

WESTERN FIRST SUBDIVISION

ROCHESTER, MINNESOTA

NOTE:
ALL MONUMENTS SHOWN THIS:
○ ARE 3/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 116222.
UNLESS OTHERWISE NOTED.
THE EAST LINE S.W. 1/4 SEC.
15-107-14 IS ASSUMED
N00°20'20" W

SCALE: 1 INCH = 100 FEET

Owners Dedication:

KNOW ALL MEN BY THESE PRESENTS: that Western Walls, Inc., a Minnesota Corporation and Pennington Properties, a co-partnership under the laws of the State of Minnesota, 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 Section 15, Township 107 North, Range 14 West, Rochester, Minnesota, described as follows:

Commencing at the Southeast corner of the Southwest Quarter of said Section 15; thence North 00 degrees 20 minutes 20 seconds West, assumed bearing, along the east line of said Southwest Quarter, 565.45 feet for a point of beginning; thence continue North 00 degrees 20 minutes 20 seconds West along said East Line, 750.26 feet to the Northeast corner of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 57 minutes 46 seconds West along the North line of said Quarter Quarter Section, 998.25 feet; thence South 00 degrees 02 minutes 14 seconds East, 582.03 feet to the North line of Pennington Third Subdivision; thence due East along said North line, 54.07 feet; thence South 61 degrees 48 minutes East, along the Northerly line of said subdivision, 293.00 feet to the most easterly corner thereof; thence South 28 degrees 12 minutes West along the Easterly line of said subdivision, 33.03 feet; thence due East, 705.62 feet to the point of beginning.

Containing 16.43 Acres.

Have caused the same to be surveyed and platted as WESTERN FIRST SUBDIVISION and do hereby donate and dedicate to the public, for the public use forever the streets, avenues and lanes and grant the easements as shown on this plat. In witness whereof said Western Walls, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 31st day of March 1978. In witness whereof said Pennington Properties, a Co-partnership under the laws of the State of Minnesota, has caused these presents to be signed this 31st day of March 1978.

Western Walls, Inc.

David G. Alexander
David G. Alexander, President
Robert D. DeWitz
Robert D. DeWitz, Secretary

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 21st day of March 1978, by David G. Alexander its President and Robert D. DeWitz its Secretary, officers of Western Walls, Inc., on behalf of the corporation.

Howard E. Hunt
Notary Public, Olmsted County, Minnesota
My commission expires _____

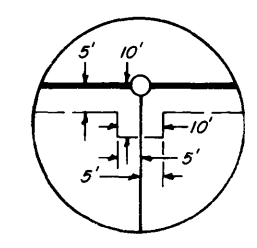
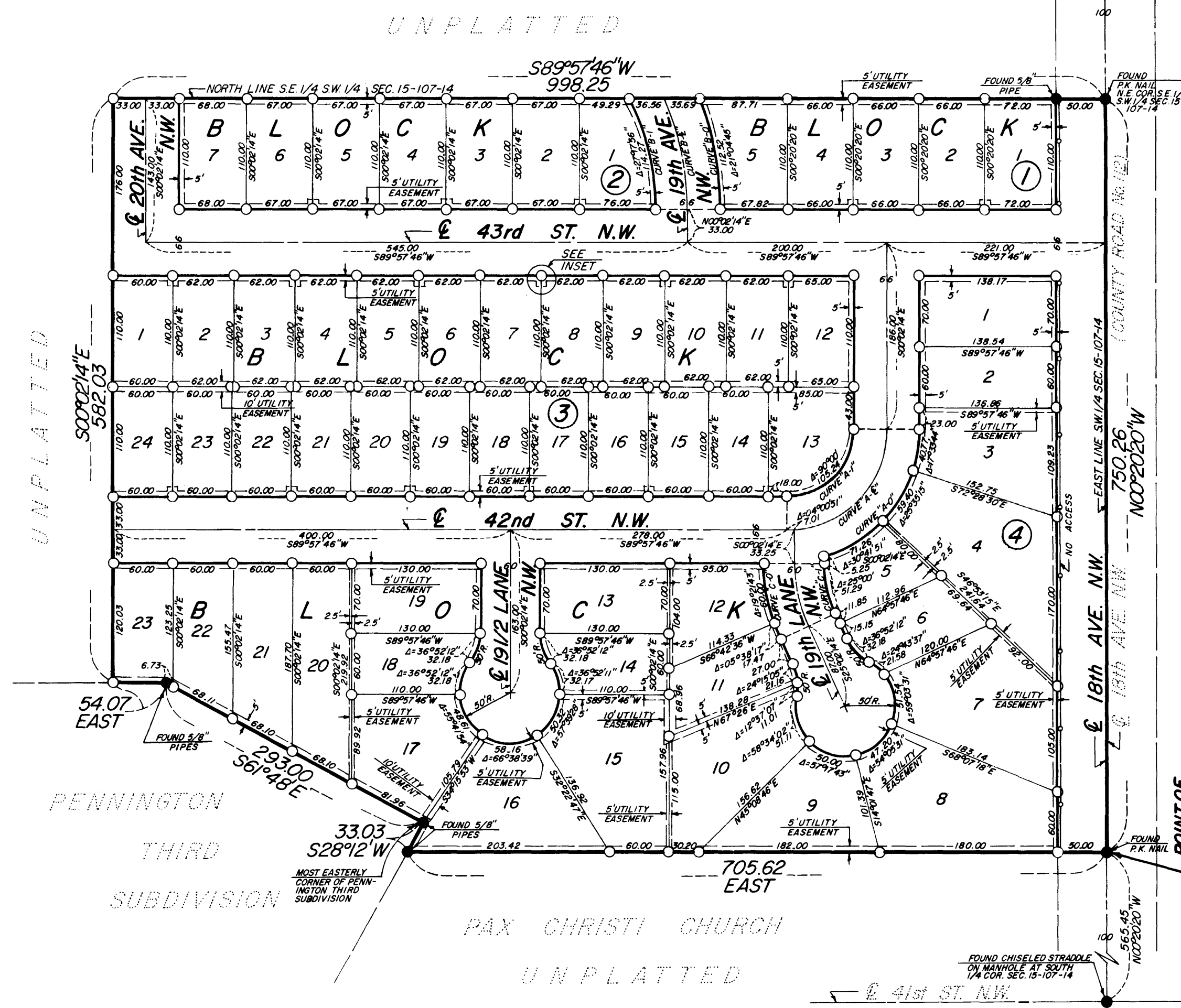
Pennington Properties, a Co-partnership

David Malcolm Pennington
David Malcolm Pennington, Partner
Donald John Pennington
Donald John Pennington, Partner

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 23rd day of March 1978, by David Malcolm Pennington, Partner, and Donald John Pennington, Partner, on behalf of Pennington Properties, a Co-partnership under the laws of the State of Minnesota.

Howard E. Hunt
Notary Public, Olmsted County, Minnesota
My commission expires _____



CURVE	Δ	R	L	T
"A-1"	90°00'	67.00	103.24	67.00
"A-E"	90°00'	100.00	157.08	100.00
"A-O"	73°50'50"	133.00	171.42	99.95
"B-1"	27°17'56"	239.84	114.27	58.24
"B-E"	23°46'33"	272.84	113.22	57.44
"B-O"	21°04'45"	305.84	112.52	56.90
"C-1"	25°00'	117.55	51.29	26.06
"C-E"	25°00'	147.55	64.38	32.71
"C-O"	25°00'	177.55	77.47	39.36

No Access Defined:

Egress and Ingress by vehicular travel will not be permitted over and across the right-of-way line of 18th Avenue N.W. as shown on the accompanying plat.

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.

I hereby certify that I have surveyed and platted the property described on this plat as WESTERN FIRST SUBDIVISION; that this is a correct representation of the survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; 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.

James E. Swanson
James E. Swanson, R.L.S.
Minnesota registration no. 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 30th day of March 1978.

Howard E. Hunt
Notary Public, Olmsted County, Minnesota
My commission expires _____

Filed for record this 5 day of April 1978 at 4:50 o'clock P.M. in book _____ of plats, on page _____, as instrument number 399417.

LOIS FINSTUEN
County Recorder, Olmsted County, Minnesota
Catherine C. Evans, Deputy
County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 20th day of March 1978 A.D.

Roger W. Brand
Olmsted County Surveyor

State of Minnesota
County of Olmsted
City of Rochester

I, Carol A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 31st day of April 1978 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 4th day of April 1978 A.D.

Carol A. Grimm
City Clerk, City of Rochester

No delinquent taxes due and transfer entered this 5th day of April 1978.

Road Brauning by *Melvin Nelson, Deputy*
County Auditor

OFFICIAL PLAT

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