

# HISTORIC HILL SUBDIVISION

## OLMSTED COUNTY, MINNESOTA

**SURVEYOR'S CERTIFICATE**

STATE OF MINNESOTA )  
COUNTY OF OLSTED ) S.S.

I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIPTION ON THIS PLAT AS "HISTORIC HILL 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 OTHER THAN AS SHOWN THEREON; AND THAT THE SAID PLAT HAS NOT BEEN PREVIOUSLY PLATTED.

James E. Swanson  
JAMES E. SWANSON, R.L.S.  
MINNESOTA REGISTRATION NO. 11622

STATE OF MINNESOTA )  
COUNTY OF OLSTED ) S.S.

THE ABOVE SURVEYOR'S CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 31<sup>st</sup> DAY OF January 1977 A.D.

Howard E. Hunt  
NOTARY PUBLIC, OLSTED COUNTY, MINNESOTA  
**HOWARD E. HUNT**  
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 2<sup>nd</sup> DAY OF Feb. 1977 A.D.

BY Roger N. Brand  
OLMSTED COUNTY SURVEYOR

WE, THE MEMBERS OF THE TOWNSHIP BOARD OF SUPERVISORS FOR ROCHESTER TOWNSHIP, OLSTED COUNTY, MINNESOTA, DO HEREBY CERTIFY THAT WE HAVE APPROVED THE ACCOMPANYING PLAT. IN TESTIMONY WHEREOF, WE HAVE SIGNED OUR NAMES THIS 28<sup>th</sup> DAY OF Feb 1977 A.D.

D. L. Greichs  
SUPERVISOR  
Am. Jarty  
SUPERVISOR  
Bill Kabehl  
CHAIRMAN

WE, THE MEMBERS OF THE OLSTED COUNTY PLANNING ADVISORY COMMISSION, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE PLAT AS SHOWN, AND FIND THAT IT CONFORMS TO THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF OLSTED.

W. K. Adsworth  
COMMISSION CHAIRMAN

STATE OF MINNESOTA )  
COUNTY OF OLSTED ) S.S.

I, ROSS E. BROWNING, COUNTY AUDITOR FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS DULY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AT A MEETING HELD ON THE 15<sup>th</sup> DAY OF February 1977 A.D. IN TESTIMONY WHEREOF I HAVE SIGNED MY NAME AND AFFIXED THE SEAL OF SAID COUNTY THIS 23<sup>rd</sup> DAY OF February 1977 A.D.

Ross Browning  
COUNTY AUDITOR

NO DELINQUENT TAXES AND TRANSFER ENTERED THIS 23<sup>rd</sup> DAY OF February 1977 A.D.

Ross Browning  
COUNTY AUDITOR

384237

STATE OF MINNESOTA )  
COUNTY OF OLSTED ) S.S.

FILED FOR RECORD THIS 23 DAY OF February 1977 A.D. AT 10<sup>15</sup> O'CLOCK  
A M. IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_

Harry H. Long  
COUNTY ENGINEER  
William C. Long, Deputy

I HEREBY APPROVE THIS PLAT AS TO WATER SUPPLY AND SEWAGE DISPOSAL WITH THE STIPULATION THAT THE LOTS CANNOT BE SUBDIVIDED UNLESS PUBLIC SEWER IS AVAILABLE.

William C. Long  
PUBLIC HEALTH ENGINEER  
OLMSTED COUNTY DEPARTMENT OF HEALTH

APPROVED BY COUNTY ENGINEER

W. K. Adsworth  
COUNTY ENGINEER

**OWNER'S DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS:

THAT JCP, INC., OWNER AND PROPRIETOR OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF OLSTED, STATE OF MINNESOTA, TO WIT:

A TRACT OF LAND IN THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 106 NORTH, RANGE 14 WEST, OLSTED COUNTY, MINNESOTA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST ONE HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4, LYING WESTERLY OF THE CENTERLINE OF COUNTY ROAD NO. 122, EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER FOR A PLACE OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 629.82 FEET; THENCE ON AN ASSUMED BEARING OF NORTH 06 DEGREES 19 MINUTES EAST A DISTANCE OF 538.26 FEET; THENCE SOUTH 56 DEGREES 44 MINUTES EAST, 120.75 FEET; THENCE NORTH 09 DEGREES 35 MINUTES 30 SECONDS EAST, 119.10 FEET; THENCE SOUTH 77 DEGREES 26 MINUTES 30 SECONDS EAST, 434.40 FEET TO A POINT ON A CURVE WHICH HAS A DELTA ANGLE OF 08 DEGREES 29 MINUTES 20 SECONDS AND A RADIUS OF 1909.86 FEET AND A CHORD WHICH BEARS SOUTH 04 DEGREES 48 MINUTES 40 SECONDS EAST, THENCE 283.00 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 34 MINUTES EAST TANGENT TO SAID CURVE A DISTANCE OF 210.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING 39.03 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "HISTORIC HILL SUBDIVISION" AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC, FOR THE PUBLIC USE FOREVER, THE DRIVE AND COURTS AS SHOWN ON THE PLAT AND GRANT THE EASEMENTS DEFINED THEREON. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 31<sup>st</sup> DAY OF January 1977 A.D.

**UTILITY EASEMENT DEFINED:**

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

**NO ACCESS DEFINED:**

EGRESS AND INGRESS BY VEHICULAR TRAVEL WILL NOT BE PERMITTED OVER AND ACROSS THE RIGHT-OF-WAY LINE OF TRUNK HIGHWAY NO. 14 AS SHOWN ON THE ACCOMPANYING PLAT.

JCP, INC.

CORPORATION HAS NO SEAL  
Haven H. Hodge  
HAVEN H. HODGE, PRESIDENT

Hersch H. Hodge  
HERSCH H. HODGE, VICE PRESIDENT

STATE OF MINNESOTA )  
COUNTY OF OLSTED ) S.S.

ON THIS 31<sup>st</sup> DAY OF January 1977 A.D., BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED HAVEN H. HODGE AND HERSC H. HODGE, TO ME PERSONALLY KNOWN, BEING EACH BY ME DULY SWORN, DID SAY THEY ARE PRESIDENT AND VICE PRESIDENT OF THE JCP, INC., AND THAT SAID INSTRUMENT IS SIGNED AND SEALED IN ITS BEHALF BY AUTHORITY OF ITS MEMBERS, AND THAT SAID HAVEN H. HODGE AND HERSC H. HODGE ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

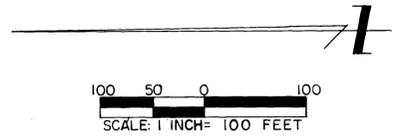
Howard E. Hunt  
NOTARY PUBLIC, OLSTED COUNTY, MINNESOTA  
**HOWARD E. HUNT**  
Notary Public, Olmsted County, Minn.  
My Commission Expires Dec. 9, 1978

# OFFICIAL PLAT

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

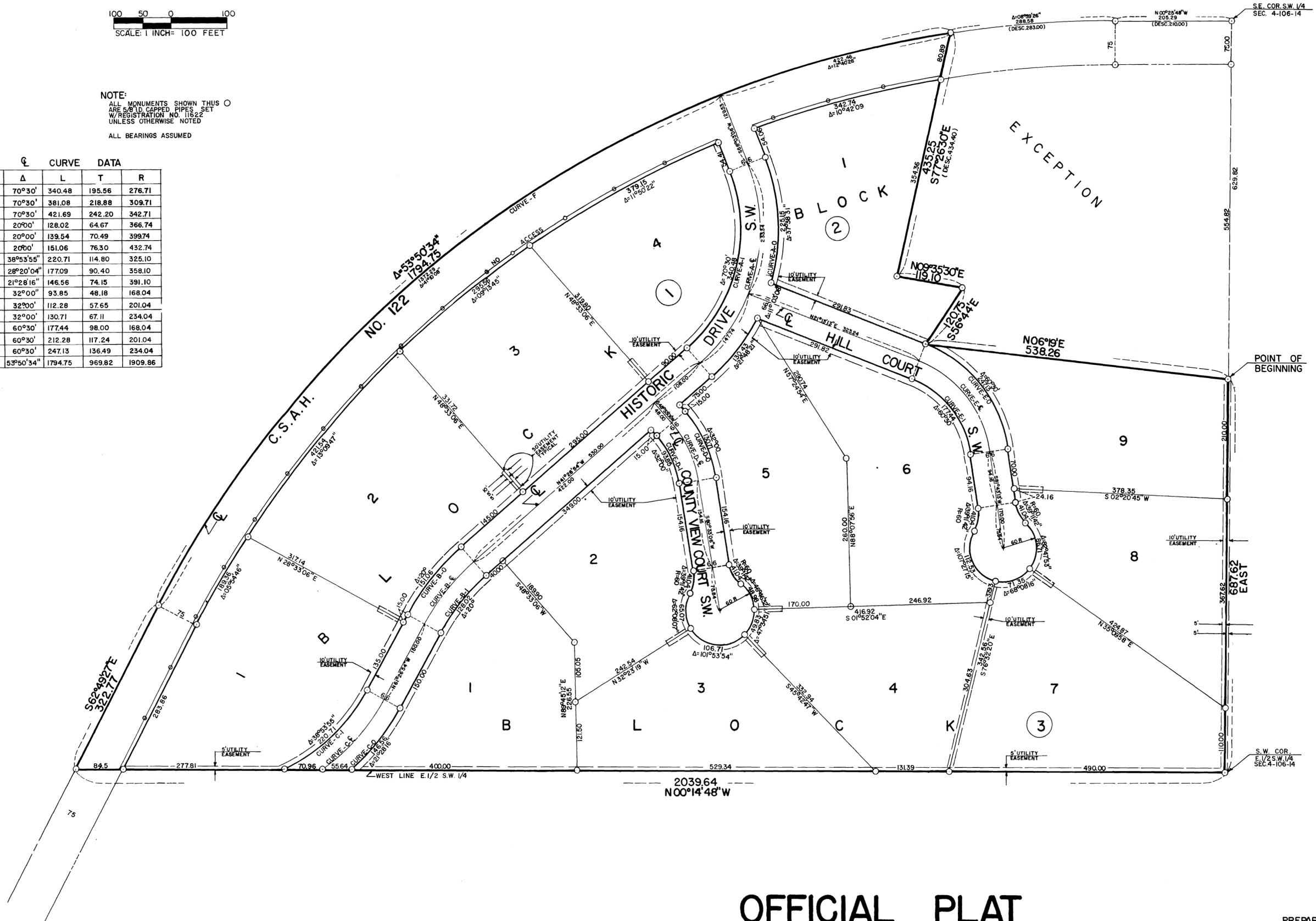
# HISTORIC HILL SUBDIVISION

## OLMSTED COUNTY, MINNESOTA



NOTE:  
 ALL MONUMENTS SHOWN THUS ○  
 ARE 5/8" I.D. CAPPED PIPES SET  
 W/ REGISTRATION NO. 11822  
 UNLESS OTHERWISE NOTED  
 ALL BEARINGS ASSUMED

CURVE DATA				
CURVE	Δ	L	T	R
A-1	70°30'	340.48	195.56	276.71
A-ℓ	70°30'	381.08	218.88	309.71
A-0	70°30'	421.69	242.20	342.71
B-1	20°00'	128.02	64.67	366.74
B-ℓ	20°00'	139.54	70.49	399.74
B-0	20°00'	151.06	76.30	432.74
C-1	38°53'55"	220.71	114.80	325.10
C-ℓ	28°20'04"	177.09	90.40	358.10
C-0	21°28'16"	146.56	74.15	391.10
D-1	32°00'	93.85	48.18	168.04
D-ℓ	32°00'	112.28	57.65	201.04
D-0	32°00'	130.71	67.11	234.04
E-1	60°30'	177.44	98.00	168.04
E-ℓ	60°30'	212.28	117.24	201.04
E-0	60°30'	247.13	136.49	234.04
F	53°50'34"	1794.75	969.82	1909.86



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 CONSULTING ENGINEERS  
 ROCHESTER, MINNESOTA