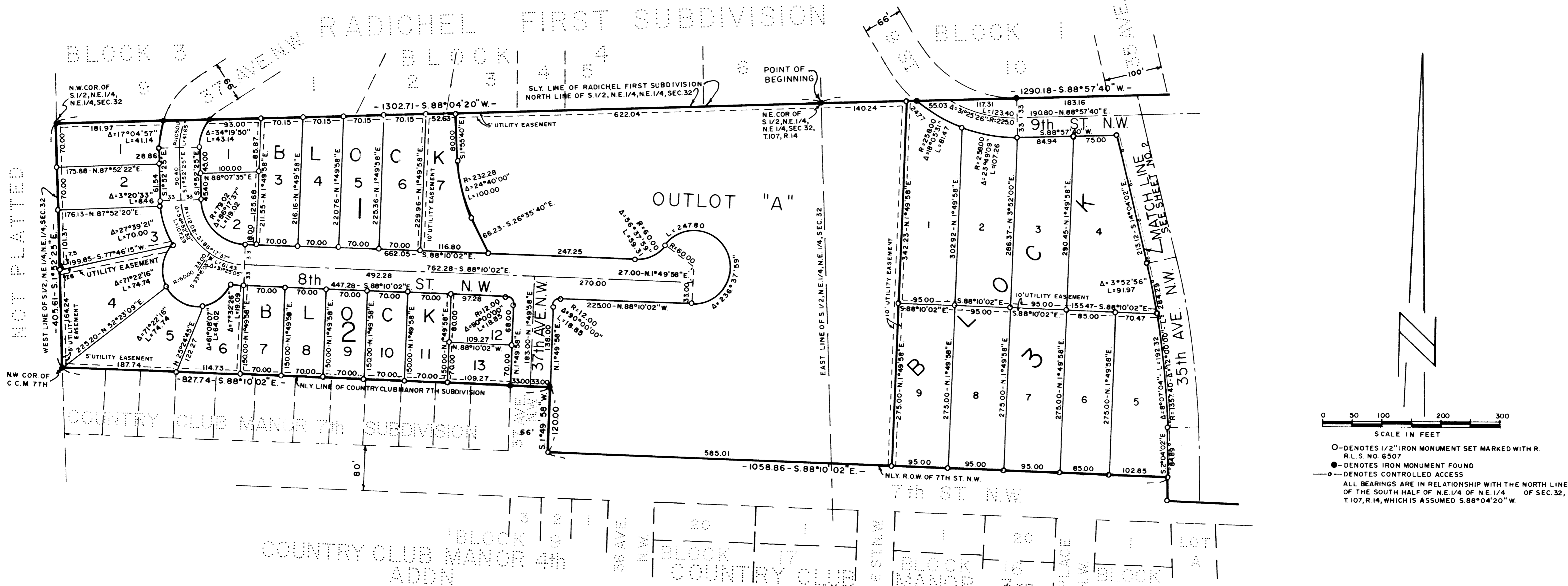


WESTWAY MANOR FIRST SUBDIVISION

ROCHESTER, MINNESOTA



KNOW ALL MEN BY THESE PRESENTS: That Johnson, Drake and Piper, Incorporated, a Minnesota Corporation, vendors of a contract for deed; Manor Wood, Inc., a Minnesota Corporation, vendee of a contract for deed; and Harleth W. Swanson and Donna M. Swanson, husband and wife, owners of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of Section 32 and the Northwest Quarter of Section 33, Township 107, Range 14, in the City of Rochester, Olmsted County, Minnesota, described as follows: Beginning at the Northeast corner of the South Half of Northeast Quarter of Northeast Quarter of Section 32; thence South 88°04'20" West, along the North line of said South Half of Northeast Quarter of Northeast Quarter (for purposes of this description bearing of said North line is assumed), a distance of 1302.71 feet to the Northwest corner of said South Half of Northeast Quarter of Northeast Quarter; thence South 1°52'25" East, along the West line of said South Half of Northeast Quarter of Northeast Quarter, a distance of 405.61 feet to the Northwest corner of Country Club Manor Seventh Subdivision as platted in the City of Rochester; thence South 88°10'02" East, along the northerly line of Country Club Manor Seventh Subdivision, a distance of 827.74 feet to the northeasterly corner of said Country Club Manor Seventh Subdivision; thence South 1°49'58" West, along the easterly line of said Country Club Manor Seventh Subdivision, 120.00 feet to the northerly right of way line of 7th Street N.W.; thence South 88°10'02" East, along said right of way line, 1058.86 feet; thence South 2°04'02" East, 40.09 feet to the centerline of 7th Street N.W.; thence South 88°10'02" East, along said centerline, 150.97 feet; thence northeasterly along a tangential curve, concave northerly (curve data: radius = 763.94 feet; delta angle = 20°04'30"; chord bearing and distance = North 81°47'43" East, 266.30 feet), an arc distance of 267.66 feet; thence North 71°45'28" East, along said centerline, 1154.97 feet; thence northeasterly along a tangential curve, concave northwesterly (curve data: radius = 3819.72 feet; delta angle = 5°44'45"; chord bearing and distance = North 68°53'05" East, 382.89 feet), an arc distance of 383.06 feet; thence North 66°00'45" East, along said centerline, 28.74 feet; thence northeasterly along a tangential curve, concave southeasterly (curve data: radius = 763.94 feet; delta angle = 7°42'09"; chord bearing and distance = North 69°51'48" East, 102.62 feet), an arc distance of 102.70 feet to a point in the East line of Northwest Quarter of Section 33; thence North 2°25'00" West, along said East line, 303.32 feet to the Southeast corner of the plat of "Radichel First Subdivision" as platted in the City of Rochester; thence South 88°54'26" West, along the southerly line of said "Radichel First Subdivision", 1289.49 feet to the East line of Northwest Quarter of Northwest Quarter of Section 33, also being the East line of the plat of "Radichel First Subdivision" as platted in the City of Rochester; thence South 2°11'00" East, along said East line, 165.29 feet to a point in the North line of South Half of Northwest Quarter of Northwest Quarter of Section 33, also being the southerly line of said "Radichel First Subdivision"; thence South 88°57'40" West, along said North line, 1290.18 feet to the point of beginning; said tract containing 49.20 acres, more or less.

Have caused the same to be surveyed and platted as WESTWAY MANOR FIRST SUBDIVISION and do hereby donate and dedicate to the public for public use forever, the streets and avenues and grant the easements as shown on this plat. In witness whereof we have hereunto set our hands and seal this 2nd day of July, 1980.

Johnson, Drake and Piper, Incorporated
 By: John B. Drake President
 By: E.L. Forbrook Secretary-Treasurer
 By: Harleth W. Swanson Harleth W. Swanson

Manor Wood, Inc.
 By: John B. Drake John B. Drake, Vice President
 By: E.L. Forbrook E.L. Forbrook, Secretary-Treasurer
 By: Donna M. Swanson Donna M. Swanson

STATE OF MINNESOTA] SS
 COUNTY OF OLMSTED]
 The foregoing instrument was acknowledged before me this 2nd day of July, 1980, by John B. Drake, President and E.L. Forbrook, Secretary-Treasurer of Johnson, Drake and Piper, Incorporated, a Minnesota Corporation, on behalf of the corporation.

Robert W. Patterson
 Robert W. Patterson Notary Public Olmsted County, Minnesota
 My Commission expires: May 3, 1983

STATE OF MINNESOTA] SS
 COUNTY OF OLMSTED]
 The foregoing instrument was acknowledged before me this 2nd day of July, 1980, by John B. Drake, Vice President and E.L. Forbrook, Secretary-Treasurer of Manor Wood, Inc., a Minnesota Corporation, on behalf of the corporation.

Robert W. Patterson
 Robert W. Patterson Notary Public Olmsted County, Minnesota
 My Commission expires: May 3, 1983

STATE OF MINNESOTA] SS
 COUNTY OF OLMSTED]
 The foregoing instrument was acknowledged before me this 2nd day of July, 1980, by Harleth W. Swanson and Donna M. Swanson, husband and wife.

Robert W. Patterson
 Robert W. Patterson Notary Public Olmsted County, Minnesota
 My Commission expires: May 3, 1983

I do hereby certify that I have surveyed and platted the property described on this plat as WESTWAY MANOR 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.

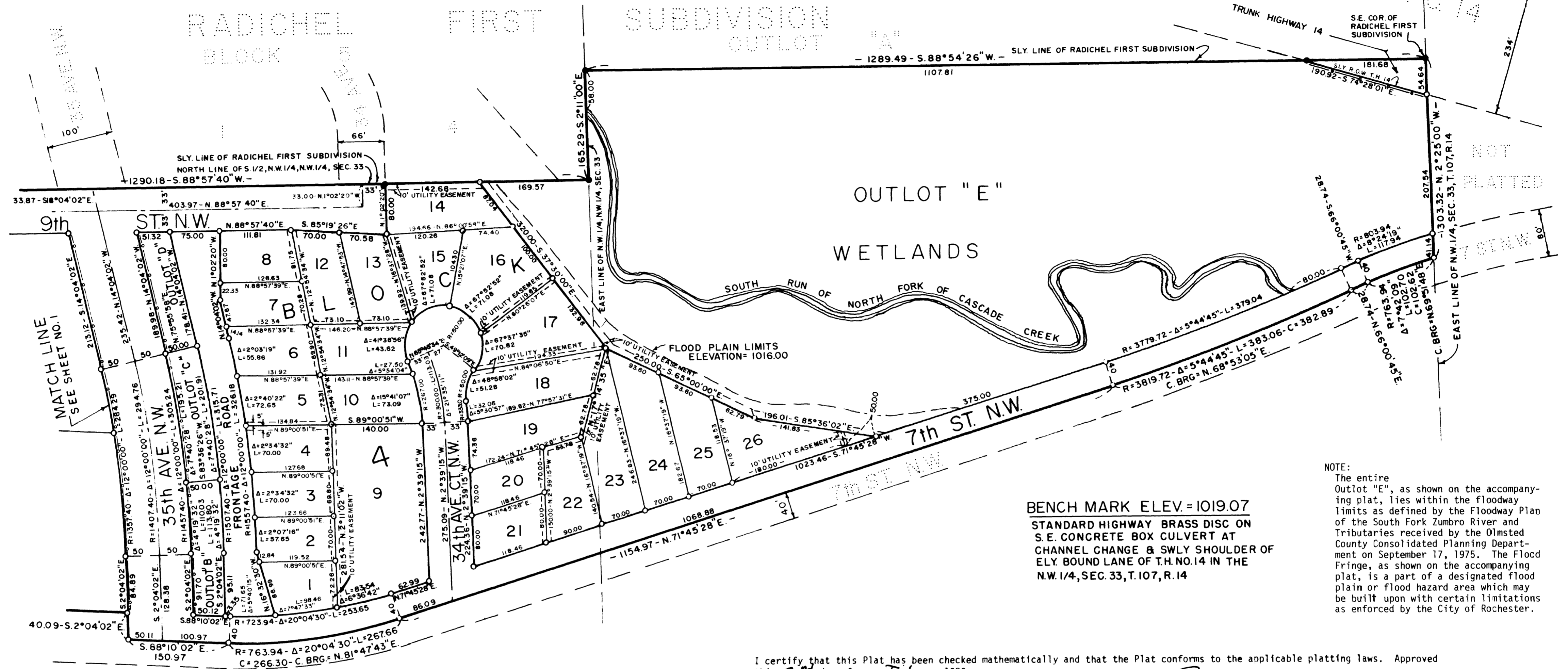
Thomas Taylor
 Thomas Taylor, Minnesota Reg. No. 6507

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 2nd day of July, 1980.

Robert W. Patterson
 Robert W. Patterson Notary Public Olmsted County, Minnesota
 My Commission expires: May 3, 1983

WESTWAY MANOR FIRST SUBDIVISION

ROCHESTER, MINNESOTA



NOTE:
The entire Outlot "E", as shown on the accompanying plat, lies within the floodway limits as defined by the Floodway Plan of the South Fork Zumbro River and Tributaries received by the Olmsted County Consolidated Planning Department on September 17, 1975. The Flood Fringe, as shown on the accompanying plat, is a part of a designated flood plain or flood hazard area which may be built upon with certain limitations as enforced by the City of Rochester.

BENCH MARK ELEV. = 1019.07
STANDARD HIGHWAY BRASS DISC ON
S.E. CONCRETE BOX CULVERT AT
CHANNEL CHANGE & SWLY SHOULDER OF
ELY. BOUND LANE OF T.H. NO. 14 IN THE
N.W. 1/4, SEC. 33, T. 107, R. 14

I certify that this Plat has been checked mathematically and that the Plat conforms to the applicable platting laws. Approved this 2nd day of July, 1980.

Roger W. Brand
Olmsted County Surveyor

No delinquent taxes due and transfer entered this 15th day of July, 1980.

Russ Branning
County Auditor

DOCUMENT NUMBER 34608

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 13th day of October 1980 at 2^{1/2} o'clock P.M., and was duly recorded in the Olmsted County records.

By *Lois Finstuen*
REGISTRAR OF TITLES
Debra O. Ludwig
Deputy

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

I, Carole Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 7 day of July, 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 8 day of July, 1980.

Carole A. Grimm
City Clerk

COUNTY RECORDER OFFICE }
Olmsted County, Minn. }
I hereby certify that the within instrument }
was filed in the office of the County Recorder }

JUL 1 1980
12 1/2
Lois Finstuen

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.



○ - DENOTES 1/2" IRON MONUMENT SET MARKED WITH R.L.S. NO. 6507
● - DENOTES IRON MONUMENT FOUND
○ - DENOTES CONTROLLED ACCESS
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE OF THE SOUTH HALF OF NORTHEAST QUARTER OF NORTHEAST QUARTER OF SEC. 32, T. 107, R. 14, WHICH IS ASSUMED S. 88° 04' 20" W.

CONTROLLED ACCESS DEFINED:
Ingress or egress to, from, or across, the abutting T.H. NO. 14 & 35th Avenue N.W. is restricted by the road authority and said right of access is hereby dedicated to said road authority.

CONTROLLED ACCESS DEFINED:
Ingress or egress to, from or across, the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.