION, THENCE SOUTH 25 DEGREES 21 MINUTES WEST ALONG THE EAST LINE OF SAID BLOCK 5, 52.83 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS EAST 245.93 FEET TO THE POINT OF BEGINNING.

NORTH LINE OF SAID SUBDIVISION, 186.00 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS EAST, 28.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES EAST, 110.00 FEET; THENCE NORTH 00 DEGREES 39 MINUTES WEST, 40.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES EAST, 374.00 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES WEST, 40.00 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES EAST, 120.00 FEET; THENCE NORTH 00 DEGREES 39 MINUTES WEST, 54.00 FEET; THENCE SOUTH 69 DEGREES 39 MINUTES EAST, 276.00 FEET; THENCE NORTH 29 DEGREES 29 MINUTES EAST, 161.18 FEET; THENCE SOUTH 77 DEGREES 15 MINUTES EAST, 325.95 FEET TO A POINT IN THE WEST LINE OF BLOCK 2 OF ELTON HILLS EAST NINTH SUBDIVISION; THENCE NORTH 19 DEGREES 18 MINUTES EAST ALONG SAID WEST LINE, 176.98 FEET; THENCE NORTH 01 DEGREE 34 MINUTES WEST, 317.84 FEET; THENCE SOUTH 86 DEGREES 40 MINUTES WEST, 27.88 FEET; THENCE NORTH 03 DEGREES 20 MINUTES WEST, 198.00 FEET; THENCE SOUTH 86 DEGREES 40 MINUTES WEST, 873.47 FEET; THENCE SOUTH 84 DEGREES 36 MINUTES WEST, 355.83 FEET; THENCE SOUTH 66 DEGREES 29 MINUTES WEST, 93.00 FEET; THENCE SOUTH 25 DEGREES 46 MINUTES 00 SECONDS WEST 287.19 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 5 OF ELTON HILLS EAST SIXTH SUBDIVISION, THENCE SOUTH 25 DEGREES 21 MINUTES WEST ALONG THE EAST LINE OF SAID BLOCK 5, 52.83 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 30 SECONDS EAST 245.93 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS ELTON HILLS EAST ELEVENTH SUBDIVISION AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, AVENUES, AND CUL-DE-SACS AS SHOWN ON THE PLAT, AND GRANT THE EASEMENTS DEFINED THEREON, IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS AND SEAL THIS 4<sup>th</sup> DAY OF April 1974 A.D.

*Stanley Guth*  
PRESIDENT OF BUILDERS LAND COMPANY  
STANLEY GUTH  
STATE OF MINNESOTA ) S.S.  
COUNTY OF HENNEPIN )

*Robert J. Simonsen*  
SECRETARY OF BUILDERS LAND COMPANY  
ROBERT J. SIMONSEN

ON THIS 4<sup>th</sup> DAY OF April 1974 A.D. BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STANLEY GUTH AND ROBERT J. SIMONSEN TO ME PERSONALLY KNOWN, WHO BEING BY ME, EACH DULY SWORN, DID SAY THAT THEY ARE, RESPECTIVELY, THE PRESIDENT AND SECRETARY OF THE BUILDERS LAND COMPANY, THE CORPORATION NAMED IN THE FOREGOING INSTRUMENT; 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 STANLEY GUTH AND ROBERT J. SIMONSEN ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

*Patricia A. Bianski*  
NOTARY PUBLIC, HENNEPIN COUNTY  
MY COMMISSION EXPIRES \_\_\_\_\_



**CURVE DATA**

CURVE	Δ	D	R	T	L
A - I	87°19'30"	22°36'13"	253.48'	241.91'	386.33'
A - E	87°19'30"	20°	286.48'	273.41'	436.63'
A - O	87°19'30"	17°56'02"	319.48'	304.90'	486.93'
B - I	02°50'	02°52'49"	1989.20'	49.19'	98.37'
B - E	02°50'	02°50'	2022.20'	50.01'	100.00'
B - O	02°50'	02°47'16"	2055.20'	50.83'	101.63'

**NOTE:**  
MONUMENTS SHOWN THUS: ○ INDICATE IRON PIPES EXCEPT AS SHOWN OTHERWISE. ALL BEARINGS ARE ASSUMED.

**COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL**

I CERTIFY THAT THIS PLAT HAS BEEN CHECKED MATHEMATICALLY AND THAT THE PLAT CONFORMS TO THE APPLICABLE PLATTING LAWS.

APPROVED THIS 11<sup>th</sup> DAY OF April 1974 A.D.

BY: *Roger W. Brand*  
OLMSTED COUNTY SURVEYOR

## OFFICIAL PLAT

**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.

NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 23<sup>rd</sup> DAY OF May 1974 A.D.

*Rose Browning*  
COUNTY AUDITOR  
STATE OF MINNESOTA ) S.S.  
COUNTY OF OLMTED )  
356275

FILED FOR RECORD THIS 23<sup>rd</sup> DAY OF May 1974 A.D. AT 8 O'CLOCK A.M. IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_ INSTRUMENT NUMBER \_\_\_\_\_

*Harry J. Evans*  
REGISTER OF DEEDS  
*Carol M. Baker*  
Deputy

**SURVEYOR'S CERTIFICATE**

STATE OF MINNESOTA ) S.S.  
COUNTY OF OLMTED )

I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS ELTON HILLS EAST ELEVENTH 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: *Douglas W. Brand*

MINNESOTA REGISTRATION NO. 6980

STATE OF MINNESOTA ) S.S.  
COUNTY OF OLMTED )

THE ABOVE SURVEYOR'S CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 21<sup>st</sup> DAY OF April 1974 A.D.

*Howard E. Hunt*  
NOTARY PUBLIC, OLMTED COUNTY, MINNESOTA  
Notary Public, Olmsted County, Minn.  
My Commission Expires Dec. 9, 1978

MY COMMISSION EXPIRES \_\_\_\_\_ A.D.

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

I, CAROLE A. GRIMM, CITY CLERK IN AND FOR THE CITY OF ROCHESTER, DO HEREBY CERTIFY THAT ON THE 22<sup>nd</sup> DAY OF May 1974 A.D. THE ACCOMPANYING PLAT WAS DULY APPROVED BY THE COMMON COUNCIL OF THE CITY OF ROCHESTER. IN TESTIMONY WHEREOF I HAVE HERETO SIGNED MY NAME AND AFFIXED THE SEAL OF SAID CITY OF ROCHESTER THIS 22<sup>nd</sup> DAY OF May 1974 A.D.

*Carole A. Grimm*  
CITY CLERK