

# PARKWOOD HILLS SUBDIVISION

ROCHESTER, MINNESOTA

I hereby certify that I have surveyed and platted the property described on this plat as PARKWOOD HILLS 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 22 day of June, 1978.

Howard E. Hunt  
Notary Public, Olmsted County, Minnesota  
My Commission Expires Dec. 9, 1978  
118622

Filed for record this 22 day of June, 1978 at 1:12 o'clock  
p.m. In book \_\_\_\_\_ of plats, on page \_\_\_\_\_ as Instrument  
number \_\_\_\_\_.

Rais Finistuen  
County Recorder, Olmsted County, Minnesota  
Carole A. Grimm  
Deputy

No delinquent taxes due and transfer entered this 22nd day of June, 1978.

Paul Brauning by Melva Nelson, Deputy  
County Auditor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 12th day of June, 1978 A.D.

Roger W. Brand  
Olmsted County Surveyor

State of Minnesota  
County of Olmsted  
City of Rochester

I, Carole A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 19 day of June, 1978 A.D., the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 20 day of June, 1978 A.D.

Carole A. Grimm  
City Clerk, City of Rochester

Owner's Dedication:

KNOW ALL MEN BY THESE PRESENTS: That Harvey Ratzloff and Mary Ratzloff, husband and wife, owners and proprietors, and Rochester Savings and Loan Association, mortgagee of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the Southwest Quarter of Section 30, Township 107 North, Range 13 West, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence south 89 degrees 24 minutes 04 seconds east, assumed bearing along the south line of said Southwest Quarter, 330.00 feet for a point of beginning; thence north 00 degrees 14 minutes 44 seconds west, parallel with the west line of said Southwest Quarter, 264.00 feet; thence north 89 degrees 24 minutes 04 seconds west, parallel with the south line of said Southwest Quarter, 130.00 feet; thence north 00 degrees 14 minutes 44 seconds west, parallel with the west line of said Southwest Quarter, 1484.93 feet to the centerline of C.S.A.H. No. 2; thence northeasterly 206.96 feet along said centerline and along a nontangential curve concave to the northwest, central angle 03 degrees 06 minutes 16 seconds, radius 3819.72 feet, and the chord of said curve bears north 34 degrees 09 minutes 07 seconds east, 206.93 feet; thence north 32 degrees 35 minutes 59 seconds east along said centerline, 180.00 feet; thence south 57 degrees 24 minutes east, 244.80 feet; thence southeasterly 69.90 feet along a tangential curve concave to the northeast, central angle 15 degrees 00 minutes, radius 267.00 feet, and the chord of said curve bears south 64 degrees 54 minutes east, 69.70 feet; thence south 17 degrees 36 minutes west, 196.00 feet; thence south 76 degrees 24 minutes east, 242.00 feet; thence south 13 degrees 36 minutes west, 130.00 feet; thence south 76 degrees 24 minutes east, 124.00 feet; thence south 13 degrees 36 minutes west, 133.00 feet; thence south 25 degrees 54 minutes east, 88.72 feet; thence south 57 degrees 50 minutes 53 seconds east, 252.63 feet; thence south 00 degrees 36 minutes west, 1177.58 feet to the south line of said Southwest Quarter; thence north 89 degrees 24 minutes 04 seconds west, 820.00 feet to the point of beginning.

Containing 36.62 acres.

Have caused the same to be surveyed and platted as PARKWOOD HILLS SUBDIVISION and do hereby donate and dedicate to the public, for the public use forever the Drive, Streets, Avenues, County Road, and Walkways and grant the easements as shown on this plat. In witness whereof said Harvey Ratzloff and Mary Ratzloff, husband and wife, have caused these presents to be signed this 14th day of June, 1978. In witness whereof said Rochester Savings and Loan Association has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Harvey Ratzloff  
Harvey Ratzloff

Mary Ratzloff  
Mary Ratzloff

~~Rochester Savings and Loan Association~~

~~its \_\_\_\_\_~~  
~~its \_\_\_\_\_~~

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 14 day of June, 1978 by Harvey Ratzloff and Mary Ratzloff, husband and wife.

Louis M. Daly  
Notary Public, Olmsted County, Minnesota

My commission expires July 28, 1978

~~State of Minnesota  
County of Olmsted~~

~~The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by \_\_\_\_\_, its \_\_\_\_\_ and \_\_\_\_\_, its \_\_\_\_\_, officers of Rochester Savings and Loan Association on behalf of the corporation.~~

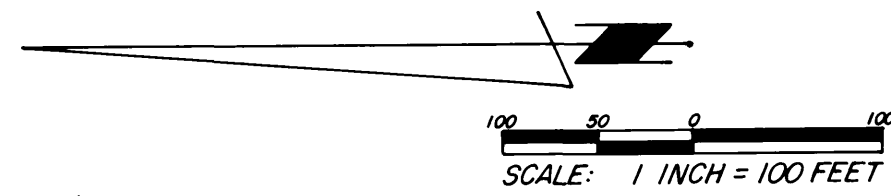
~~Notary Public, Olmsted County, Minnesota~~

## OFFICIAL PLAT

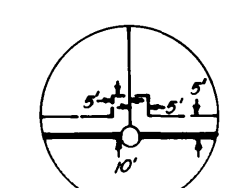
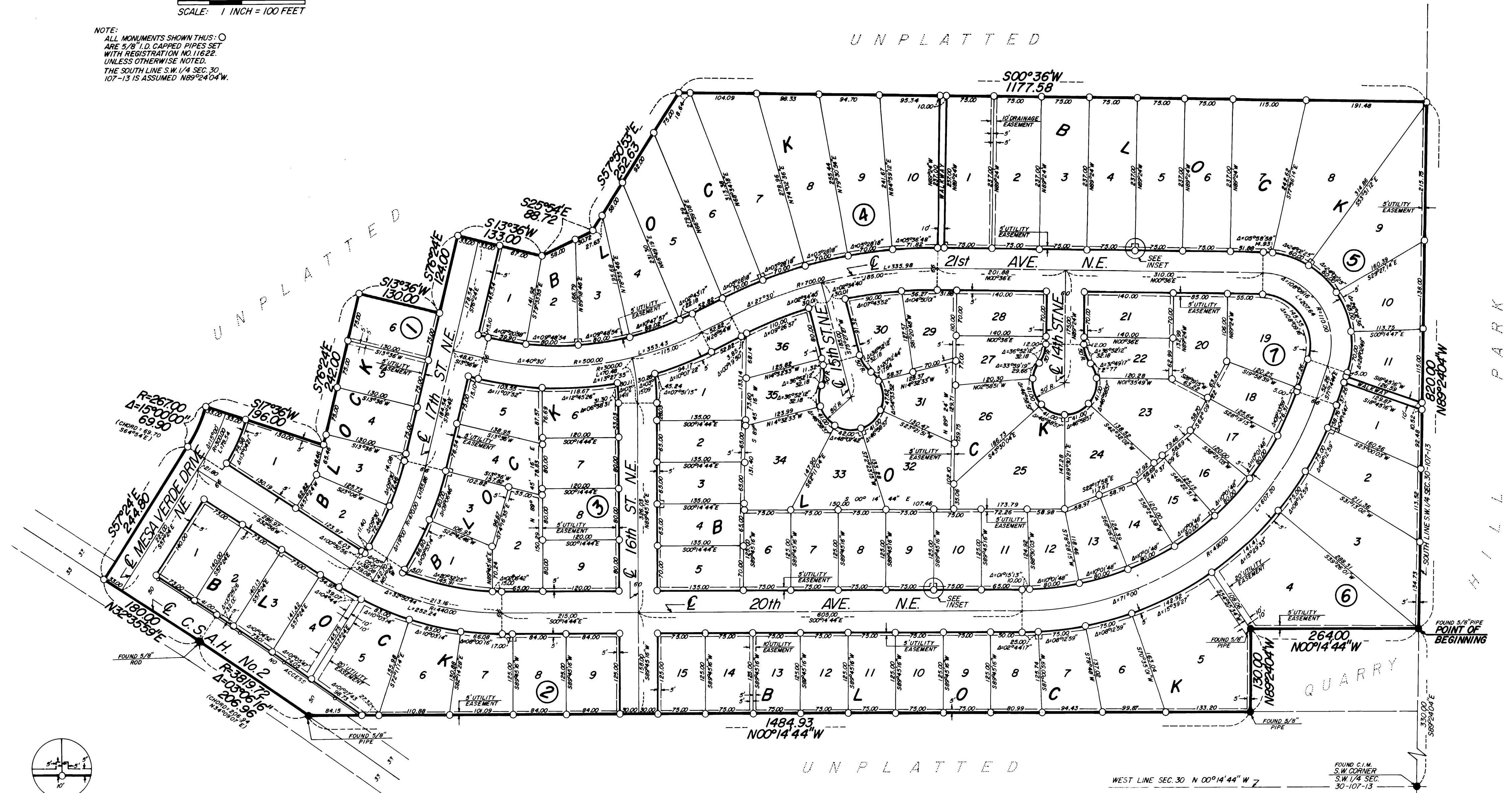
PREPARED BY:  
McGHEE & BETTS, INC.  
CONSULTING ENGINEER'S  
ROCHESTER, MINNESOTA

# PARKWOOD HILLS SUBDIVISION

ROCHESTER, MINNESOTA



NOTE:  
 ALL MONUMENTS SHOWN THUS: ○  
 ARE 5/8" I.D. CAPPED PIPES SET  
 WITH REGISTRATION NO. 11622.  
 UNLESS OTHERWISE NOTED,  
 THE SOUTH LINE S.W. 1/4 SEC. 30,  
 107-13 IS ASSUMED N89°24'04"W.



INSET  
 TYPICAL UTILITY  
 EASEMENT

Drainage Easement Defined:

An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

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 defined:

Egress and ingress by vehicular travel will not be permitted over and across the right-of-way line of C.S.A.H. No. 2 as shown on the accompanying plat.

## OFFICIAL PLAT

PREPARED BY:  
 MCGHIE & BETTS, INC.  
 CONSULTING ENGINEER'S  
 ROCHESTER, MINNESOTA