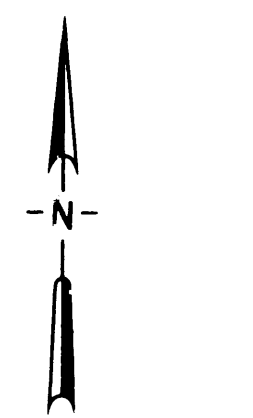


BEL AIR THIRD SUBDIVISION

ROCHESTER MINNESOTA



SCALE 1" = 100 FEET

NOTE:
ALL MONUMENTS SHOWN THIS O
ARE 5/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 6980
UNLESS OTHERWISE NOTED.
ALL BEARINGS ASSUMED.

SURVEYOR'S CERTIFICATE

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

I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "BEL AIR 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)
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 11th DAY OF March 1977 A.D.

Howard E. Hunt
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA
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 11th DAY OF March 1977 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 4th DAY OF April 1977 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 5th DAY OF April 1977 A.D.

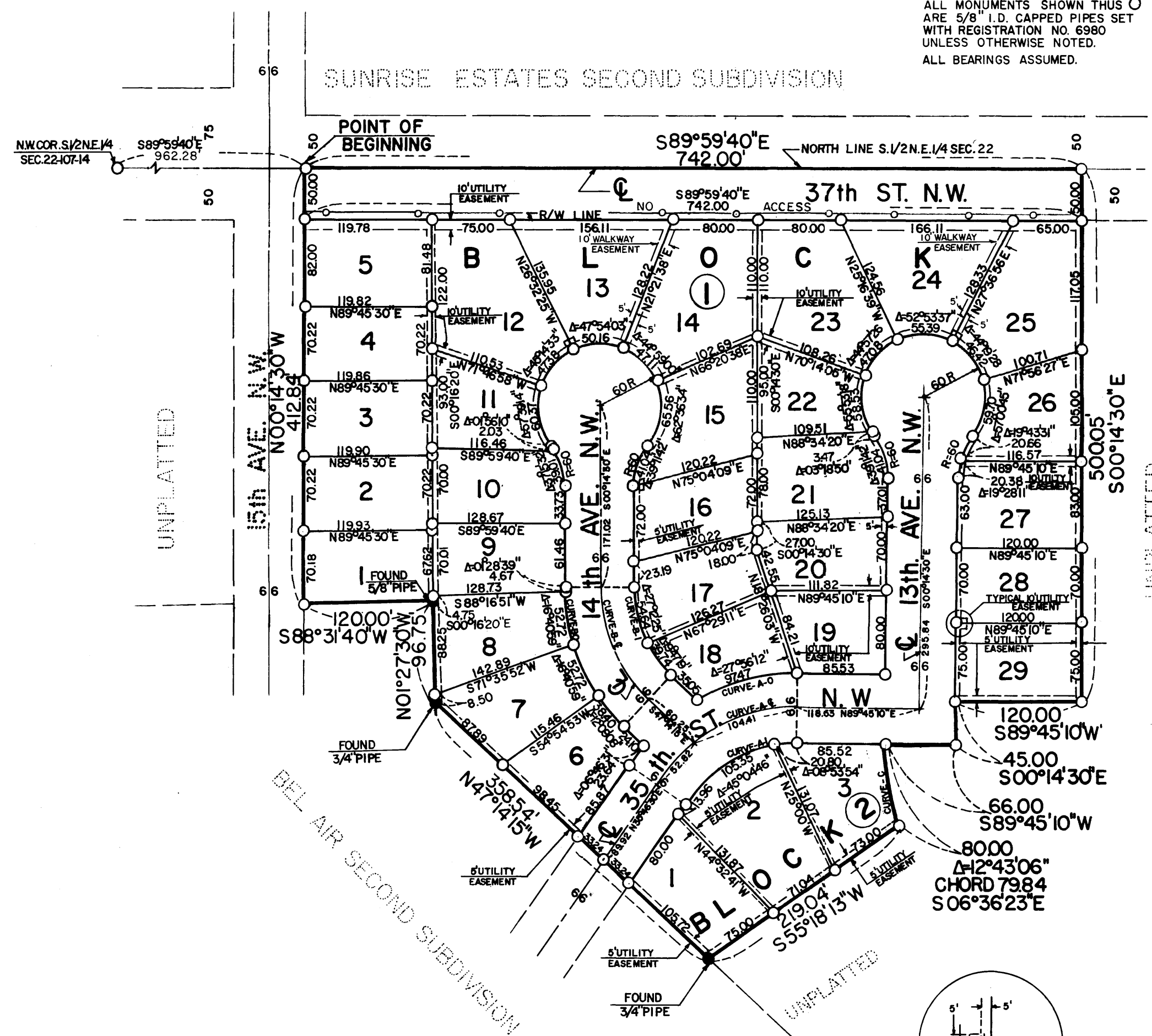
Carole A. Grimm
CITY CLERK

NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 8th DAY OF April 1977 A.D.

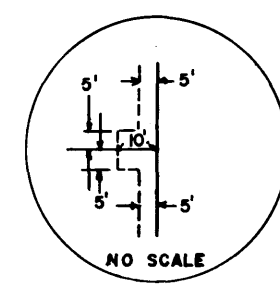
Paul Dunning
COUNTY AUDITOR

FILED FOR RECORD THIS 8 DAY OF April 1977 A.D. AT 8:12 O'CLOCK A.M. IN BOOK 385757 OF PLATS, ON PAGE 1

Harry J. Evans
COUNTY RECORDER



CURVE	Δ	R	T	L
A-C	53°58'40"	166.90'	85.00'	157.23'
A-I	53°58'40"	133.90'	68.19'	126.15'
A-O	53°58'40"	199.90'	101.81'	188.32'
B-C	46°59'45"	148.06'	64.37'	121.44'
B-I	46°59'45"	115.06'	50.02'	94.38'
B-O	46°59'45"	181.06'	78.72'	148.51'
C	12°43'06"	360.40'	40.17'	80.00'



WALKWAY EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PEDESTRIAN SIDEWALK.

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.

NO ACCESS STATEMENT DEFINED:
INGRESS OR EGRESS BY VEHICULAR TRAFFIC IS NOT PERMITTED OVER AND ACROSS THE SOUTH LINE OF 37TH STREET N.W. AS SHOWN ON THE ACCOMPANYING PLAT.

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT MOHN & PENZ DEVELOPMENT 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 SOUTH ONE HALF OF NORTHEAST ONE QUARTER SECTION 22, TOWNSHIP 107 NORTH, RANGE 14 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROCHESTER, MINNESOTA.

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH ONE HALF OF THE NORTHEAST ONE QUARTER OF SECTION 22; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTH LINE OF SAID SOUTH ONE HALF, 962.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE, 742.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST, 500.05 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, 120.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 30 SECONDS EAST, 45.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, 66.00 FEET; THENCE SOUTHERLY A DISTANCE OF 80.00 FEET ALONG A NONTANGENTIAL CURVE CONCAVE TO THE EAST, DELTA ANGLE 12 DEGREES 43 MINUTES 06 SECONDS, RADIUS 360.40 FEET, AND THE CHORD OF SAID CURVE BEARS SOUTH 06 DEGREES 36 MINUTES 23 SECONDS EAST; THENCE SOUTH 55 DEGREES 18 MINUTES 13 SECONDS WEST, 219.04 FEET TO THE NORTHEASTERLY LINE OF BEL AIR SECOND SUBDIVISION, AND THE NEXT 4 COURSES ARE ALONG SAID LINE; THENCE NORTH 47 DEGREES 14 MINUTES 15 SECONDS WEST, 358.54 FEET; THENCE NORTH 01 DEGREE 27 MINUTES 30 SECONDS WEST, 96.75 FEET; THENCE SOUTH 88 DEGREES 31 MINUTES 40 SECONDS WEST, 120.00 FEET; THENCE NORTH 00 DEGREE 14 MINUTES 30 SECONDS WEST, 412.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.87 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "BEL AIR THIRD SUBDIVISION" AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, AVENUES, AS SHOWN ON THE PLAT, AND GRANT THE EASEMENTS DEFINED THEREON. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 18th DAY OF March 1977 A.D.

Stanley C. Mohn
STANLEY C. MOHN
PRESIDENT OF MOHN & PENZ DEVELOPMENT COMPANY

Carlton Penz
CARLTON PENZ
VICE PRESIDENT AND SECRETARY OF MOHN & PENZ DEVELOPMENT COMPANY

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

ON THIS 18th DAY OF March 1977 A.D. BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STANLEY C. MOHN AND CARLTON PENZ TO ME PERSONALLY KNOWN, WHO BEING BY ME, EACH DULY SWORN, DID SAY THAT THEY ARE, RESPECTIVELY, THE PRESIDENT AND VICE PRESIDENT & SECRETARY OF MOHN & PENZ DEVELOPMENT 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 C. MOHN AND CARLTON PENZ ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

Joseph J. Truitt
NOTARY PUBLIC, OLMSTED COUNTY
My Commission Expires Oct. 12, 1978
MY COMMISSION EXPIRES 19 A.D.

OFFICIAL COPY