

# HIDDEN HILLS FIRST SUBDIVISION

OLMSTED COUNTY, MINNESOTA

Hidden Hills Properties, a Partnership  
KNOW ALL MEN BY THESE PRESENTS: That Audrey Weiberg, a widow owner; J. Gary Groteboer and Janice L. Groteboer, his wife, vendees of a contract for deed; Lowell H. Penz and Darlene M. Penz, his wife, vendees of a contract for deed; Olmsted Federal Savings & Loan Association, a mortgagee; and Northwestern National Bank of Rochester, a mortgagee, of the following described property situated in the County of Olmsted, State of Minnesota to wit:

Recommended for approval this 9<sup>th</sup> day of February, 1979.

J. K. Olson  
Olmsted County Highway Engineer

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws. Approved this 5<sup>th</sup> day of March, 1979.

Roger W. Brand  
Olmsted County Surveyor

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

Walter M. ...  
Public Health Engineer

There are no delinquent taxes due on the above described property and transfer has been entered this 6<sup>th</sup> day of March, 1979.

Rosal Brunning  
County Auditor  
By Sheryl Pearson, Deputy

STATE OF MINNESOTA ] SS  
COUNTY OF OLMSTED ]

Filed for record this 6 day of March, 1979 at 3 o'clock P.M. in Book 411808 of Plats on page

Lois Finstuen  
Recorder  
Carole M. Baker  
Deputy

STATE OF MINNESOTA ] SS  
COUNTY OF OLMSTED ]

I do hereby certify that I have surveyed and platted the property described on this plat as HIDDEN HILLS FIRST 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. Registration No. 6507

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 16<sup>th</sup> day of JANUARY, 1979.

Cedric Schatz  
Notary Public

We, the members of the Township Board of Supervisors for Haverhill Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony whereof, we have signed our names this 17<sup>th</sup> day of JANUARY, 1979.

Dorothy Kowin Supervisor  
Frank H. Hovey Supervisor  
John P. Scanlan Chairman

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.

Jane J. Wallon  
Commission Chairman

STATE OF MINNESOTA ] SS  
COUNTY OF OLMSTED ]

I do hereby certify that the accompanying plat was duly approved by the Board of County Commissioners at a meeting held on the 13<sup>th</sup> day of FEBRUARY, 1979. In testimony whereof I have signed my name and affixed the seal of said County this 6<sup>th</sup> day of MARCH, 1979.

Rosal Brunning  
County Auditor  
By Sheryl Pearson, Deputy

That part of the North Half of Northeast Quarter and the Southeast Quarter of Northeast Quarter and the East Half of Southeast Quarter of Section 20, Township 107, Range 13, Olmsted County, Minnesota, described by metes and bounds as follows: Beginning at the Southeast corner of Northeast Quarter of said Section 20; thence North 89°33'46" West, along the South line of said Northeast Quarter of Section 20, a distance of 373.74 feet; thence South 12°56'36" East, 127.25 feet; thence southeasterly along a curve, concave westerly (curve data: radius = 2138.92 feet; delta angle = 12°57'16"; chord bearing and distance = South 6°27'58" East, 482.58 feet), an arc distance of 483.60 feet; thence South 0°00'40" West, 1564.80 feet to the northerly right of way line of County State Aid Highway No. 2; thence South 75°48'07" West, along said right of way line, 68.08 feet; thence North 0°00'40" East, 1581.51 feet; thence northwesterly along a curve, concave westerly (curve data: radius = 2072.92 feet; delta angle = 12°57'16"; chord bearing and distance = North 6°27'58" West, 467.68 feet), an arc distance of 468.68 feet; thence North 12°56'36" West, 142.95 feet to a point on the South line of Northeast Quarter of said Section 20; thence North 89°33'46" West, along said South line, 874.81 feet to the Southwest corner of Southeast Quarter of said Northeast Quarter of Section 20; thence North 0°00'23" East, along the West line of said Northeast Quarter of Section 20, a distance of 1312.01 feet to the Southeast corner of Northwest Quarter of said Northeast Quarter of Section 20; thence North 89°36'52" West, along the South line of Northwest Quarter of Northeast Quarter of Section 20, a distance of 1316.53 feet to the Southwest corner of said Northwest Quarter of Northeast Quarter of Section 20; thence North 0°00'00" East, along the West line of said Northeast Quarter of Section 20, a distance of 1310.82 feet to the Northwest corner of said Northeast Quarter of Section 20; thence South 89°39'58" East, along the North line of said Northeast Quarter of Section 20, a distance of 2633.32 feet to the Northeast corner of said Northeast Quarter of Section 20; thence South 0°00'45" West, along the East line of said Northeast Quarter of Section 20, a distance of 1313.20 feet to the Southeast corner of Northeast Quarter of Section 20, a distance of 1313.20 feet to the point of beginning; said tract containing 122.5 acres, more or less.

Have caused the same to be surveyed and platted as HIDDEN HILLS FIRST SUBDIVISION and do hereby grant the easements as shown on this plat. In witness whereof we have hereunto set our hands and seals this 17<sup>th</sup> day of January, 1979.

J. Gary Groteboer d.b.a. Hidden Hills Properties  
Janice L. Groteboer  
Lowell H. Penz d.b.a. Hidden Hills Properties  
Darlene M. Penz  
Audrey Weiberg  
For Olmsted Federal Savings & Loan Association  
William Sipple Executive Vice President  
Rose E. McKinney Assistant Treasurer  
For Northwestern National Bank of Rochester  
Dean C. Ihrke Senior Vice President  
Marlo O. Anderson Assistant Vice President

STATE OF MINNESOTA ] SS  
COUNTY OF OLMSTED ]

The foregoing instrument was acknowledged before me this 17 day of January, 1979, by Audrey Weiberg, J. Gary Groteboer, Janice L. Groteboer, Lowell H. Penz and Darlene M. Penz.

Fancy Blum  
Notary Public

STATE OF MINNESOTA ] SS  
COUNTY OF OLMSTED ]

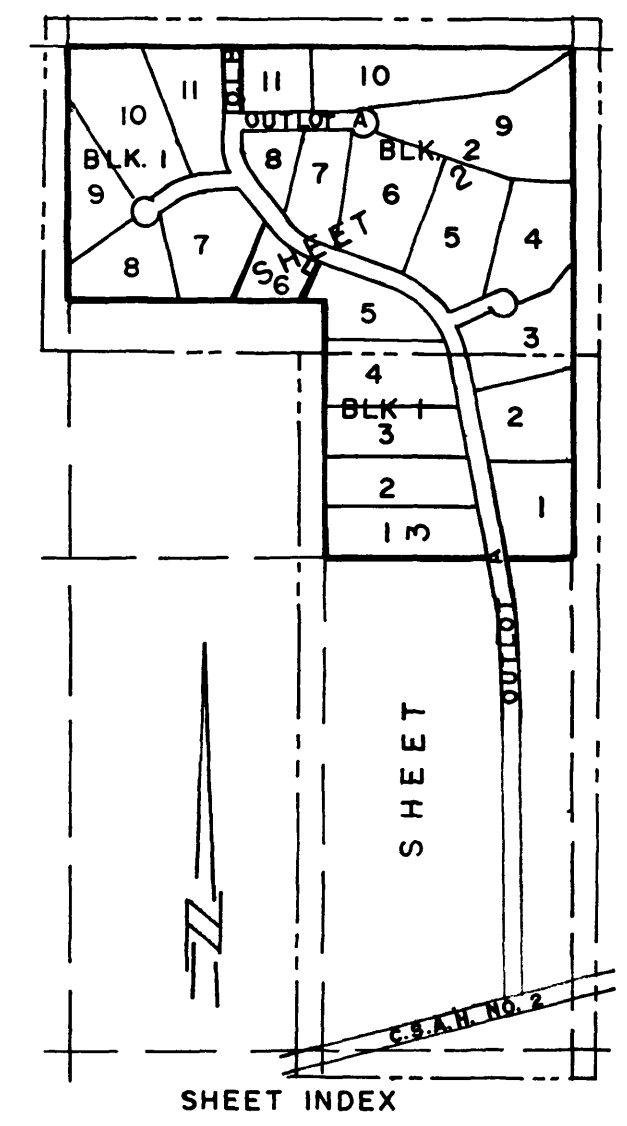
The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 1979, by William Sipple, Executive Vice President and Rose E. McKinney, Assistant Treasurer of Olmsted Federal Savings & Loan Association, a U.S. Corporation, on behalf of the corporation.

W. Luella Hoiland  
Notary Public

STATE OF MINNESOTA ] SS  
COUNTY OF OLMSTED ]

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 1979, by Dean C. Ihrke, Senior Vice President and Marlo O. Anderson, Assistant Vice President of Northwestern National Bank of Rochester, a corporation, on behalf of the corporation.

Jill M. Wirth  
Notary Public



### 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.

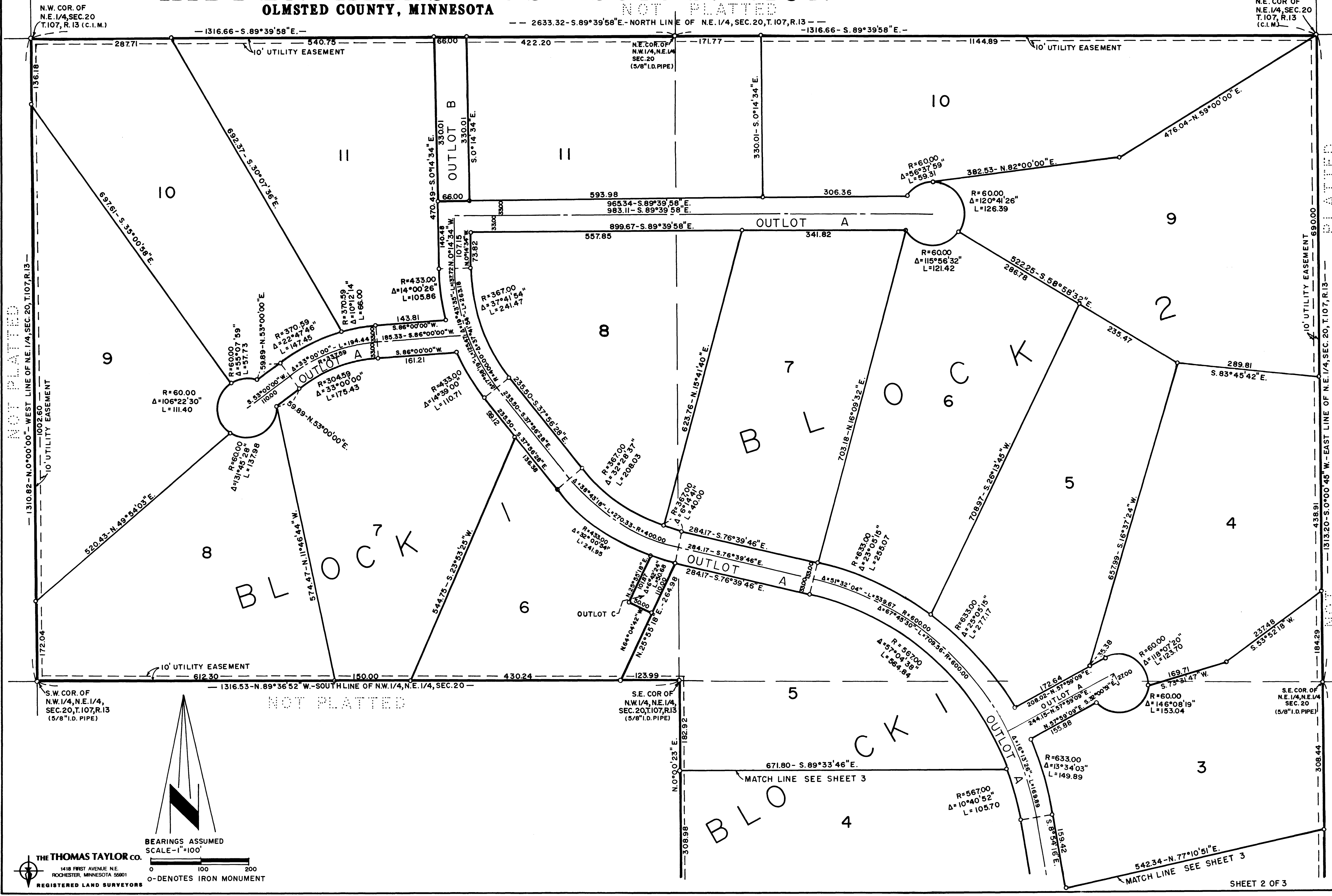
### NOTE:

The 66 foot strip of land, including the three cul-de-sacs are all hereby designated Outlot A.

# HIDDEN HILLS FIRST SUBDIVISION

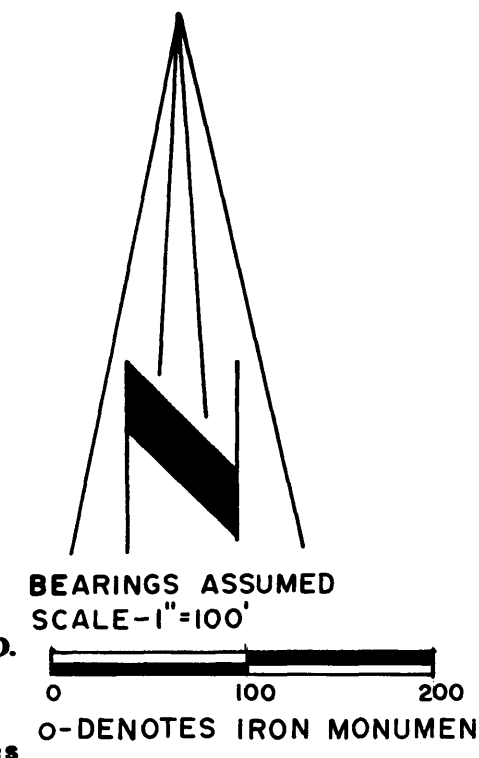
OLMSTED COUNTY, MINNESOTA

NOT PLATTED



NOT PLATTED

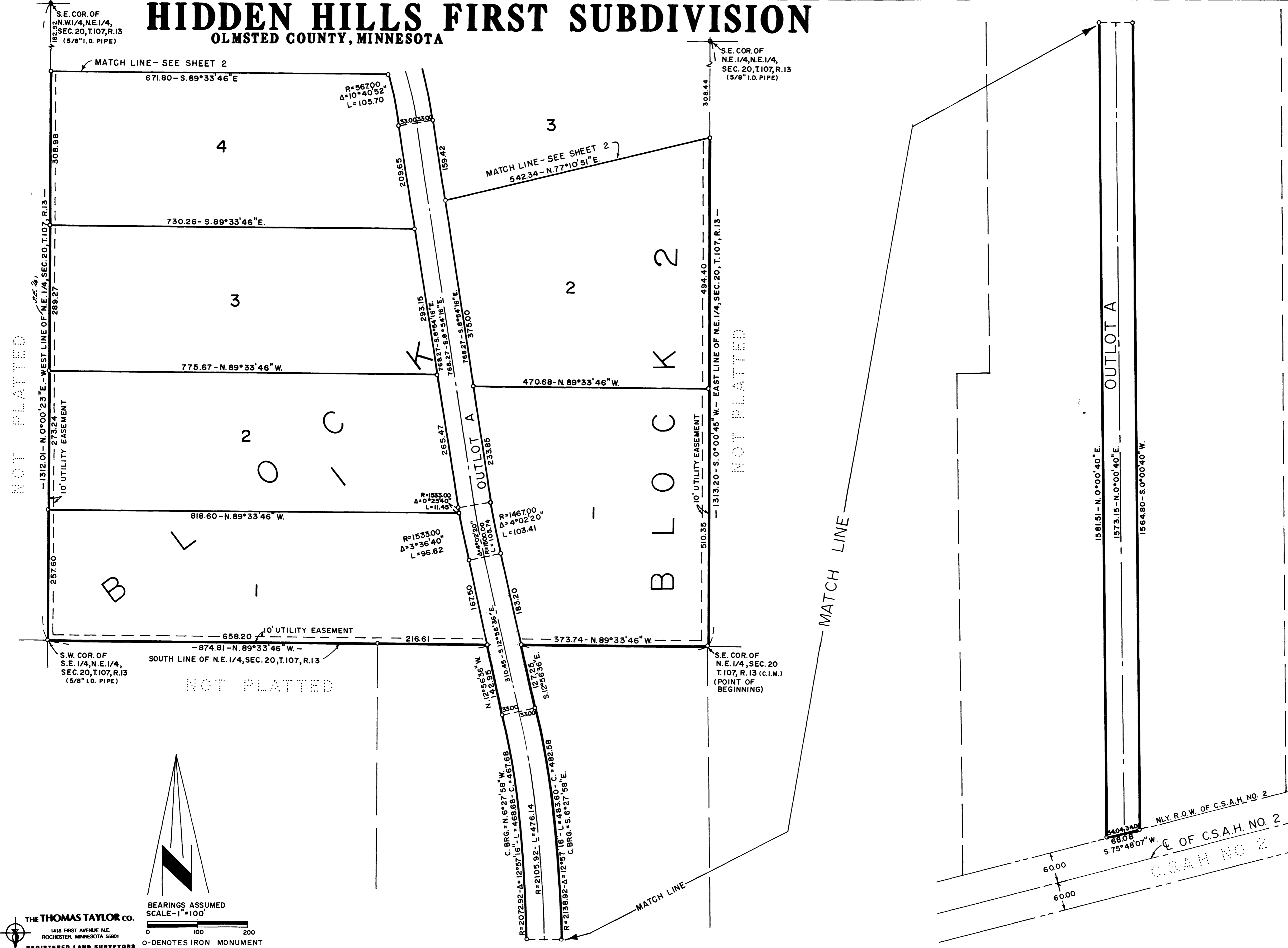
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THE THOMAS TAYLOR CO.  
 1418 FIRST AVENUE N.E.  
 ROCHESTER, MINNESOTA 55901  
 REGISTERED LAND SURVEYORS

# HIDDEN HILLS FIRST SUBDIVISION

OLMSTED COUNTY, MINNESOTA



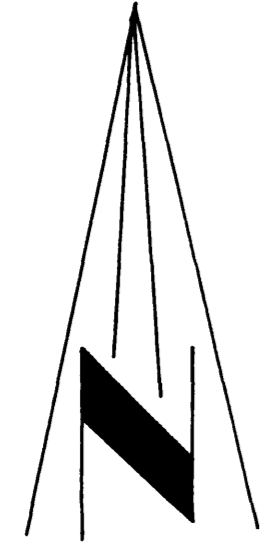
NOT PLATTED

NOT PLATTED

NOT PLATTED

MATCH LINE

MATCH LINE



BEARINGS ASSUMED  
SCALE-1"=100'

THE THOMAS TAYLOR CO.  
1418 FIRST AVENUE N.E.  
ROCHESTER, MINNESOTA 55901  
REGISTERED LAND SURVEYORS

0 100 200  
O-DENOTES IRON MONUMENT

OUTLOT A

1581.51 - N. 0°00'40" E.  
1573.15 - N. 0°00'40" E.  
1564.80 - S. 0°00'40" W.

N.L.Y. R.O.W. OF C.S.A.H. NO. 2

OF C.S.A.H. NO. 2

C.S.A.H. NO. 2