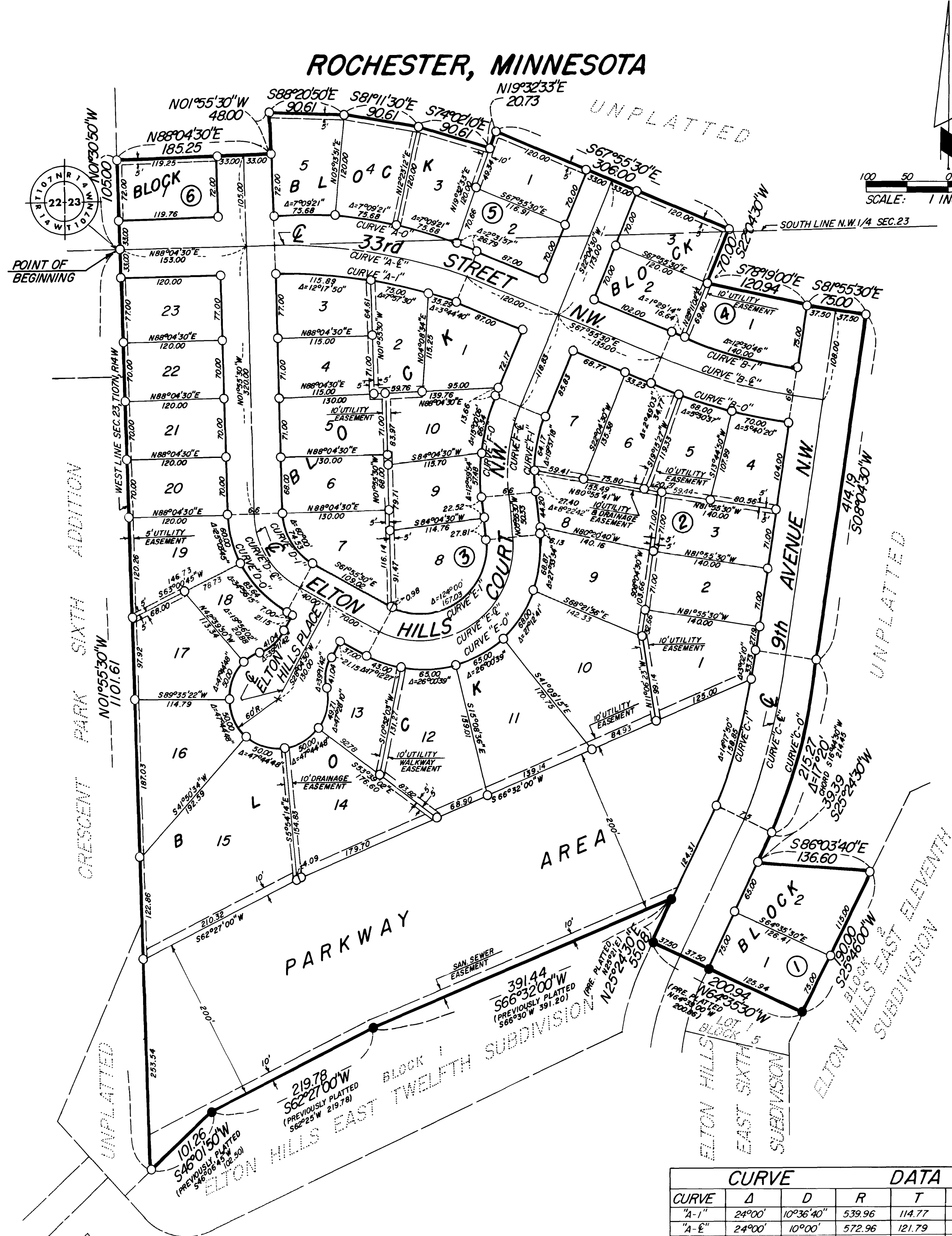


ELTON HILLS NORTH FIRST SUBDIVISION



NOTE:
 MONUMENTS SHOWN THUS: ○
 ARE 5/8" I.D. CAPPED PIPES SET
 WITH REGISTRATION NO. 6380.
 MONUMENTS SHOWN THUS: ●
 ARE FOUND 5/8" PIPES.
 ALL BEARINGS ASSUMED.

SCALE: 1 INCH = 100 FEET

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 "ELTON HILLS NORTH 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 James E. Swanson
 JAMES E. SWANSON, R.L.S.

MINNESOTA REGISTRATION NO. 11622

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 THIS 24th DAY OF August 1976 A.D.

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

MY COMMISSION EXPIRES 19__ 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 24th DAY OF Aug. 1976 A.D.

Robert W. Brand
 OLMSTED COUNTY SURVEYOR

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

I, CAROLE A. GRIMM, CITY CLERK IN AND FOR THE CITY OF ROCHESTER, DO HEREBY CERTIFY THAT ON THE 9th DAY OF Sept. 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 DAY OF Sept 1976 A.D.

Carole A. Grimm
 CITY CLERK

NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 24th DAY OF September 1976 A.D.

Rose Branning
 COUNTY AUDITOR Ruth Evans, Deputy \$79015

FILED FOR RECORD THIS 20th DAY OF September 1976 A.D. AT 1 O'CLOCK P.M. IN BOOK OF PLATS, ON PAGE

Harry J. Evans
 COUNTY RECORDER
Luis Linstrom, deputy

OFFICIAL COPY

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 THE NORTHWEST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 107 NORTH, RANGE 14 WEST, OF THE 5TH PRINCIPAL MERIDIAN, OLMSTED COUNTY, MINNESOTA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 23, MARKED BY A CAST IRON MONUMENT, THENCE NORTH 01 DEGREES 30 MINUTES 50 SECONDS WEST, ASSUMED BEARING ALONG THE WEST LINE OF SAID SECTION 23, 105.00 FEET; THENCE NORTH 88 DEGREES 04 MINUTES 30 SECONDS EAST, 185.25 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 30 SECONDS WEST, 48.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 50 SECONDS EAST, 90.61 FEET; THENCE SOUTH 74 DEGREES 02 MINUTES 10 SECONDS EAST, 90.61 FEET; THENCE NORTH 19 DEGREES 55 MINUTES 30 SECONDS EAST, 306.00 FEET; THENCE SOUTH 22 DEGREES 04 MINUTES 30 SECONDS WEST, 70.00 FEET; THENCE SOUTH 78 DEGREES 19 MINUTES 00 SECONDS EAST, 120.94 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES 30 SECONDS EAST, 75.00 FEET; THENCE SOUTH 08 DEGREES 04 MINUTES 30 SECONDS WEST, 414.19 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE WEST, RADIUS 711.57 FEET, DELTA ANGLE 17 DEGREES 20 MINUTES WHOSE CHORD BEARS SOUTH 16 DEGREES 44 MINUTES 30 SECONDS WEST, 214.45 FEET; THENCE ALONG SAID CURVE 215.27 FEET; THENCE SOUTH 25 DEGREES 24 MINUTES 30 SECONDS WEST, 39.39 FEET TANGENT TO SAID CURVE; THENCE SOUTH 86 DEGREES 03 MINUTES 40 SECONDS EAST, 136.60 FEET TO A POINT ON THE NORTHWESTERLY LINE OF BLOCK 2 ELTON HILLS EAST ELEVENTH SUBDIVISION; THENCE SOUTH 25 DEGREES 46 MINUTES 00 SECONDS WEST, 190.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 2 TO THE NORTHEAST CORNER OF LOT 1 BLOCK 5 ELTON HILLS EAST SIXTH SUBDIVISION; THENCE NORTH 64 DEGREES 35 MINUTES 30 SECONDS WEST, 200.94 FEET ALONG THE NORTHERLY LINE OF SAID LOT 1 AND SAID LINE EXTENDED TO THE WESTERLY LINE OF 9TH AVENUE NORTHWEST, PREVIOUSLY PLATTED AS NORTH 64 DEGREES 39 MINUTES 00 SECONDS WEST, 200.86 FEET; THENCE NORTH 25 DEGREES 24 MINUTES 30 SECONDS EAST, 55.08 FEET ALONG THE WEST LINE OF 9TH AVENUE NORTHWEST, PREVIOUSLY PLATTED AS NORTH 25 DEGREES 21 MINUTES EAST, TO THE NORTHEAST CORNER OF BLOCK 1 ELTON HILLS EAST TWELFTH SUBDIVISION; THENCE SOUTH 66 DEGREES 32 MINUTES 00 SECONDS WEST, 391.44 FEET ALONG THE NORTHERLY LINE OF ELTON HILLS EAST TWELFTH SUBDIVISION, PREVIOUSLY PLATTED AS SOUTH 66 DEGREES 30 MINUTES WEST, 391.20 FEET; THENCE SOUTH 62 DEGREES 27 MINUTES 00 SECONDS WEST, 219.78 FEET ALONG THE NORTHERLY LINE OF ELTON HILLS EAST TWELFTH SUBDIVISION, PREVIOUSLY PLATTED AS SOUTH 62 DEGREES 25 MINUTES WEST, 219.78 FEET; THENCE SOUTH 46 DEGREES 01 MINUTES 50 SECONDS WEST, 101.26 FEET ALONG THE NORTHERLY LINE OF ELTON HILLS EAST TWELFTH SUBDIVISION, PREVIOUSLY PLATTED AS SOUTH 46 DEGREES 06 MINUTES 45 SECONDS WEST, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23, THENCE NORTH 01 DEGREES 55 MINUTES 30 SECONDS WEST, 1101.61 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 TO THE POINT OF BEGINNING.

CONTAINING 19.20 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "ELTON HILLS NORTH FIRST SUBDIVISION" AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, AVENUES, AND PARK WAY AREA AS SHOWN ON THE PLAT, AND GRANT THE EASEMENTS DEFINED THEREON. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 23rd DAY OF August 1976 A.D.

Stanley Guth
 PRESIDENT OF BUILDERS LAND COMPANY
Robert J. Simonsen
 SECRETARY OF BUILDERS LAND COMPANY

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

ON THIS 23rd DAY OF August 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 A. Grated
 NOTARY PUBLIC, HENNEPIN COUNTY

MY COMMISSION EXPIRES _____, 19__ A.D.

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.

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

DRAINAGE EASEMENT DEFINED:
 AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

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.

CURVE	Δ	D	R	T	L
"A-1"	24°00'	10°36'40"	539.96	114.77	226.18
"A-E"	24°00'	10°00'	572.96	121.79	240.00
"A-O"	24°00'	9°27'19"	605.96	128.80	253.83
"B-1"	14°00'	8°56'15"	641.07	78.71	156.64
"B-E"	14°00'	8°30'	674.07	82.77	164.71
"B-O"	14°00'	8°06'12"	707.07	86.82	172.77
"C-1"	17°20'	9°00'02"	636.57	97.03	192.58
"C-E"	17°20'	8°30'	674.07	102.75	203.92
"C-O"	17°20'	8°03'07"	711.57	108.46	215.27
"D-1"	60°00'	8°30'20"	71.17	41.09	74.53
"D-E"	60°00'	55°00'	104.17	60.14	109.09
"D-O"	60°00'	41°46'12"	137.17	79.20	143.64
"E-1"	124°00'	74°14'12"	77.18	145.15	167.03
"E-E"	124°00'	52°00'	110.18	207.22	238.46
"E-O"	124°00'	40°01'00"	143.18	269.28	309.87
"F-1"	28°00'	30°34'44"	187.37	46.72	91.57
"F-E"	28°00'	26°00'	220.37	54.94	107.69
"F-O"	28°00'	22°36'48"	253.37	63.17	123.82