

BEL AIR FOURTH SUBDIVISION

ROCHESTER, MINNESOTA

Surveyor's Certificate:

State of Minnesota
County of Olmsted

I do hereby certify that I have surveyed and platted the property described on this plat as BEL AIR FOURTH 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 highway to be designated on said plat other than as shown thereon and that said plat has not been previously platted.

James E. Swanson
James E. Swanson, R.L.S.
Minnesota Registration No. 11622

State of Minnesota
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 this 6th day of June 1978.

Howard E. Hunt
Notary Public, Olmsted County, Minnesota
My commission expires Dec. 9, 1978

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 12th day of June 1978.

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 26 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 27 day of June 1978.

Carole A. Grimm
City Clerk

No delinquent taxes due and transfer entered this 6th day of July 1978.

Russ Brauning
County Auditor \$100.05

Filed for record this 6 day of July 1978 at 10 o'clock A.m. in book of plats on page _____ as instrument no. _____

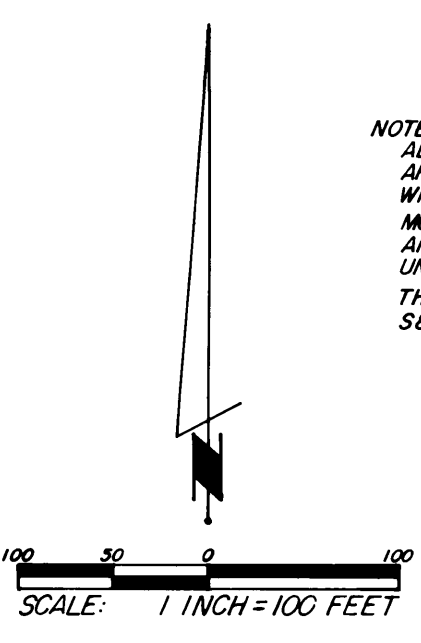
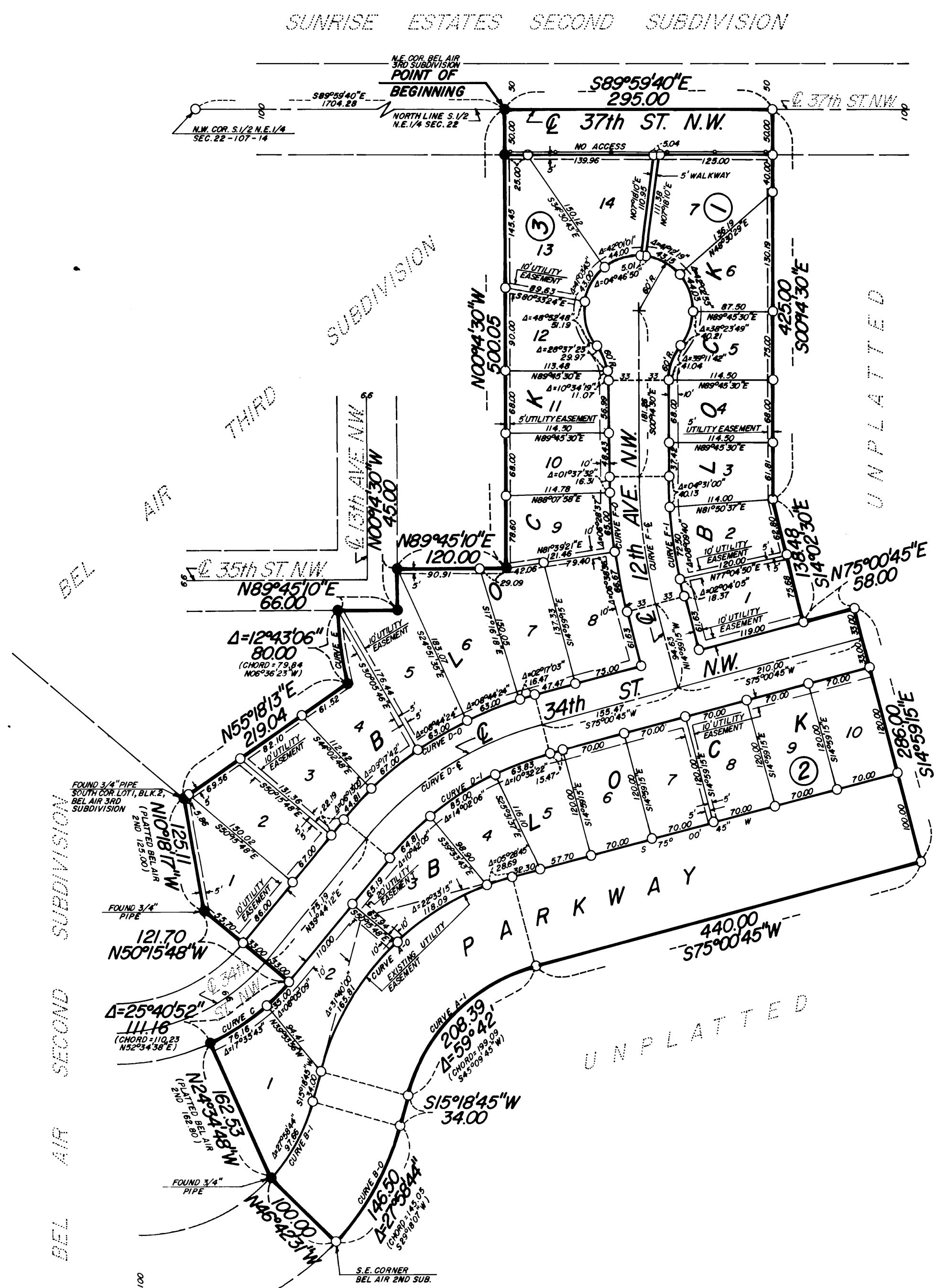
LOIS FINSTUEB

County Recorder *Catherine L. Wono, Deputy*

CURVE DATA				
CURVE	Δ	R	T	L
A-1	59°42'00"	200.00	114.77	208.39
A-0	59°42'00"	300.00	172.16	312.59
B-1	27°58'44"	200.00	49.83	97.66
B-0	27°58'44"	300.00	74.74	146.50
C	25°40'52"	248.00	56.53	111.16
D-1	35°16'33"	347.00	110.33	213.64
D-E	35°16'33"	380.00	120.82	233.96
D-0	35°16'33"	413.00	131.31	254.28
E	12°43'06"	360.40	40.17	80.00
F-1	14°44'45"	509.00	65.86	131.00
F-E	14°44'45"	542.00	70.13	139.49
F-0	14°44'45"	575.00	74.40	147.98

No access defined:

Ingress or egress by vehicular traffic is not permitted over and across the south line of 37th Street N.W. as shown on the accompanying plat.



NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 11622.
MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES
UNLESS OTHERWISE NOTED.
THE E & 37th ST. N.W. IS ASSUMED
S89°59'40"E.

Owner's Dedication:

Know all men by these presents:

That Mohn and Penz Development Company, a Minnesota corporation, owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the South one half of the Northeast Quarter of Section 22, Township 107 North, Range 14 West described as follows:

Commencing at the Northwest corner of the South one half of the Northeast Quarter of said Section 22; thence south 89 degrees 59 minutes 40 seconds east, assumed bearing, along the north line of said South one half a distance of 1704.28 feet to the Northeast corner of Bel Air Third Subdivision for a point of beginning; thence continue south 89 degrees 59 minutes 40 seconds east along said north line, 295.00 feet; thence south 00 degrees 14 minutes 30 seconds east, 425.00 feet; thence south 14 degrees 02 minutes 30 seconds east, 138.48 feet; thence north 75 degrees 00 minutes 45 seconds east, 58.00 feet; thence south 14 degrees 59 minutes 15 seconds east, 286.00 feet; thence south 75 degrees 00 minutes 45 seconds west, 440.00 feet; thence southwesterly 208.39 feet along a tangential curve concave to the southeast, central angle 59 degrees 42 minutes, radius 200.00 feet, and the chord of said curve bears south 45 degrees 09 minutes 45 seconds west, 199.09 feet; thence tangent to said curve south 15 degrees 18 minutes 45 seconds west, 34.00 feet; thence southwesterly 146.50 feet along a tangential curve concave to the northwest, central angle 27 degrees 58 minutes 44 seconds, radius 300.00 feet, and the chord of said curve bears south 29 degrees 18 minutes 07 seconds west, 145.05 feet; to the southeast corner of Bel Air Second Subdivision, and the next 5 courses are along the easterly line of said subdivision; thence north 46 degrees 42 minutes 31 seconds west, 100.00 feet; thence north 24 degrees 34 minutes 48 seconds west, 162.53 feet (previously platted 162.80 feet); thence northeasterly 111.16 feet along a nontangential curve concave to the northwest, central angle 25 degrees 40 minutes 52 seconds, radius 248.00 feet, and the chord of said curve bears north 52 degrees 34 minutes 38 seconds east, 110.23 feet; thence north 50 degrees 15 minutes 48 seconds west, 121.70 feet; thence north 10 degrees 18 minutes 17 seconds west, 125.11 feet (previously platted 125.00 feet) to the south corner of Lot 1, Block 2, Bel Air Third Subdivision, and the next 6 courses are along the easterly line of said subdivision; thence north 55 degrees 18 minutes 13 seconds east, 219.04 feet; thence northerly 80.00 feet along a nontangential curve concave to the east, central angle 12 degrees 43 minutes 06 seconds, radius 360.40 feet, and the chord of said curve bears north 06 degrees 36 minutes 23 seconds west, 79.84 feet; thence north 89 degrees 45 minutes 10 seconds east, 66.00 feet; thence north 00 degrees 14 minutes 30 seconds west, 45.00 feet; thence north 89 degrees 45 minutes 10 seconds east, 120.00 feet; thence north 00 degrees 14 minutes 30 seconds west, 500.05 feet to the point of beginning.

Containing 10.81 acres.

Have caused the same to be surveyed and platted as BEL AIR FOURTH SUBDIVISION and do hereby donate and dedicate to the public use forever the street, avenue, parkway, and walkway as shown on the plat, and grant the easements defined thereon. In witness whereof we have hereunto set our hands and seal this 8th day of June 1978 A.D.

Stanley C. Mohn
Stanley C. Mohn
President of Mohn & Penz Development Company

Carlton Penz
Carlton Penz
Vice President & Secretary of Mohn & Penz Development Company

State of Minnesota
County of Olmsted

On this 8th day of June 1978 A.D. before me, a notary public within and for said county and state, personally appeared Stanley C. Mohn and Carlton Penz to me personally known, who being by me, each duly sworn, did say that they are, respectively, the President and Vice President & Secretary of Mohn & Penz Development 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 C. Mohn and Carlton Penz acknowledge said instrument to be the free act and deed of said corporation.

Howard E. Hunt
Notary Public, Olmsted County, Minnesota
My commission expires Dec. 9, 1978

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.

OFFICIAL PLAT

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