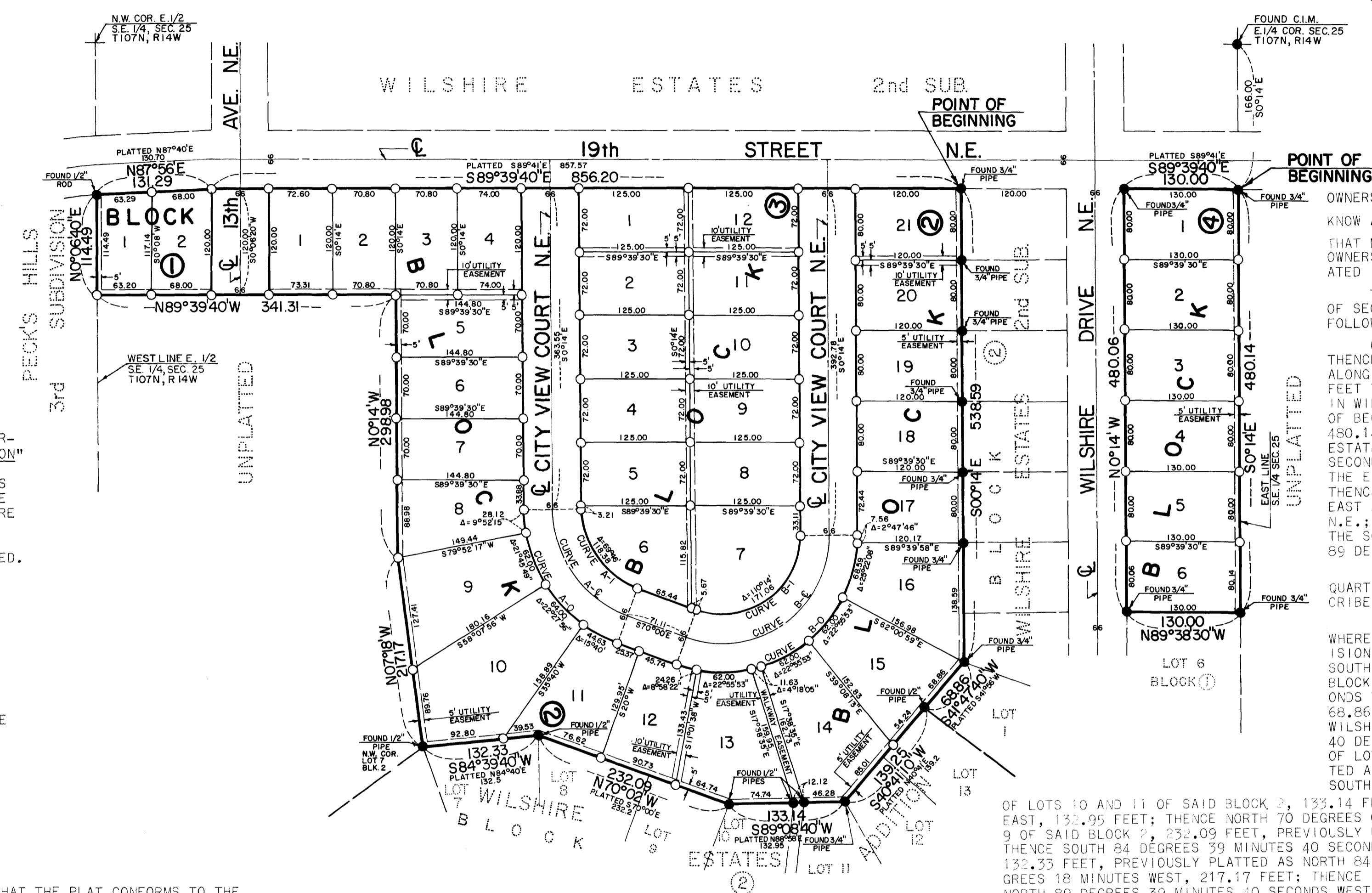
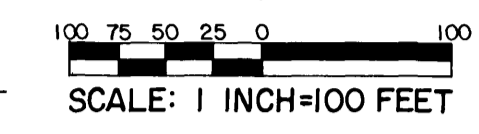


WILSHIRE ESTATES THIRD SUBDIVISION

ROCHESTER, MINNESOTA

NOTE:
MONUMENTS SHOWN THUS: ○
ARE 1/2" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 6980,
UNLESS OTHERWISE NOTED.



OWNERS DEDICATION:
KNOW ALL MEN BY THESE PRESENTS:
THAT MOHN-HODGE ENTERPRISES, INC., A MINNESOTA CORPORATION,
OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY SITU-
ATED IN THE CITY OF ROCHESTER, STATE OF MINNESOTA, TO WIT:

THAT PART OF THE EAST ONE-HALF (E½) OF THE SOUTHEAST QUARTER
OF SECTION 25, TOWNSHIP 107 NORTH, RANGE 14 WEST, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25;
THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 14 MINUTES EAST
ALONG THE EAST LINE OF SAID QUARTER SECTION A DISTANCE OF 166.00
FEET TO A POINT IN THE SOUTH LINE OF SAID 19th STREET N.E. AS PLATTED
IN WILSHIRE ESTATES ADDITION TO THE CITY OF ROCHESTER FOR A POINT
OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 14 MINUTES EAST,
480.14 FEET, TO THE NORTHEAST CORNER OF LOT 6 BLOCK 1 OF WILSHIRE
ESTATES SECOND SUBDIVISION; THENCE NORTH 89 DEGREES 38 MINUTES 30
SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 6, 130.00 FEET TO
THE EAST LINE OF WILSHIRE DRIVE N.E. AS PLATTED IN SAID ADDITION;
THENCE NORTH 00 DEGREES 14 MINUTES WEST, 480.06 FEET, ALONG THE
EAST LINE OF WILSHIRE DRIVE N.E. TO THE SOUTH LINE OF 19th STREET
N.E.; THENCE SOUTH 89 DEGREES 39 MINUTES 40 SECONDS EAST ALONG
THE SOUTH LINE OF 19th STREET N.E. 130.00 FEET, PLATTED AS SOUTH
89 DEGREES 41 MINUTES EAST 130.00 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF THE EAST ONE-HALF (E½) OF THE SOUTHEAST
QUARTER OF SECTION 25, TOWNSHIP 107 NORTH, RANGE 14 WEST, DES-
CRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF 19th STREET N.E.
WHERE THE WEST LINE OF BLOCK 2 OF WILSHIRE ESTATES SECOND SUBDIVI-
SION INTERSECTS THE SOUTH LINE OF SAID 19th STREET N.E.; THENCE
SOUTH 00 DEGREES 14 MINUTES EAST ALONG THE WEST LINE OF SAID
BLOCK 2, 538.59 FEET; THENCE SOUTH 41 DEGREES 47 MINUTES 40 SEC-
ONDS WEST, PREVIOUSLY PLATTED AS SOUTH 41 DEGREES 56 MINUTES WEST,
68.86 FEET TO THE MOST NORTHERLY CORNER OF LOT 13 OF BLOCK 2 OF
WILSHIRE ESTATES ADDITION TO THE CITY OF ROCHESTER; THENCE SOUTH
40 DEGREES 41 MINUTES 10 SECONDS WEST ALONG THE NORTHWESTERLY LINE
OF LOTS 12 AND 13 OF SAID BLOCK 2, 139.25 FEET, PREVIOUSLY PLAT-
TED AS NORTH 40 DEGREES 41 MINUTES EAST, 139.20 FEET; THENCE
SOUTH 89 DEGREES 08 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE

OF LOTS 10 AND 11 OF SAID BLOCK 2, 133.14 FEET, PREVIOUSLY PLATTED AS NORTH 88 DEGREES 58 MINUTES
EAST, 132.95 FEET; THENCE NORTH 70 DEGREES 02 MINUTES WEST ALONG THE NORTHEASTERLY LINE OF LOTS 8 AND
9 OF SAID BLOCK 2, 232.09 FEET, PREVIOUSLY PLATTED AS SOUTH 70 DEGREES 00 MINUTES EAST, 232.20 FEET;
THENCE SOUTH 84 DEGREES 39 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF LOT 7 OF SAID BLOCK 2,
132.33 FEET, PREVIOUSLY PLATTED AS NORTH 84 DEGREES 40 MINUTES EAST 132.50 FEET; THENCE NORTH 07 DE-
GREES 18 MINUTES WEST, 217.17 FEET; THENCE NORTH 00 DEGREES 14 MINUTES WEST, 298.98 FEET; THENCE
NORTH 89 DEGREES 39 MINUTES 40 SECONDS WEST, 341.31 FEET TO A POINT IN THE WEST LINE OF THE EAST ONE-
HALF (E½) OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS EAST ALONG SAID WEST
LINE, 114.49 FEET, TO A POINT IN THE SOUTH LINE OF 19th STREET N.E. AS PLATTED IN WILSHIRE ESTATES
SECOND SUBDIVISION; THENCE NORTH 87 DEGREES 56 MINUTES EAST ALONG THE SOUTH LINE OF 19th STREET N.E.
131.29 FEET, PREVIOUSLY PLATTED AS NORTH 87 DEGREES 40 MINUTES EAST, 130.70 FEET; THENCE SOUTH 89 DE-
GREES 39 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF 19th STREET N.E. 856.20 FEET, PREVIOUSLY
PLATTED AS SOUTH 89 DEGREES 41 MINUTES EAST, 857.57 FEET, TO THE POINT OF BEGINNING.

CONTAINING IN ALL 11.96 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "WILSHIRE ESTATES THIRD SUBDIVISION", AND DO HEREBY
DONATE AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND AVENUES SHOWN THEREON AND GRANT THE EASE-
MENTS DEFINED THEREON, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9 DAY OF September
1975 A.D.

MOHN-HODGE ENTERPRISES, INC.
Haven H. Hodge AND Stanley C. Mohn
HAVEN H. HODGE STANLEY C. MOHN

STATE OF MINNESOTA) S.S.
COUNTY OF OLMSTED)
ON THIS 9 DAY OF September 1975 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSON-
ALLY APPEARED HAVEN H. HODGE AND STANLEY C. MOHN, TO ME PERSONALLY KNOWN, BEING EACH BY ME DULY SWORN,
DID SAY THEY ARE PRESIDENT AND VICE PRESIDENT OF MOHN-HODGE ENTERPRISES, INC., AND THAT SAID INSTRU-
MENT IS SIGNED IN ITS BEHALF BY AUTHORITY OF ITS MEMBERS, AND THAT SAID HAVEN H. HODGE AND STANLEY C.
MOHN ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.
Dorothy M. Krauer
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA
MY COMMISSION EXPIRES Dec 27 1981 A.D.

CURVE DATA					
CURVE	Δ	D	L	T	R
A-1	69°46'	58°56'03"	118.38	67.78	97.22
A-ε	69°46'	44°00"	158.56	90.79	130.22
A-0	69°46'	35°06'12"	198.75	113.79	163.22
B-1	110°14'	64°26'33"	171.06	127.53	88.91
B-ε	110°14'	47°00"	234.54	174.86	121.91
B-0	110°14'	36°59'11"	298.04	222.20	154.91

UTILITY EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE
OF ALL NECESSARY OVERHEAD, UNDERGROUND OR SURFACE PUBLIC UTILI-
TIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID
EASEMENT.

WALKWAY EASEMENT DEFINED:
AN OBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF
A PEDESTRIAN SIDEWALK INCLUDING USE AS A UTILITY EASEMENT.

OFFICIAL PLAT

SURVEYOR'S CERTIFICATE
STATE OF MINNESOTA)
COUNTY OF OLMSTED)
I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPER-
TY DESCRIBED ON THIS PLAT AS "WILSHIRE ESTATES THIRD 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 N. Betts
DOUGLAS N. BETTS, P.E., R.L.S.

MINNESOTA REGISTRATION NO. 6980

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 9th DAY OF Sept 1975 A.D.

Howard E. Hunt
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA

MY COMMISSION EXPIRES Dec 9, 1978 1978 A.D.

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 9th DAY OF Sept 1975 A.D.

Roger W. Brand
OLMSTED COUNTY SURVEYOR

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

I, CAROLE A. GRIMM, CITY CLERK IN AND FOR THE CITY OF ROCHESTER DO HEREBY CERTIFY THAT ON THE
6th DAY OF October 1975 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 7th DAY OF October 1975 A.D.

Carole A. Grimm
CITY CLERK

NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 14th DAY OF October 1975 A.D.

Rose Branning Ruth Evans, Deputy
COUNTY AUDITOR **369087**

FILED FOR RECORD THIS 14th DAY OF October 1975 A.D., AT 10 O'CLOCK A.M., IN BOOK ---
OF PLATS ON PAGE ---

Harry H. Evans
REGISTER OF DEEDS
Catherine E. Evans, Deputy

PREPARED BY:
MGGIE & BETTS, INC.
CONSULTING ENGINEER'S
ROCHESTER, MINNESOTA