

# ELTON HILLS NORTH SECOND SUBDIVISION

ROCHESTER, MINNESOTA

### SURVEYOR'S CERTIFICATE

STATE OF MINNESOTA )  
COUNTY OF OLMTSTED ) S.S.

I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "ELTON HILLS NORTH SECOND 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 OLMTSTED ) 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 4<sup>th</sup> DAY OF April, 1977 A.D.

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

### 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 5<sup>th</sup> DAY OF April, 1977 A.D.

Roy W. Brand  
OLMTSTED COUNTY SURVEYOR

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

I, CAROLE A. GRIMM, CITY CLERK IN AND FOR THE CITY OF ROCHESTER, DO HEREBY CERTIFY THAT ON THE 18<sup>th</sup> 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 19<sup>th</sup> DAY OF April, 1977 A.D.

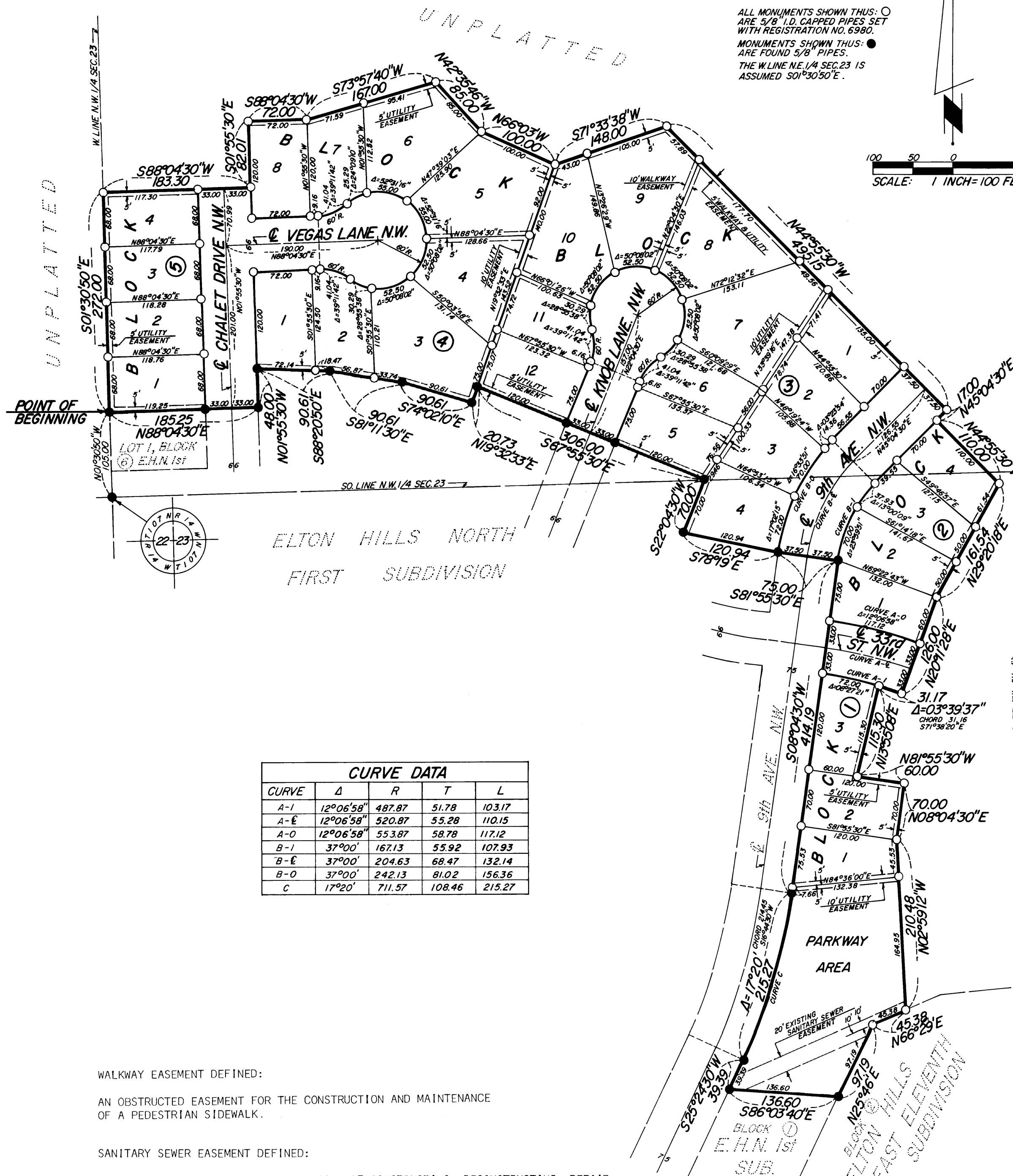
Carole A. Grimm  
CITY CLERK

NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 22<sup>nd</sup> DAY OF April, 1977 A.D.

Roy Brand  
COUNTY AUDITOR 386315

FILED FOR RECORD THIS 26<sup>th</sup> DAY OF April, 1977 A.D. AT 9:12 O'CLOCK A.M. IN BOOK OF PLATS ON PAGE

Harry A. Evans  
COUNTY RECORDER  
Lisa Finsterlin, deputy



CURVE	Δ	R	T	L
A-1	12°06'58"	497.87	51.78	103.17
A-E	12°06'58"	520.87	55.28	110.15
A-O	12°06'58"	553.87	58.78	117.12
B-1	37°00'	167.13	55.92	107.93
B-E	37°00'	204.63	68.47	132.14
B-O	37°00'	242.13	81.02	156.36
C	17°20'	711.57	108.46	215.27

#### WALKWAY EASEMENT DEFINED:

AN OBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PEDESTRIAN SIDEWALK.

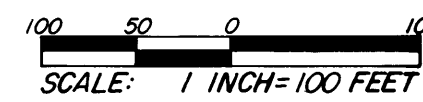
#### SANITARY SEWER EASEMENT DEFINED:

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.

NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES SET  
WITH REGISTRATION NO. 6980.  
MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" PIPES.  
THE W.LINE NE 1/4 SEC. 23 IS  
ASSUMED 301°30'50"E.



#### OWNER'S 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 FIFTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE NORTH 01 DEGREE 30 MINUTES 50 SECONDS WEST, ASSUMED BEARING, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 105.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 6, ELTON HILLS NORTH FIRST SUBDIVISION FOR A POINT OF BEGINNING, AND THE NEXT 14 COURSES ARE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID SUBDIVISION; THENCE NORTH 88 DEGREES 04 MINUTES 30 SECONDS EAST, 185.25 FEET; THENCE NORTH 01 DEGREE 55 MINUTES 30 SECONDS WEST, 48.00 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 50 SECONDS EAST, 90.61 FEET; THENCE SOUTH 81 DEGREES 11 MINUTES 30 SECONDS EAST, 90.61 FEET; THENCE SOUTH 74 DEGREES 02 MINUTES 10 SECONDS EAST, 90.61 FEET; THENCE NORTH 19 DEGREES 32 MINUTES 33 SECONDS EAST, 20.73 FEET; THENCE SOUTH 67 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 55 FEET; THENCE SOUTH 08 DEGREES 04 MINUTES 30 SECONDS WEST, 414.19 FEET; THENCE SOUTHERLY 215.27 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, DELTA ANGLE 17 DEGREES 20 MINUTES, RADIUS 711.57 FEET, AND THE CHORD OF SAID CURVE BEARS SOUTH 16 DEGREES 44 MINUTES 30 SECONDS WEST, 214.45 FEET; THENCE TANGENT TO SAID CURVE SOUTH 25 DEGREES 24 MINUTES 30 SECONDS WEST, 39.39 FEET; THENCE SOUTH 86 DEGREES 03 MINUTES 40 SECONDS EAST, 136.60 FEET TO A POINT IN THE NORTHWESTERLY LINE OF BLOCK 2, ELTON HILLS EAST ELEVENTH SUBDIVISION; THENCE NORTH 25 DEGREES 46 MINUTES EAST ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 97.19 FEET, THENCE NORTH 66 DEGREES 29 MINUTES EAST ALONG SAID NORTHWESTERLY LINE, 45.38 FEET; THENCE NORTH 02 DEGREES 59 MINUTES 12 SECONDS WEST, 210.48 FEET; THENCE NORTH 08 DEGREES 04 MINUTES 30 SECONDS EAST, 70.00 FEET; THENCE NORTH 81 DEGREES 55 MINUTES 30 SECONDS WEST, 60.00 FEET; THENCE NORTH 13 DEGREES 55 MINUTES 08 SECONDS EAST, 115.30 FEET; THENCE EASTERLY 31.17 FEET ALONG A NONTANGENTIAL CURVE CONCAVE TO THE SOUTH, DELTA ANGLE 03 DEGREES 39 MINUTES 37 SECONDS, RADIUS 487.87 FEET, AND THE CHORD OF SAID CURVE BEARS SOUTH 71 DEGREES 38 MINUTES 20 SECONDS EAST, 31.16 FEET; THENCE NORTH 20 DEGREES 11 MINUTES 28 SECONDS EAST, 126.00 FEET; THENCE NORTH 29 DEGREES 20 MINUTES 18 SECONDS EAST, 161.54 FEET; THENCE NORTH 44 DEGREES 55 MINUTES 30 SECONDS WEST, 110.00 FEET; THENCE NORTH 45 DEGREES 04 MINUTES 30 SECONDS EAST, 17.00 FEET; THENCE NORTH 44 DEGREES 55 MINUTES 30 SECONDS WEST, 495.15 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 38 SECONDS WEST, 148.00 FEET; THENCE NORTH 66 DEGREES 03 MINUTES WEST, 100.00 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 46 SECONDS WEST, 85.00 FEET; THENCE SOUTH 73 DEGREES 57 MINUTES 40 SECONDS WEST, 167.00 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 30 SECONDS WEST, 72.00 FEET; THENCE SOUTH 01 DEGREE 55 MINUTES 30 SECONDS EAST, 82.01 FEET; THENCE SOUTH 88 DEGREES 04 MINUTES 30 SECONDS WEST, 183.30 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 01 DEGREE 30 MINUTES 50 SECONDS EAST ALONG SAID WEST LINE, 272.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.98 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "ELTON HILLS NORTH SECOND SUBDIVISION" AND DO HEREBY DONATE AND DEDICATE TO THE PUBLIC USE FOREVER THE AVENUE, DRIVE, LANES, STREET, AND PARKWAY AREA AS SHOWN ON THE PLAT, AND GRANT THE EASEMENTS DEFINED THEREON. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 4<sup>th</sup> DAY OF April, 1977 A.D.

Stanley Guth  
STANLEY GUTH  
PRESIDENT OF BUILDERS LAND COMPANY

Robert J. Simonson  
ROBERT J. SIMONSEN  
SECRETARY OF BUILDERS LAND COMPANY

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

ON THIS 4<sup>th</sup> DAY OF April, 1977 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.

Patricia A. Branch  
NOTARY PUBLIC, HENNEPIN COUNTY

MY COMMISSION EXPIRES \_\_\_\_\_ 19\_\_ A.D.

## OFFICIAL PLAT

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