

MANOR WOODS THIRD SUBDIVISION

CITY OF ROCHESTER, OLMSTED COUNTY, MINNESOTA

STATE OF MINNESOTA]
COUNTY OF OLMSTED] SS

On this 25th day of MAY, 1978, before me a Notary Public in and for said County, personally appeared John B. Drake and E.L. Forbrook, to me personally known who being each by me duly sworn did say that they are respectively the President and Vice President of Johnson, Drake and Piper, Incorporated, a Minnesota Corporation, and that the seal affixed to said instrument is the Corporation seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said John B. Drake and E.L. Forbrook acknowledge said instrument to be the free act and deed of said Corporation.

Cedric Schultz
Notary Public

STATE OF MINNESOTA]
COUNTY OF OLMSTED] SS

I do hereby certify that I have surveyed and platted the property described on this plat as MANOR WOODS THIRD SUBDIVISION, 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.

Thomas Taylor
Thomas Taylor, Minn. Reg. No. 6507

STATE OF MINNESOTA]
COUNTY OF OLMSTED] SS

The Surveyor's Certificate was subscribed and sworn to before me, a Notary Public this 25th day of MAY, 1978.

Cedric Schultz
Notary Public

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws. Approved this 25th day of MAY, 1978.

Robert W. Brand
Olmsted County Surveyor

STATE OF MINNESOTA]
COUNTY OF OLMSTED] SS
CITY OF ROCHESTER]

I, Carole Grimm, City Clerk in and for said City of Rochester, do hereby certify that on the 5 day of June, 1978, 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 12 day of June, 1978.

Carole A. Grimm
City Clerk

There are no delinquent taxes on the above described property and transfer has been entered this 15th day of June, 1978.

Ross Branning
County Auditor

STATE OF MINNESOTA]
COUNTY OF OLMSTED] SS

Doc. No. 29695
Filed for record this 23rd day of June, 1978 at 2 o'clock P.m. in Book of Plats on page

David Finster
Register of Titles
James C. Anderson
Deputy

UTILITY EASEMENT DEFINED:

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

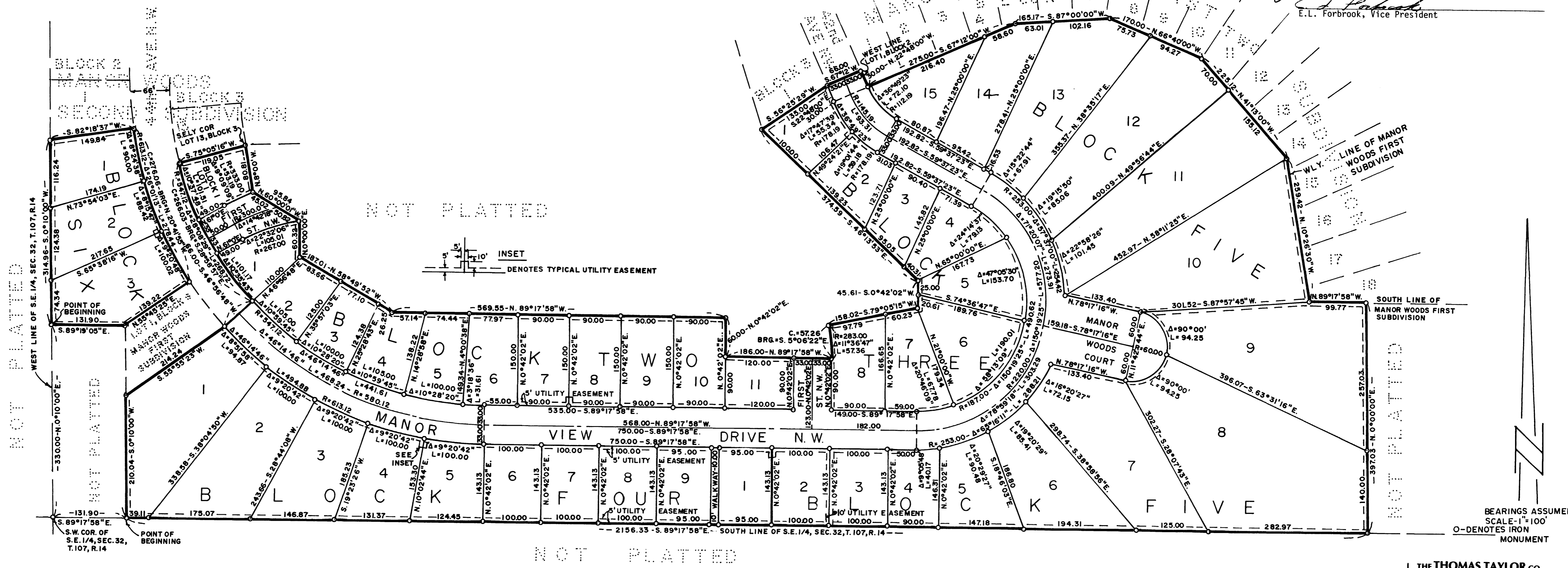
KNOW ALL MEN BY THESE PRESENTS: That Johnson, Drake and Piper, Incorporated, a Minnesota Corporation, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 32, Township 107, Range 14, City of Rochester, Olmsted County, Minnesota, described as follows: Beginning at a point on the South line of said Southeast Quarter of Section 32, which is 131.90 feet easterly of the Southwest corner of said Southeast Quarter of Section 32 (for the purposes of this description the bearing of said South line is assumed South 89°17'58" East); thence continuing along said South line, South 89°17'58" East, 2156.33 feet; thence North 0°00'00" East, 397.03 feet to the South line of Manor Woods First Subdivision; thence North 89°17'58" West, along said South line, 99.77 feet; thence North 10°26'30" West, along the westerly line of said Manor Woods First Subdivision, 259.42 feet; thence North 41°13'00" West, along said westerly line, 225.12 feet; thence North 66°40'00" West, along the southwesterly line of said Manor Woods First Subdivision, a distance of 170.00 feet; thence South 87°00'00" West, along said southwesterly line, 165.17 feet; thence South 67°12'00" West, along the South line of said Manor Woods First Subdivision, 275.00 feet; thence North 22°48'00" West, along the westerly line of Lot 1, Block 2, in Manor Woods First Subdivision, 30.00 feet; thence South 67°12'00" West, along the southerly line of said Manor Woods First Subdivision, 66.00 feet; thence South 56°25'29" West, along the southerly line of said Manor Woods First Subdivision, 135.00 feet; thence South 46°13'53" East, 374.59 feet; thence South 0°42'02" West, 45.61 feet; thence South 79°05'15" West, 158.02 feet; thence southeasterly along a non-tangential curve which has a radius of 283.00 feet, an arc length of 57.36 feet, a chord distance of 57.26 feet on a chord bearing of South 5°06'22" East; thence North 89°17'58" West, 186.00 feet; thence North 0°42'02" East, 60.00 feet; thence North 89°17'58" West, 569.55 feet; thence North 58°49'52" West, 187.01 feet; thence North 0°00'00" East, 60.32 feet; thence North 60°00'01" West, 95.84 feet; thence North 8°00'00" West, 80.81 feet to the southeasterly corner of Lot 13, Block 3, in Manor Woods Second Subdivision; thence South 75°05'16" West, along the South line of said Lot 13, a distance of 119.05 feet to a point on the easterly right of way line of 44th Avenue N.W. as platted in Manor Woods Second Subdivision; thence southeasterly, along said easterly right of way of 44th Avenue N.W. on a curved course, concave northeasterly (curve data: delta angle = 28°08'29"; radius = 547.12 feet; chord bearing and distance = South 28°58'57" East, 266.03 feet), an arc distance of 268.72 feet; thence South 46°56'48" West, 66.00 feet to the most easterly corner of Lot 1, Block 6, Manor Woods First Subdivision; thence South 55°55'23" West, along the most southerly line of said Lot 1, a distance of 214.24 feet to the southwesterly corner of said Lot 1; thence South 0°10'00" West, a distance of 210.04 feet to the point of beginning.

AND ALSO
Beginning at a point on the West line of said Southeast Quarter of Section 32, which is 330.00 feet North 0°10'00" East of the Southwest corner of said Southeast Quarter of Section 32; thence South 89°19'05" East, 131.90 feet to the most northwesterly corner of Lot 1, Block 6, Manor Woods First Subdivision; thence North 55°45'25" East, along the northerly lot line of said Lot 1, a distance of 139.22 feet; thence on a curved course, concave northeasterly, being the westerly right of way of 44th Avenue N.W. (curve data: delta angle = 26°01'13"; radius = 613.12 feet; chord bearing and distance = North 20°41'55" West, 276.06 feet), an arc distance of 278.44 feet to the southeasterly corner of Lot 1, Block 2, Manor Woods Second Subdivision; thence South 82°18'37" West, along the South line of said Lot 1, a distance of 149.84 feet to the westerly line of the Southeast Quarter of said Section 32; thence South 0°10'00" West, along said West line, 314.96 feet to the point of beginning.

Have caused the same to be surveyed and platted as MANOR WOODS THIRD SUBDIVISION and do hereby donate and dedicate to the public for public use forever the Drive, Court, Street, Avenues and Walkway and grant the easements as shown on this plat. In witness whereof said Johnson, Drake and Piper, Incorporated has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 25th day of MAY, 1978.

Johnson, Drake and Piper, Incorporated
John B. Drake
John B. Drake, President
E.L. Forbrook
E.L. Forbrook, Vice President



BEARINGS ASSUMED
SCALE - 1" = 100'
O - DENOTES IRON MONUMENT