

REPLAT OF LOTS 3 AND 4, KOCER'S SUBDIVISION

OLMSTED COUNTY, MINNESOTA

I hereby certify that I have surveyed and platted the property described on this plat as REPLAT OF LOTS 3 AND 4, KOCER'S 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; that there are no wet lands or public highways to be designated on said plat other than as shown thereon; and that a part of said plat has been previously platted as a part of Kocer's Subdivision.

James E. Swanson
James E. Swanson, R.L.S.
Minnesota Registration Number 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 12 day of August 1980.

Howard E. Hunt
Notary Public, Olmsted County

My Commission Expires Dec. 9, 1985

No delinquent taxes due and transfer entered this 25th day of August 1980.

Melvin Nelson
County Auditor
County Surveyor

I certify that this plat has been check mathematically and that the plat conforms to the applicable plating laws, this 14th day of August, 1980.

Gregory 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 18th day of August, 1980, 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 19th day of August 1980.

Carole A. Grimm
City Clerk

COUNTY RECORDER 102865
DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 25 day of August 1980, at 5 o'clock P.M., and was duly recorded in the Olmsted County records.

By *Levin J. Sinstrom*
County Recorder
Deputy

General Warehouse Corporation

In witness whereof said General Warehouse Corporation has caused these presents to be signed by its proper officer this 14th day of August 1980.

C.I. Glatzmaier
C.I. Glatzmaier, President
Secretary-Treasurer

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 14th day of August 1980, by C.I. Glatzmaier, its President, Secretary-Treasurer of General Warehouse Corporation on behalf of the corporation.

William J. Ryan
Notary Public, Olmsted County, Minnesota
My Commission Expires

NOTE:
ALL MONUMENTS SHOWN THIS:
- ARE 5/8" I.D. GALVANIZED PIPES SET WITH REGISTRATION NO. 11622.
BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE S.W. 1/4 SEC. 21 WHICH IS ASSUMED TO BE S00°45'29"E.

SCALE IN FEET

Owner's Dedication

KNOW ALL MEN BY THESE PRESENTS: That General Warehouse Corporation, a Minnesota Corporation, owner and proprietor, and Olmsted Federal Savings and Loan Association, a Minnesota Corporation, mortgagee, of the following described property situated in the County of Olmsted, State of Minnesota to wit:

Lots 3 and 4, Kocer's Subdivision;

also:

That part of County State Aid Highway No. 4 (formerly County Road U) right-of-way in the Northwest Quarter of the Southwest Quarter of Section 21, Township 107 North, Range 14 West, in the following described tract:

Being a strip of right-of-way which lies within a distance of fifty (50) feet on each side of the following described centerline of the old road; commencing at the northwest corner of the Southwest Quarter of said Section 21, thence proceed southerly along said quarter line for a distance of 186.8 feet, thence South 83 degrees 35 minutes East for a distance of 70.0 feet to the point of beginning of the centerline to be described; thence continue South 83 degrees 35 minutes East for a distance of 237.8 feet, thence deflect to the right on a transition curve whose coordinates are Xc 149.87 feet and Yc 4.58 feet for a distance of 150.0 feet, thence deflect to the right on a 7 degree curve, central angle 68 degrees 40 minutes for a distance of 650.0 feet and there terminating;

Except that part of the above strip which lies within 66.0 feet on each side of the following described centerline of new County State Aid Highway No. 4; beginning at the west quarter corner of said Section 21, thence proceed easterly along the quarterline thereof for 76.53 feet, thence deflect to the right on a 6 degree circular curve, deflection angle of 72 degrees 40 minutes 30 seconds for 1,211.25 feet and there terminating;

also:

A part of the Northwest Quarter of the Southwest Quarter of Section 21, Township 107 North, Range 14 West, Rochester, Minnesota, described as follows:

Commencing at the northwest corner of the said Quarter Quarter Section; thence South 00 degrees 45 minutes 29 seconds East, assumed bearing, along the west line thereof, 136.48 feet to the north right of way line of said Co. Rd. "U"; thence South 84 degrees 20 minutes 29 seconds East, along said right of way line, 313.72 feet to the Northeastly right of way line of said Chicago Great Western Railway Company (now the Chicago and North Western Transportation Company) for a point of beginning; thence Southeastly, along said right of way line, 234.37 feet on a nontangential curve, concave to the Northeast, central angle of 04 degrees 36 minutes 25 seconds, radius of 2914.79 feet, and chord of said curve bears South 35 degrees 53 minutes 03 seconds East, 234.31 feet; thence South 38 degrees 11 minutes 16 seconds East, 1195.22 feet to the south line of said Quarter Quarter Section; thence South 89 degrees 03 minutes 30 seconds West, along said South line, 47.11 feet to a point being 12.50 feet northeasterly of, as measured at right angles to the center line of said Railway Company; thence North 38 degrees 11 minutes 16 seconds West, parallel with said center line, 1166.71 feet; thence northwesterly, parallel with said center line, 267.89 feet, along a curve, concave to the Northeast, central angle of 05 degrees 11 minutes 56 seconds, radius of 2952.29 feet, and chord of said curve bears North 35 degrees 35 minutes 18 seconds West, 267.79 feet to the north right of way line of said Co. Rd. "U"; thence South 84 degrees 20 minutes 29 seconds East, along said right of way line, 48.21 feet to the point of beginning.

Containing 4.28 acres more or less.

have caused the same to be surveyed and platted as REPLAT OF LOTS 3 AND 4, KOCER'S SUBDIVISION.

Olmsted Federal Savings and Loan Association (mortgagee for General Warehouse Corporation)

In witness whereof said Olmsted Federal Savings & Loan Association has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 18th day of August 1980.

William H. Sipple
President
State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 18th day of August 1980, by William H. Sipple, its President and Everett D. Humke, its Executive Vice President, officers of Olmsted Federal Savings & Loan Association on behalf of the corporation.

Dorothy M. Burch
Notary Public, Olmsted County, Minnesota

My commission expires
Dorothy M. Burch
NOTARY PUBLIC - MINNESOTA
OLMSTED COUNTY
MY COMMISSION EXPIRES 11/1/84

OFFICIAL PLAT

PREPARED BY:
MCGHIE & BETTS, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
ROCHESTER, MINNESOTA