

# PLAT OF WILLOW HEIGHTS SECOND SUBDIVISION

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that Lowell H. Penz, President, and Darlene M. Penz, Secretary, of Rochester Block & Supply Co., Inc. owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to-wit:

A part of the Southwest Quarter of Section 23, Township 106 North, Range 14 West of the Fifth Principal Meridian described by metes and bounds as follows:

Beginning at the northeasterly corner of Lot 16, Block 5 of Willow Heights First Subdivision; thence on an assumed bearing of North 84°33'30" West, along the northerly line of said Lot 16, a distance of 188.83 feet to a point on the west line of Willow Heights Drive Southwest, Willow Heights First Subdivision, said point being also on the easterly line of Lot 6, Block 4 of said Willow Heights First Subdivision; thence North 05°26'30" East, along said easterly line, a distance of 67.04 feet; thence northerly and westerly, a distance of 112.96 feet, along a tangential curve concave southwesterly; said curve having a central angle of 24°14'24" and a radius of 267.00 feet, and the chord of said curve bears North 06°40'42" West; thence South 62°07'08" West, not tangent to said curve, a distance of 123.40 feet; thence North 34°26'29" West, a distance of 255.98 feet; thence North 00°26'29" West, a distance of 577.27 feet; thence northwesterly a distance of 104.64 feet along a nontangential curve concave northeasterly, said curve having a central angle of 18°00'17", a radius of 333.00 feet, and the chord of said curve bears North 71°26'38" West; thence North 62°26'29" West, tangent to said curve a distance of 18.91 feet; thence South 17°54'40" West, a distance of 146.73 feet, thence North 89°45'11" West, a distance of 438.18 feet; thence North 00°14'49" East, a distance of 180.00 feet; thence North 89°45'11" West, a distance of 117.82 feet; thence South 00°14'49" West, a distance of 120.00 feet; thence North 89°45'11" West, a distance of 379.24 feet; thence North 00°07'02" West, a distance of 68.82 feet; thence South 89°52'58" West, a distance of 166.00 feet; thence North 00°07'02" West, a distance of 205.67 feet; thence North 19°00'11" West, a distance of 43.32 feet; thence North 70°59'49" East, a distance of 29.08 feet; thence North 19°00'11" West, a distance of 252.19 feet, to a point on the north line of said Southwest Quarter, said point being 207.87 feet east of the northwest corner of said Southwest Quarter; thence South 89°45'11" East, along said north line, a distance of 1,489.26 feet; thence South 00°14'49" West, a distance of 176.00 feet; thence South 89°45'11" East, a distance of 145.79 feet; thence South 00°26'29" East, a distance of 823.99 feet; thence South 34°26'29" East, a distance of 250.00 feet; thence South 00°26'29" East, a distance of 242.83 feet to the point of beginning.

have caused the same to be surveyed and platted as WILLOW HEIGHTS SECOND SUBDIVISION, and do hereby donate and dedicate to the public for public use forever the streets and avenues, and grant the easements defined thereon. In witness whereof we have hereunto set our hands and seal this 5<sup>th</sup> day of August, 1977 A.D.

ROCHESTER BLOCK & SUPPLY CO., INC.

Lowell H. Penz, President  
Lowell H. Penz, President  
Darlene M. Penz, Sec.  
Darlene M. Penz, Secretary

State of Minnesota ss  
County of Olmsted

On this 5<sup>th</sup> day of August, 1977 A.D. before me, a Notary Public, within and for said county and state personally appeared Lowell H. Penz and Darlene M. Penz, to me personally known to be the President and Secretary, respectively, of Rochester Block & Supply Co., Inc. and by me being duly sworn, said that they are such officers and who executed the foregoing instrument and they affirm and acknowledge that they executed the same as their own free act and deed.

DORA MAE MARE  
Notary Public, Olmsted County, Minn.  
My Commission Expires Aug. 11, 1982

Dora Mae Mare  
Notary Public, Olmsted County, Minnesota  
My Commission expires Aug. 11, 1982

Surveyor's Certificate

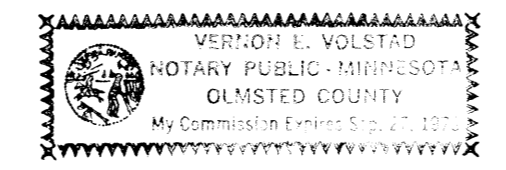
State of Minnesota ss  
County of Olmsted

I do hereby certify that I have surveyed and platted the property described on this plat as WILLOW HEIGHTS SECOND SUBDIVISION, Olmsted County, Minnesota, that this plat 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; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Richard F. Koutler  
Surveyor  
Minn. Registration No. 6405

State of Minnesota ss  
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 on this 4<sup>th</sup> day of August, 1977 A.D.



Vernon E. Vukobratovic  
Notary Public, Olmsted County, Minnesota  
My Commission expires Sept. 27, 1978

UTILITY EASEMENTS DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface, public and private utilities including rights to conduct drainage and trimming on said easement.

We, the members of the Township Board of Supervisors for Rochester Township, Olmsted County, Minnesota, do hereby certify that we have approved the accompanying plat, in testimony whereof, we have signed our names this 8<sup>th</sup> day of August, 1977 A.D.

A. J. Theriecks Chairman  
Am. Jarty Supervisor  
Bill Pabel Supervisor

We, the members of the Olmsted 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 Olmsted.

Paul Stellpflug  
Commission Chairman

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws.

Approved this 3<sup>rd</sup> day of Aug., 1977 A.D.

By Roger W. Brand  
Olmsted County Surveyor

Recommended for approval this 8 day of August, 1977 A.D.

J. K. Holan  
Olmsted County Highway Engineer

The Olmsted County Board of Health has approved this plat for water supply and sewage disposal systems.

William P. Mill  
County Public Health Engineer

State of Minnesota ss  
County of Olmsted

I, Ross Browning, County Auditor in and 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 16<sup>th</sup> day of August, 1977 A.D. in testimony whereof, I have signed my name and affixed the seal of said county, this 19<sup>th</sup> day of August, 1977 A.D.

Ross Browning  
County Auditor

091096

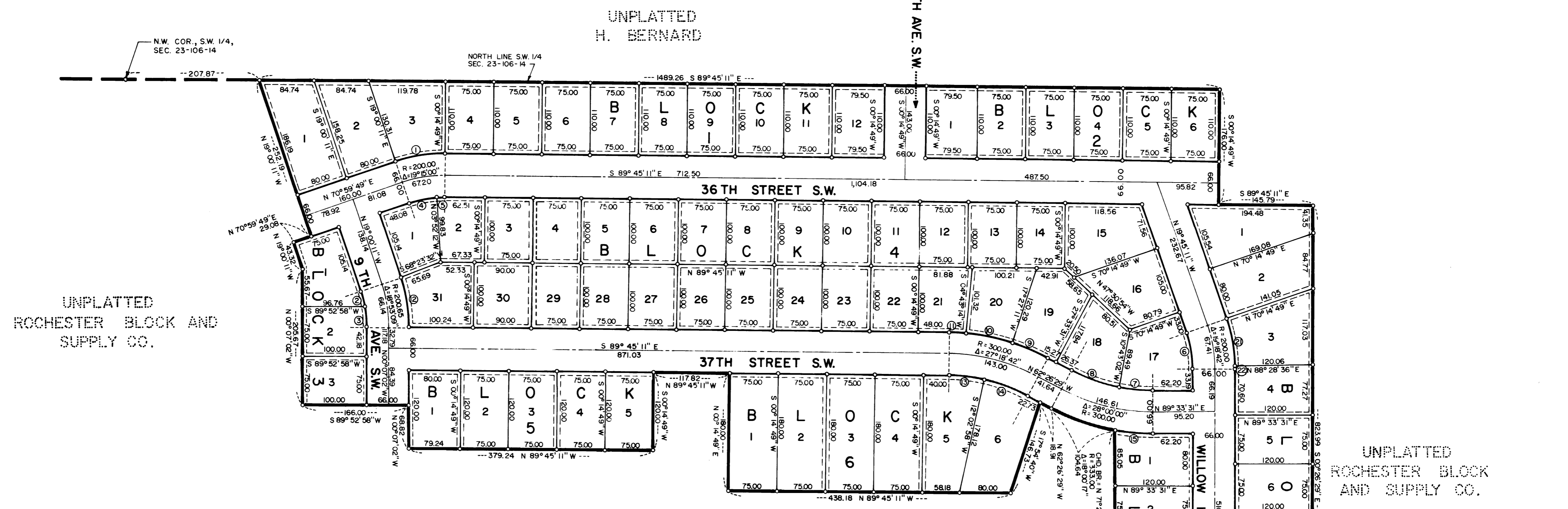
State of Minnesota ss  
County of Olmsted

Filed for record this 22 day of August, 1977 A.D. at 2 1/2 O'clock P. M. in Book \_\_\_\_\_ of Plats on page \_\_\_\_\_.

Luis J. Jonsson  
County Recorder

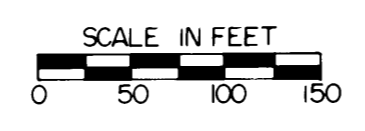
No delinquent taxes and transfer entered.

Ross Browning  
County Auditor



| CURVE DATA |            |             |        |
|------------|------------|-------------|--------|
| BLOCK 1    |            |             |        |
| NO.        | ARC LENGTH | Δ ANGLE     | RADIUS |
| 1          | 78.28      | 19° 15' 00" | 233.00 |
| BLOCK 3    |            |             |        |
| 2          | 22.23      | 07° 35' 52" | 167.65 |
| 3          | 33.03      | 11° 17' 17" | 167.65 |
| BLOCK 4    |            |             |        |
| 4          | 44.11      | 15° 07' 59" | 167.00 |
| 5          | 12.00      | 04° 07' 01" | 167.00 |
| 6          | 56.29      | 19° 18' 42" | 167.00 |
| 7          | 52.00      | 11° 09' 31" | 267.00 |
| 8          | 78.48      | 16° 50' 29" | 267.00 |
| 9          | 58.73      | 10° 06' 20" | 333.00 |
| 10         | 74.00      | 12° 43' 57" | 333.00 |
| 11         | 26.00      | 04° 28' 25" | 333.00 |
| 12         | 77.02      | 18° 53' 09" | 233.65 |
| BLOCK 6    |            |             |        |
| 13         | 55.00      | 11° 48' 09" | 267.00 |
| 14         | 72.27      | 15° 30' 33" | 267.00 |
| BLOCK 7    |            |             |        |
| 15         | 58.09      | 09° 59' 43" | 333.00 |
| 16         | 43.59      | 07° 30' 01" | 333.00 |
| 17         | 70.00      | 12° 02' 39" | 333.00 |
| 18         | 70.00      | 12° 02' 39" | 333.00 |
| 19         | 14.02      | 02° 24' 41" | 333.00 |
| 20         | 72.90      | 15° 38' 35" | 267.00 |
| BLOCK 8    |            |             |        |
| 21         | 74.13      | 18° 13' 46" | 233.00 |
| 22         | 4.40       | 01° 04' 56" | 233.00 |
| 23         | 10.00      | 02° 08' 46" | 267.00 |
| 24         | 98.98      | 21° 14' 26" | 267.00 |
| 25         | 49.46      | 10° 36' 48" | 267.00 |
| 26         | 53.83      | 09° 15' 45" | 333.00 |
| 27         | 80.00      | 13° 45' 53" | 333.00 |
| 28         | 80.00      | 13° 45' 53" | 333.00 |
| 29         | 17.96      | 03° 05' 28" | 333.00 |

UNPLATTED ROCHESTER BLOCK AND SUPPLY CO.  
**PLAT OF  
 WILLOW HEIGHTS SECOND SUBDIVISION**



**LEGEND**

- DENOTES MONUMENTS FOUND
- DENOTES MONUMENTS SET MARKED BY REG. NO. 6405

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, AS SHOWN ON THE PLAT.

FINAL PLAT PREPARED BY  
 WALLACE HOLLAND KASTLER SCHMITZ & CO.  
 CONSULTING ENGINEERS AND PLANNERS  
 ROCHESTER, MINNESOTA