

COUNTRY CLUB MANOR

SECOND ADDITION
ROCHESTER, MINNESOTA

WARREN I. FORSBERG
LAND SURVEYOR
ST. PAUL & ROCHESTER
MINNESOTA

ACKNOWLEDGMENTS

State of Minnesota S.S.
County of Olmsted

On this 27th day of March, 1958, before me, a Notary Public in and for said County, personally appeared W.F. JUDD and JOSEPHINE A. JUDD, his wife, to me known to be two of the persons described in and who executed the foregoing instrument, and acknowledge that they executed the same as their free act and deed.

Ronald L. Seeger
Notary Public, Olmsted County, Minnesota
RONALD L. SEEGER
Notary Public, Olmsted County, Minn.
My Commission expires Oct. 21, 1963

State of Minnesota S.S.
County of Olmsted

On this 27th day of March, 1958, before me, a Notary Public within and for said County, personally appeared F. R. Jenson and Andrew E. Toney to me personally known, who, being each by me duly sworn did say that they are respectively the President and Vice President of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said F. R. Jenson and Andrew E. Toney acknowledge said instrument to be the free act and deed of said corporation.

Ronald L. Seeger
Notary Public, Olmsted County, Minnesota
RONALD L. SEEGER
Notary Public, Olmsted County, Minn.
My Commission expires Oct. 21, 1963

State of Minnesota S.S.
County of Olmsted

I, Editha Reiter City Clerk in and for said City of Rochester, do hereby certify that on this 28th day of April, 1958 the accompanying and annexed plat was duly approved by the Common Council of the City of Rochester. In Testimony whereof I have hereunto subscribed my name and affixed the seal of the City of Rochester, Minnesota this 27 day of May, 1958.

Editha Reiter
City Clerk

State of Minnesota S.S. 4232
County of Olmsted

I hereby certify that this Plat was filed in this office for Record on this 4th day of June, 1958, at 3 1/2 o'clock P.M.

Tom Moore
Registrar of Titles, Olmsted County, Minnesota

DEDICATIONS

We, the undersigned, W.F. JUDD and JOSEPHINE A. JUDD, his wife, and ROCHESTER WEST COMPANY, a Minnesota corporation, do hereby certify that we are the fee owners and contract for deed vendees respectively of the land described on this plat in the Surveyor's Certificate; that they have caused the same to be surveyed and platted into lots, blocks, and streets under the name of COUNTRY CLUB MANOR, SECOND ADDITION, as shown by this plat; and that we do hereby dedicate to the public for public use forever all streets, avenues, places, and school site as shown thereon and grant easements as shown and defined thereon; and do hereby grant temporary public use to the cul-de-sacs adjacent to the West boundary of this plat as shown until the streets are extended to the West.

In the Presence of:

W. F. Judd
W. F. JUDD
Josephine A. Judd
JOSEPHINE A. JUDD

F. R. Jenson
F. R. JENSON
Title PRESIDENT

ROCHESTER WEST COMPANY

Andrew E. Toney
Title Vice President

Ronald L. Seeger
As to ROCHESTER WEST CO.

Ronald L. Seeger
As to ROCHESTER WEST CO.

Taxes Paid and Transfer entered this 4th day of June, 1958.

Frances L. Underbeak
County Auditor, Olmsted County, Minnesota

Taxes for the year 1957 on the land described hereon are paid.

Kare M. Posten
Country Treasurer, Olmsted County, Minnesota

SURVEYORS CERTIFICATE

State of Minnesota S.S.
County of Olmsted

I, Warren I. Forsberg, Registered Land Surveyor of the State of Minnesota, being first duly sworn, do hereby certify that at the request of the representatives of the Rochester West Company I have surveyed and platted into lots, blocks, streets, avenues, places and school site as shown on this plat, and which shall be known as COUNTRY CLUB MANOR, SECOND ADDITION, the following

tract of land lying and being in said Olmsted County, to-wit:
All that part of the East $\frac{1}{2}$ of Section 32 and the West $\frac{1}{2}$ of Section 33, Township 107 North, Range 14 West, described as follows; Beginning at the Northwest corner of Lot "A" of Country Club Manor First Addition to the City of Rochester, thence N89°0'30" W along the East and West Quarter line of said Section 33 a distance of 14.78 feet, thence N0°40'W a distance of 421.90 feet, thence N0°37'30"E a distance of 390.86 feet, thence N79°38' E a distance of 89.65 feet, to the East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 33, thence N0°06'W along the said East line of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, a distance of 493.83 feet to the NE corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, thence continuing N0°06'W a distance of 18.23 feet, thence N86°12'W a distance of 1954.0 feet to the West line of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 32, thence S0°06'30"W along the West line of the said East $\frac{1}{2}$ a distance of 123.48 feet to the North line of 5th Street NW as platted in Country Club Manor First Addition, thence S86°06'E along the Northerly line of said 5th Street NW a distance of 282.36 feet to a point of curve, thence to the right on a curve having a Radius of 3062.02 feet, an intersection angle of 6°30' and tangents of 173.87 feet for an arc distance of 347.37 feet, thence S79°36'E on the tangent of the last mentioned curve a distance of 117.00 feet to a point of curve, thence to the left on a curve having a Radius of 304.01 feet, an intersection angle of 40°42' and tangents of 112.76 feet for an arc distance of 215.95 feet, thence N59°42'E on the tangent of the last mentioned curve a distance of 127.00 feet to the Easterly line of 36th Avenue NW as platted in Country Club Manor First Addition, thence S30°18'E along the Easterly line of 36th Avenue a distance of 535.00 feet to the Northwesterly corner of Lot 1, Block 2 of Country Club Manor First Addition, thence N59°42'E along the Northerly line of said Lot 1 a distance of 120.00 feet, thence S30°18'W along the Easterly line of Lots 1, 2 and 3 of said Block 2 a distance of 180.00 feet, thence N59°42'E along the back line of Block 6 and 7 of said Block 2 a distance of 170.00 feet, thence N73°40'E along the back line of Lot 8 of said Block 2 a distance of 219.02 feet to the West line of Lot "A" of Country Club Manor First Addition, thence N0°06'W along the West line of said Lot "A" a distance of 135.14 feet to the Point of Beginning.

and I further certify that this plat is a correct record and representation of the survey, that all distances are correctly shown in feet and decimals of a foot, that iron monuments for the guidance of future surveys have been placed in the ground where shown thus -o- and designated on the plat, that the outside boundaries are correctly shown on the plat, that there are no low wet lands or traveled public roads or highways thereon except as platted into streets and avenues (Town Road as traveled is platted within the ROW of 7th Street NW), and that said tract has not been previously platted; all in accordance with Minnesota Statutes, Section 505.02 and 505.03.

On this 27th day of March, 1958.

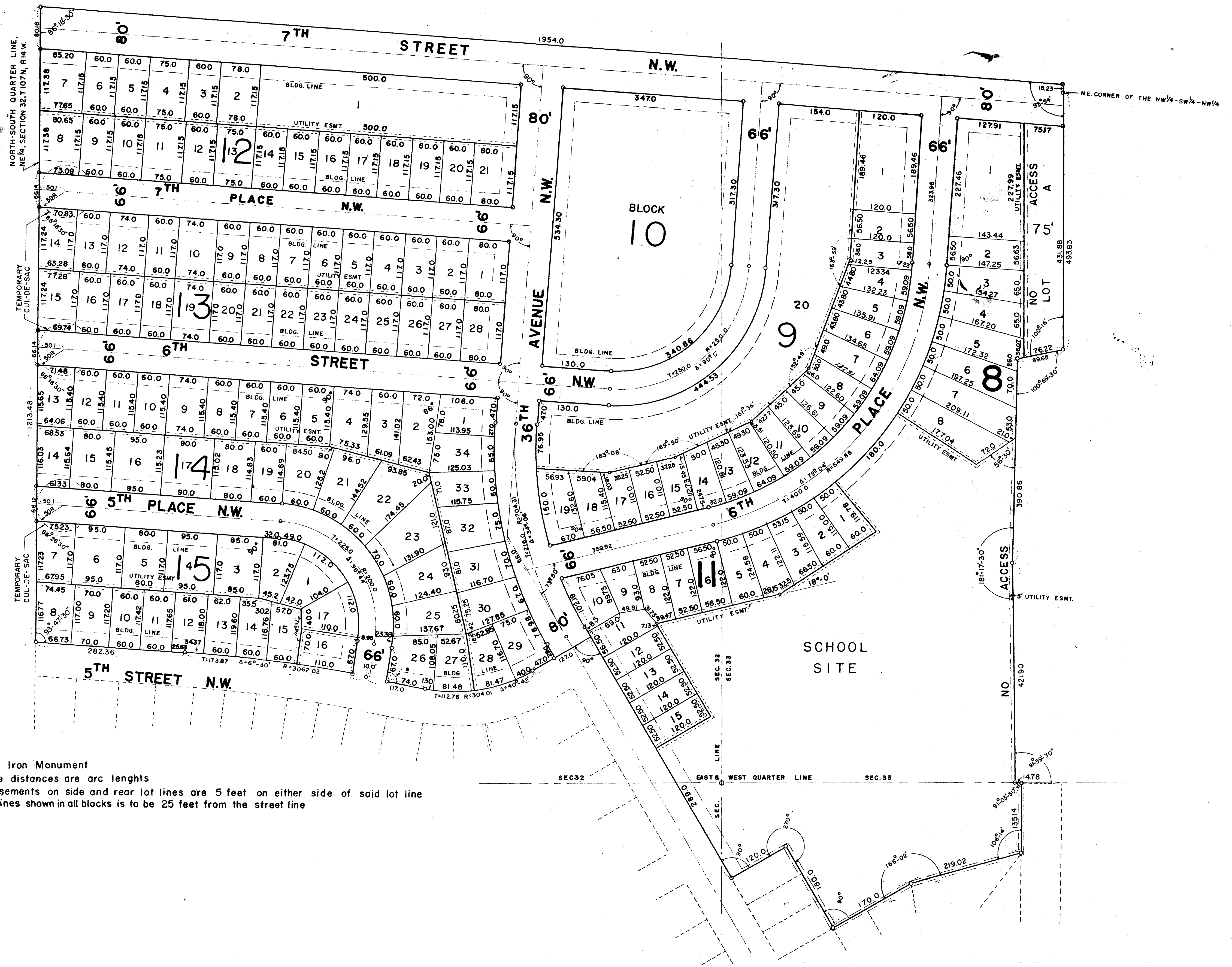
Warren I. Forsberg
Warren I. Forsberg, Reg. Land Surveyor # 4840

Subscribed and sworn to before me this 27th day of March, 1958.

Ronald L. Seeger
Notary Public, Olmsted County, Minnesota
My Commission expires Oct. 21, 1963

COUNTRY CLUB MANOR

SECOND ADDITION
ROCHESTER, MINNESOTA



SCALE 1" = 100'

- NOTES
- Denotes Iron Monument
 - All curve distances are arc lengths
 - Utility easements on side and rear lot lines are 5 feet on either side of said lot line
 - Building lines shown in all blocks is to be 25 feet from the street line