

MANOR WOODS WEST FIRST SUBDIVISION

○ Denotes 1/2" pipe and Plascap #15229
 ● Denotes 1/2" pipe and cap #6507 found unless otherwise noted

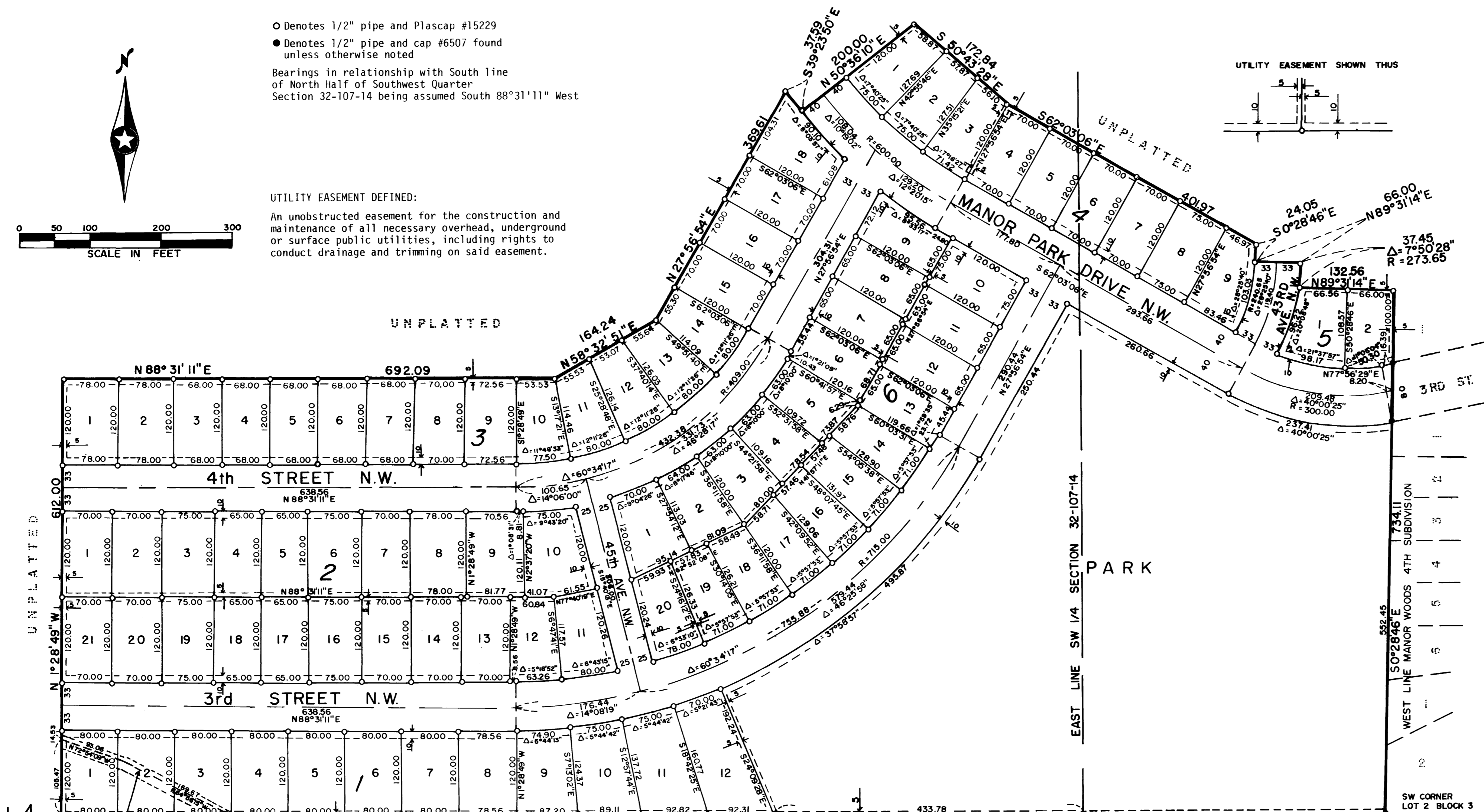
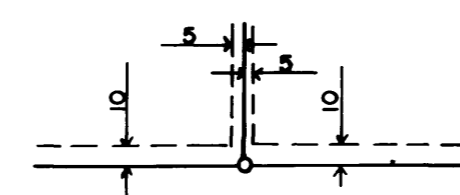
Bearings in relationship with South line of North Half of Southwest Quarter Section 32-107-14 being assumed South 88°31'11" West



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.

UTILITY EASEMENT SHOWN THIS



Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Francis E. Rabehl and Oma L. Rabehl, husband and wife; Willard A. Rabehl and Lorraine V. Rabehl, husband and wife; Helen E. Rabehl, a single person; and the City of Rochester, a Municipal Corporation; owners of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the North Half of the Southwest Quarter and the North Half of the Southeast Quarter of Section 32, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows: Beginning at the Southeast corner of the North Half of said Southwest Quarter; thence South 88°31'11" West, along the South line of said North Half (for purposes of this description bearings are assumed and based on said South line being South 88°31'11" West), 1433.78 feet; thence North 1°28'49" West, 612.00 feet; thence North 88°31'11" East, 692.09 feet; thence North 58°32'51" East, 164.24 feet; thence North 27°56'54" East, 369.61 feet; thence South 39°23'50" East, 37.59 feet; thence North 50°36'10" East, 200.00 feet; thence South 50°43'28" East, 172.84 feet; thence South 62°03'06" East, 401.97 feet; thence South 0°28'46" East, 24.05 feet; thence North 89°31'14" East, 66.00 feet to a point on a non-tangential curve; thence southerly along said curve, concave westerly (curve data: delta = 7°50'28", radius = 273.65 feet, chord bearing and distance = South 3°26'28" West, 37.42 feet), an arc distance of 37.45 feet; thence North 89°31'14" East, 132.56 feet to the West line of Manor Woods Fourth Subdivision; thence South 0°28'46" East, along said West line of Manor Woods Fourth Subdivision, 734.11 feet to the Southwest corner of Lot 2, Block 3, Manor Woods Fourth Subdivision, said point also being on the South line of the North Half of the Southeast Quarter of Section 32; thence South 88°30'32" West, along said South line 426.17 feet to the point of beginning; containing 33.36 acres, more or less.

Have caused the same to be surveyed and platted as MANOR WOODS WEST FIRST SUBDIVISION and do hereby donate and dedicate to the public for public use forever, the streets, avenues, places, and park land, and grant the utility easements as shown on this plat. In witness whereof we have hereunto set our hands and seal this 1st day of May, 1984.

Helen E. Rabehl
 Helen E. Rabehl, Attorney in Fact for Francis E., Oma L., Willard A., and Lorraine V. Rabehl; and individually.

City of Rochester
 By: Chuck Hazama
 Chuck Hazama, Mayor
 By: Carole A. Grimm
 Carole A. Grimm, City Clerk

State of Minnesota] ss
 County of Olmsted]
 The foregoing instrument was acknowledged before me this 1st day of May, 1984, by Helen E. Rabehl, Attorney in Fact; in individual.
Jane C. Gausin
 Notary Public

State of Minnesota] ss
 County of Olmsted]
 The foregoing instrument was acknowledged before me this 1st day of May, 1984, by Chuck Hazama, Mayor, and Carole A. Grimm, City Clerk, of the City of Rochester, a Municipal Corporation, on behalf of the corporation.
Judy Kay Schorr
 Notary Public

SW CORNER N 1/2 SW 1/4 SEC. 32-107-14
 EXISTING I-ROD EASEMENT TO THE N.W. BELL TELEPHONE CO.
 The northerly boundary being 5 feet northerly of line designated on plat over Lots 1, 2, and 3, Block 1. Said easement being Document 175180, recorded June 27, 1947.

State of Minnesota] ss
 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 7 day of May, 1984, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester, this day of May, 1984.
Carole A. Grimm
 City Clerk

Tax Statements
 No delinquent taxes due and transfer entered this 15th day of November, 1984.
Paul Hennings
 County Auditor
 Taxes due and payable for the year 1984 have been paid. Dated Nov 15, 1984.
Kathryn Weatherly
 Olmsted County Treasurer

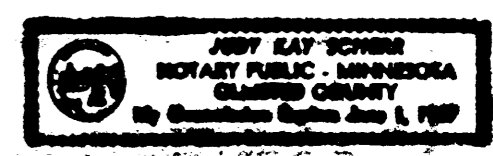
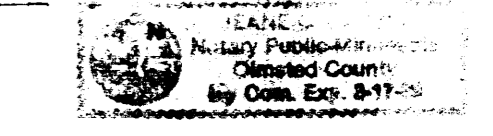
DOCUMENT NUMBER 40552
 I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record this day of December, 1984, at 11 o'clock a.m. and was duly recorded in the Olmsted County records.
 By: Sais Jensen
 Olmsted County Registrar of Titles
 Deputy

Surveyor's Certificate
 I do hereby certify that I have surveyed and platted the property described on this plat as MANOR WOODS WEST FIRST SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths 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.
Cedric Schutz
 Cedric Schutz, L.S., Minn. Reg. No. 15229

State of Minnesota] ss
 County of Olmsted]
 The above Surveyor's Certificate was acknowledged before me this 1st day of May, 1984, by Cedric Schutz.
Jane C. Gausin
 Notary Public

County Surveyor's Certificate
 I certify that this Plat has been checked mathematically and that the Plat conforms to the applicable platting laws. Approved this 2nd day of May, 1984.
Roger W. Brand
 Olmsted County Surveyor

MANOR WOODS 1ST SUB	44TH AVE. N.W.	22	21	20
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LAND CONSULTANTS
 OF SOUTHERN MINNESOTA, INC.
 1418 First Avenue N.E.
 Rochester, Minnesota 55907
 507-288-8855

BOUNDARY SURVEYS ●
 LAND SUBDIVISION ●
 ENGINEERING SERVICES ●