

ELTON HILLS EAST TWELFTH SUBDIVISION

ROCHESTER, MINNESOTA

SURVEYOR'S CERTIFICATE

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

I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "ELTON HILLS EAST TWELFTH 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) S.S.

THE ABOVE SURVEYOR'S CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE THIS 16th DAY OF June 1976 A.D.

Howard E. Hunt
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA

MY COMMISSION EXPIRES My Commission Expires Dec. 9, 1979 1979 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 16th DAY OF June 1976 A.D.

Gregor 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 8th DAY OF July 1976 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 9th DAY OF July 1976 A.D.

Carole A. Grimm
CITY CLERK

NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 12th DAY OF July 1976 A.D.

Rose Brunning Ruth Evans, Deputy 37698L
COUNTY AUDITOR

FILED FOR RECORD THIS 12 DAY OF July 1976 A.D., AT 4 O'CLOCK P.M. IN BOOK 2726 OF PLATS, ON PAGE 2223

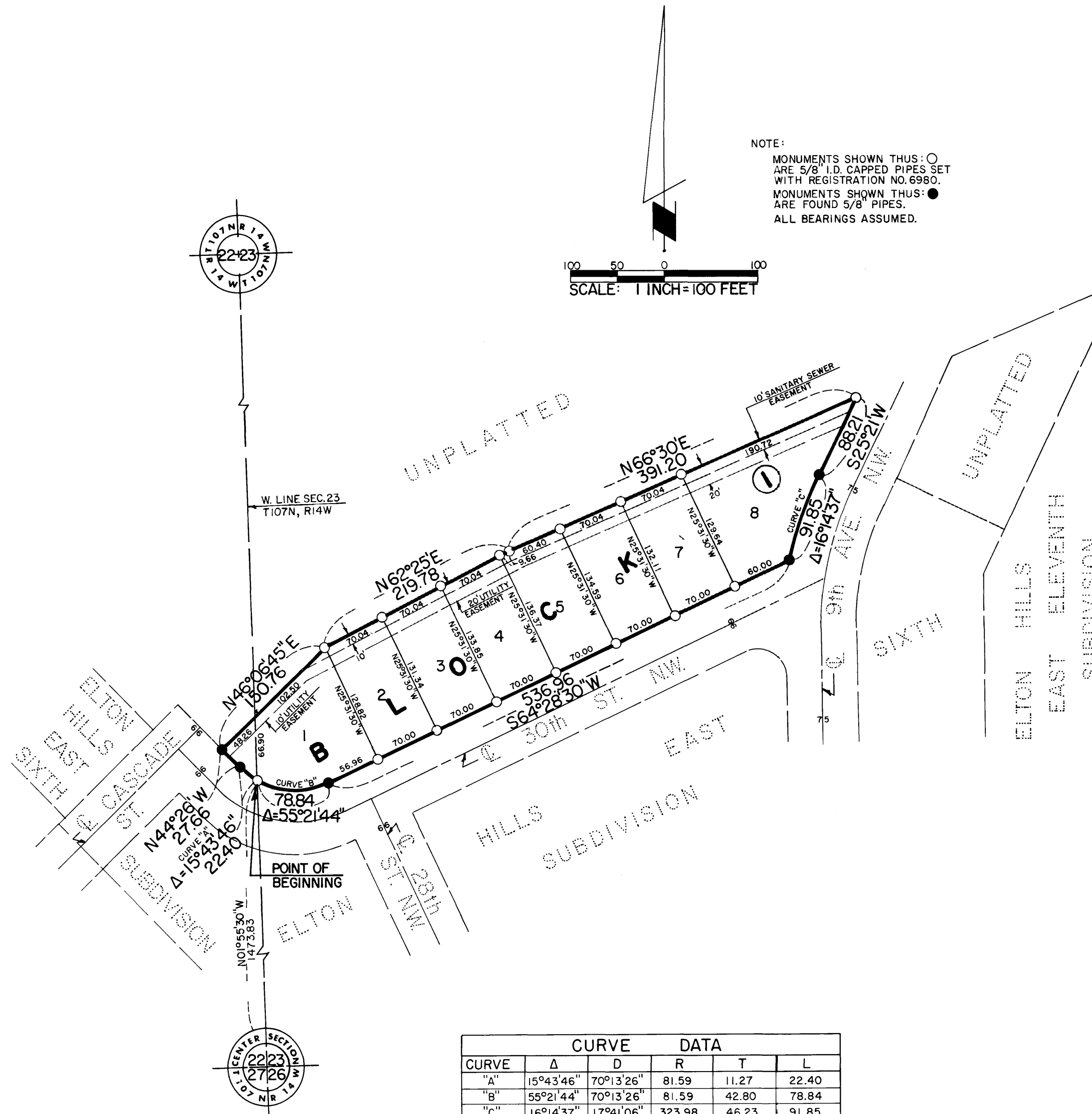
Jerry H. Evans
REGISTER OF DEEDS
Carole M. Baker
Deputy

Document No. 25597

Filed For Record this 12th Day of July 1976 A.D.

At 4 o'clock P.M.

Daisy J. Evans
Registrar of Titles
Lucian O. Judson
Deputy



NOTE:
MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 6980.
MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES.
ALL BEARINGS ASSUMED.

SCALE: 1 INCH=100 FEET

CURVE	Δ	D	R	T	L
"A"	15°43'46"	70°13'26"	81.59	11.27	22.40
"B"	55°21'44"	70°13'26"	81.59	42.80	78.84
"C"	16°14'37"	17°41'06"	323.98	46.23	91.85

SANITARY SEWER EASEMENT DEFINED:
A PERMANENT EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, AND MAINTAINING A TRUNK LINE SANITARY SEWER MAIN AND CONNECTIONS THERETO.

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

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 SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 107 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION ON AN ASSUMED BEARING OF NORTH 01 DEGREE 55 MINUTES 30 SECONDS WEST, 1473.83 FEET, TO A POINT IN THE NORTH LINE OF 30th STREET N.W., AS PLATTED IN ELTON HILLS EAST SIXTH SUBDIVISION FOR A POINT OF BEGINNING; ALSO BEING THE BEGINNING OF A CURVE WHOSE RADIUS IS 81.59 FEET AND DELTA ANGLE IS 15 DEGREES 43 MINUTES 46 SECONDS; THENCE NORTHWESTERLY ALONG SAID CURVE, DEFLECTING TO THE LEFT A DISTANCE OF 22.40 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE NORTH 44 DEGREES 26 MINUTES 00 SECONDS WEST, 27.66 FEET; THENCE NORTH 46 DEGREES 06 MINUTES 45 SECONDS EAST, 48.26 FEET TO A POINT IN THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 01 DEGREE 55 MINUTES 30 SECONDS EAST 66.90 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.02 ACRES.

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION ON AN ASSUMED BEARING OF NORTH 01 DEGREE 55 MINUTES 30 SECONDS WEST, 1473.83 FEET TO A POINT IN THE NORTH LINE OF 30th STREET N.W. AS PLATTED IN ELTON HILLS EAST SIXTH SUBDIVISION FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREE 55 MINUTES 30 SECONDS WEST, 66.90 FEET; THENCE NORTH 46 DEGREES 06 MINUTES 45 SECONDS EAST, 102.90 FEET; THENCE NORTH 62 DEGREES 25 MINUTES EAST, 219.78 FEET; THENCE NORTH 66 DEGREES 30 MINUTES EAST, 391.20 FEET; THENCE SOUTH 25 DEGREES 21 MINUTES WEST, 88.21 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS IS 323.98 FEET AND DELTA ANGLE IS 16 DEGREES 14 MINUTES 37 SECONDS; THENCE SOUTHWESTERLY ALONG SAID CURVE, DEFLECTING TO THE LEFT A DISTANCE OF 91.85 FEET, TO A POINT IN THE NORTH LINE OF SAID 30th STREET N.W.; THENCE SOUTH 64 DEGREES 28 MINUTES 30 SECONDS WEST, 536.96 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS IS 81.59 FEET AND DELTA ANGLE IS 55 DEGREES 21 MINUTES 44 SECONDS; THENCE NORTHWESTERLY ALONG SAID CURVE, DEFLECTING TO THE RIGHT A DISTANCE OF 78.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.91 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "ELTON HILLS EAST TWELFTH SUBDIVISION" AND GRANT THE EASEMENTS DEFINED THEREON. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 14th DAY OF JUNE 1976 A.D.

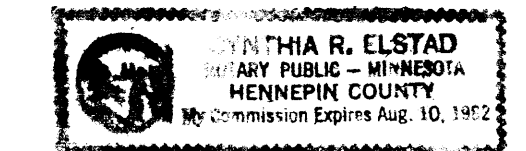
Stanley Guth
STANLEY GUTH
PRESIDENT OF BUILDERS LAND COMPANY
Robert J. Simonsen
ROBERT J. SIMONSEN
SECRETARY OF BUILDERS LAND COMPANY

STATE OF MINNESOTA) S.S.
COUNTY OF HENNEPIN)

ON THIS 14th DAY OF JUNE 1976 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.

Lyndia R. Elstad
NOTARY PUBLIC, HENNEPIN COUNTY

MY COMMISSION EXPIRES _____, 19__ A.D.



OFFICIAL PLAT

PREPARED BY:
McGHEE & BETTS, INC.
CONSULTING ENGINEERS
ROCHESTER, MINNESOTA