

# PINEWOOD FIRST SUBDIVISION

**Surveyor's Certificate**

I hereby certify that I have surveyed and platted the property described on this plat as PINewood FIRST SUBDIVISION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; 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.

*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<sup>th</sup> day of April, 1985.

*William E. Trinton*  
Notary Public, Olmsted County, Minnesota

My commission expires July 2, 1985

County Surveyor  
I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 12<sup>th</sup> day of April, 1985.

*Roger W. Brand*  
Olmsted County Surveyor

Tax Statements  
Taxes due and payable for the year 1985 have been paid.

*James Cocks*  
Olmsted County Treasurer Date July 2, 1985

No delinquent taxes due and transfer entered this April day of July, 1985.

*Sheryl Pearson*  
County Auditor

**City Approval**

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 15 day of April, 1985, 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 17 day of April, 1985.

*Carole A. Grimm*  
City Clerk

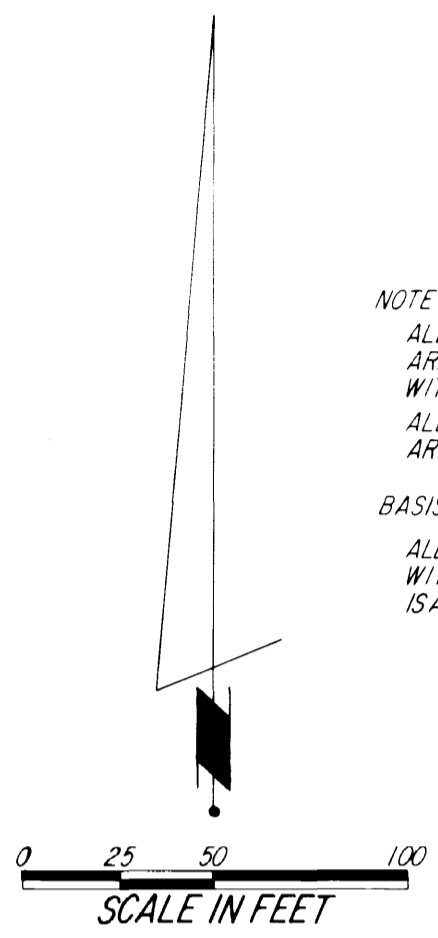
County Recorder

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 6 day of July, 1985, at 11:20 o'clock A.M., and was duly recorded in the Olmsted County records.

By LOIS FINNEN  
County Recorder

*Carole M. Fennell*  
Deputy



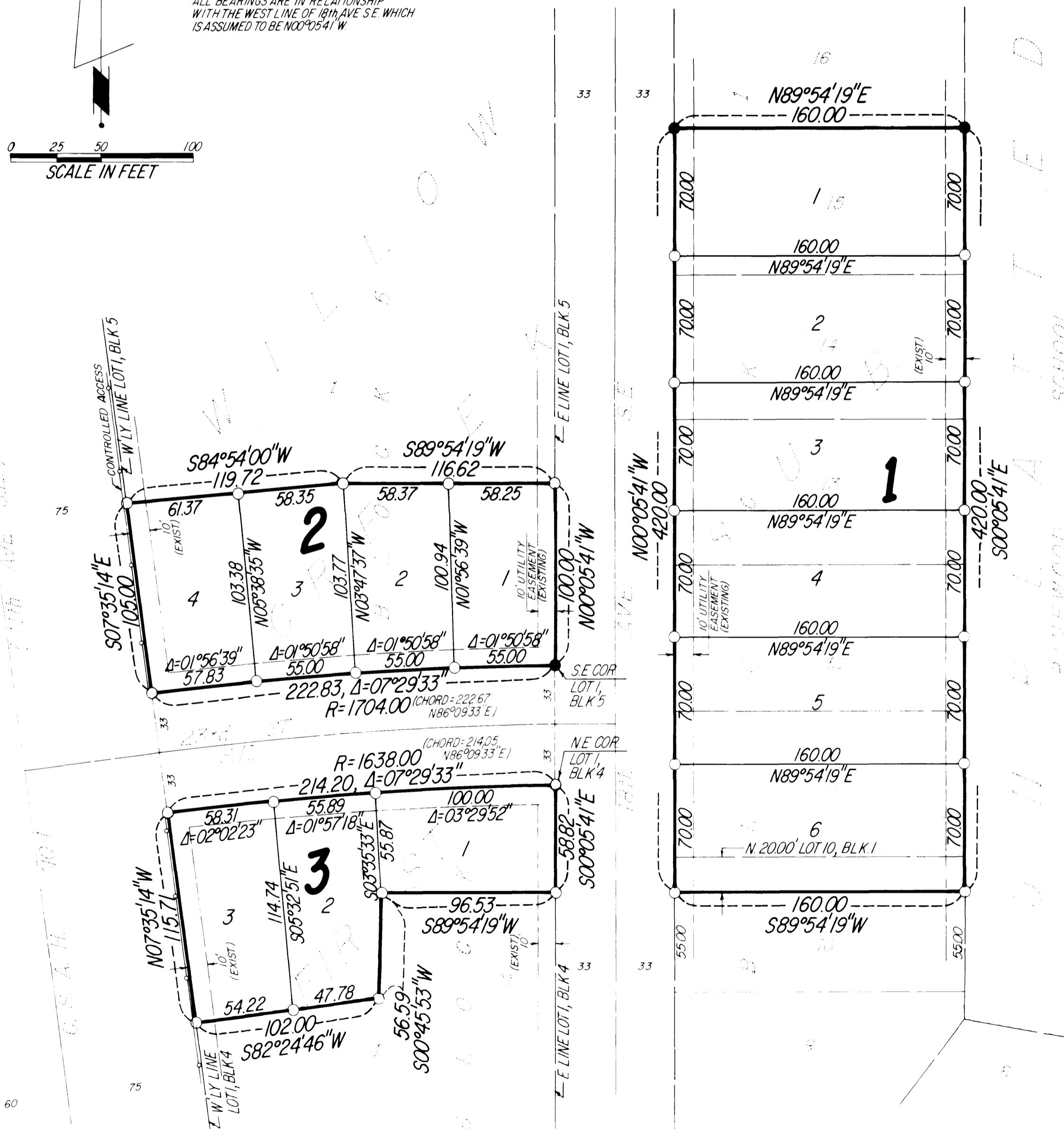
NOTE  
ALL MONUMENTS SHOWN THIS: ○  
ARE 5/8" I.D. CAPPED PIPES SET  
WITH REGISTRATION NO 11622  
ALL MONUMENTS SHOWN THIS: ●  
ARE FOUND 1/2" PIPES.

BASIS OF BEARING SYSTEM  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE WEST LINE OF 18th AVE SE WHICH  
IS ASSUMED TO BE N00°05'41" W

**EXISTING**

UTILITY EASEMENT defined:  
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

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.



**Instrument of Dedication**

KNOW ALL MEN BY THESE PRESENTS: That David M. Hunt, Trustee for the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota to wit:

That part of WILLOW CREEK FIRST SUBDIVISION, Rochester, Minnesota, being described as follows:

Lots 11, 12, 13, 14, 15, and the north 20.00 feet of Lot 10, all in Block 1.

Also:

That part of Lot 1, Block 5, in said WILLOW CREEK FIRST SUBDIVISION, being described as follows:

Beginning at the southeast corner of said Lot 1; thence North 00 degrees 05 minutes 41 seconds East, assumed bearing, along the east line of said Lot 1, a distance of 100.00 feet; thence South 89 degrees 54 minutes 19 seconds West, 116.62 feet; thence South 84 degrees 54 minutes 00 seconds West, 119.72 feet to the westerly line of said Lot 1; thence South 07 degrees 35 minutes 14 seconds East, along said westerly line, 105.00 feet to the south line of said Lot 1; thence easterly 222.83 feet along said south line and along a nontangential curve, concave southerly, radius of 1704.00 feet, delta angle of 07 degrees 29 minutes 33 seconds and the chord of said curve bears North 86 degrees 09 minutes 33 seconds East, 222.67 feet to the point of beginning.

Also:

That part of Lot 1, Block 4, in said WILLOW CREEK FIRST SUBDIVISION, being described as follows:

Beginning at the northeast corner of said Lot 1; thence South 00 degrees 05 minutes 41 seconds East, assumed bearing, along the east line of said Lot 1, a distance of 58.82 feet; thence South 89 degrees 54 minutes 19 seconds West, 96.53 feet; thence South 00 degrees 45 minutes 53 seconds West, 56.59 feet; thence South 82 degrees 24 minutes 46 seconds West, 102.00 feet to the westerly line of said Lot 1; thence North 07 degrees 35 minutes 14 seconds West along said westerly line, 115.71 feet to the north line of said Lot 1; thence easterly 214.20 feet along said north line and along a nontangential curve, concave southerly, radius of 1638.00 feet, delta angle of 07 degrees 29 minutes 33 seconds and the chord of said curve bears North 86 degrees 09 minutes 33 seconds East, 214.05 feet to the point of beginning.

Containing 2.50 acres.

have caused the same to be surveyed and platted as PINewood FIRST SUBDIVISION

In witness whereof said David M. Hunt, Trustee, has caused these presents to be signed this 11<sup>th</sup> day of June, 1985.

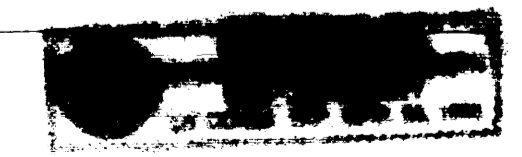
*David M. Hunt*  
David M. Hunt, Trustee

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 1985 by David M. Hunt, Trustee,

*Charles S. Peters*  
Notary Public, Olmsted County, Minnesota

My commission expires



**OFFICIAL PLAT**

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

PINEWOOD FIRST SUBDIVISION