

COUNTRY CLUB MANOR

FIRST ADDITION ROCHESTER, MINNESOTA

FORSBERG-GEORGI COMPANY
CIVIL ENGINEERING & LAND SURVEYING
ST. PAUL & ROCHESTER, MINNESOTA

continued on sheet no. 2

ACKNOWLEDGEMENTS

State of Minnesota)
County of Olmsted) s.s.

On this 21st day of May, 1957, 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 E. Pavy
Notary Public, Olmsted County, Minnesota
My Commission expires Oct. 24, 1963.

State of Minnesota)
County of Olmsted) s.s.

On this 21st day of May, 1957, before me, a Notary Public within and for said County, personally appeared Andrew E. Pavy and Ellen O. Murray to me personally known, who, being each by me duly sworn did say that they are respectively the Vice President and Treasurer 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 *Andrew E. Pavy* and *Ellen O. Murray* acknowledge said instrument to be the free act and deed of said corporation.

Ronald E. Pavy
Notary Public, Olmsted County, Minnesota
My Commission expires Oct. 24, 1963.

State of Minnesota)
County of Olmsted) s.s.

I, Elfreda L. Reiter, City Clerk in and for said City of Rochester, do hereby certify that on this 17th day of June, 1957 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 17th day of June, 1957

Elfreda L. Reiter
City Clerk

State of Minnesota)
County of Olmsted) s.s. 3310

I hereby certify that this Plat was filed in this office for Record on this 4th day of Sept., 1957, at 3:00 P.M.

James M. ...
Register of Deeds, Olmsted County, Minnesota
Registrar of Titles

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, FIRST ADDITION, as shown by this plat; and that we do hereby dedicate to the public for public use forever all streets, avenues, and parks as shown thereon and grant easements as 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
Andrew E. Pavy
As to W. F. and Josephine A. Judd

Ronald E. Pavy
As to Rochester West Company
Andrew E. Pavy
title: Vice Pres.
Ellen O. Murray
title: Treas.

Taxes Paid and Transfer entered this 23 day of Aug. 1957

Frances L. Underbeak
County Auditor, Olmsted County, Minnesota

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

Karl H. Oster
County Treasurer, Olmsted County, Minnesota

SURVEYORS CERTIFICATE

State of Minnesota)
County of Olmsted) s.s.

We, Warren I. Forsberg and Charles O. Georgi, Registered Land Surveyors of the State of Minnesota, being first duly sworn, do hereby certify that at the request of the representatives of the Rochester West Company, we have surveyed and platted into lots, blocks, and streets as shown on this plat, and which shall be known as COUNTRY CLUB MANOR, FIRST ADDITION, the following tract of land lying and being in said Olmsted County, to-wit:-

All that part of the East 1/2 of Section 32, Township 107 North, Range 14 West and the SW 1/4 of Section 33, Township 107 North, Range 14 West, described as follows: Commencing at the Southwest corner of said Section 33, thence S 88°46'30"E along the South line of said Section 33 a distance of 374.39 feet to the point of beginning of this description, thence continuing S 88°46'30"E a distance of 280.21 feet to the East line of the West 1/2 of the West 1/2 of the SW 1/4 of said Section 33, thence N 0°06'W along the said East line a distance of 2650.36 feet to the East-West Quarter line of said Section 33, thence N 89°00'30"W along the East-West Quarter line a distance of 75.02 feet, thence S 0°06'E a distance of 135.14, thence S 73°40'W a distance of 219.02 feet, thence S 59°42'W a distance of 170.00 feet, thence N 30°18'W a distance of 180.00 feet, thence S 59°42'W a distance of 120.00 feet, thence N 30°18'W a distance of 535.00 feet, thence S 59°42'W a distance of 127.00 feet to a point of curvature, thence to the right on a curve having a deflection angle of 40°42', a radius of 304.01 feet, a tangent distance of 112.76 feet, and an arc length of 215.95 feet, thence N 79°36'W a distance of 117.00 feet to a point of curvature, thence to the left on a curve having a deflection angle of 6°30', a radius of 3062.02 feet, a tangent distance of 173.87 feet, and an arc length of 347.37 feet, thence N 86°06'W a distance of 282.36 feet to the North-South Quarter line of the NE 1/4 of said Section 32, thence S 0°06'30"W along the said North-South Quarter line a distance of 241.53 feet to the South Quarter corner of the NE 1/4 of said Section 32, thence S 0°05'W along the North-South Quarter line of the SE 1/4 of said Section 32 a distance of 1318.85 feet to the Center of aforesaid SE 1/4, thence continuing S 0°05'W a distance of 16.35 feet, thence N 84°53'30"E a distance of 1686.24 feet to a point in the SW 1/4 of said Section 33, thence S 0°06'E a distance of 1476.27 feet to the point of beginning, subject to the easement of the Northwestern Bell Telephone Company.

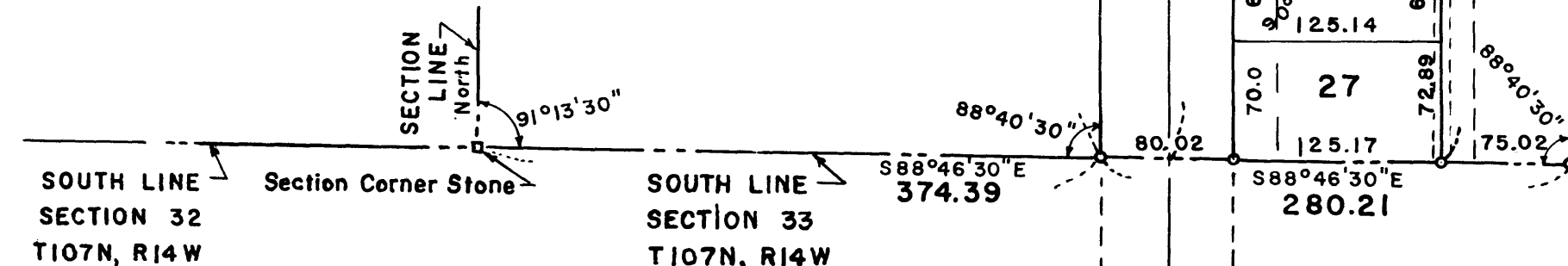
and we further certify that this plat is a correct record and representation of the survey, that all distances are correctly shown in feet and decimals of a foot; that iron monuments for the guidance of future survey have been placed in the ground where shown thus: "o"; and designated on the plat, that the outside boundaries are correctly shown on the plat; that there are no wet lands or traveled public roads or highways thereon; and that said tract has not been previously platted; all in accordance with Minnesota Statutes, Sections 505.02 and 505.03.

On this 27th day of May, 1957

Warren I. Forsberg
Warren I. Forsberg, Reg. Land Surveyor No. 4840
Charles O. Georgi
Charles O. Georgi, Reg. Land Surveyor No. 3960

Subscribed and sworn to before me this 27th day of May 1957

Ronald E. Pavy
Notary Public, Olmsted County, Minnesota
My Commission expires Oct. 24, 1963.



o Denotes Iron Monument.

SCALE 1"=100'



COUNTRY CLUB MANOR

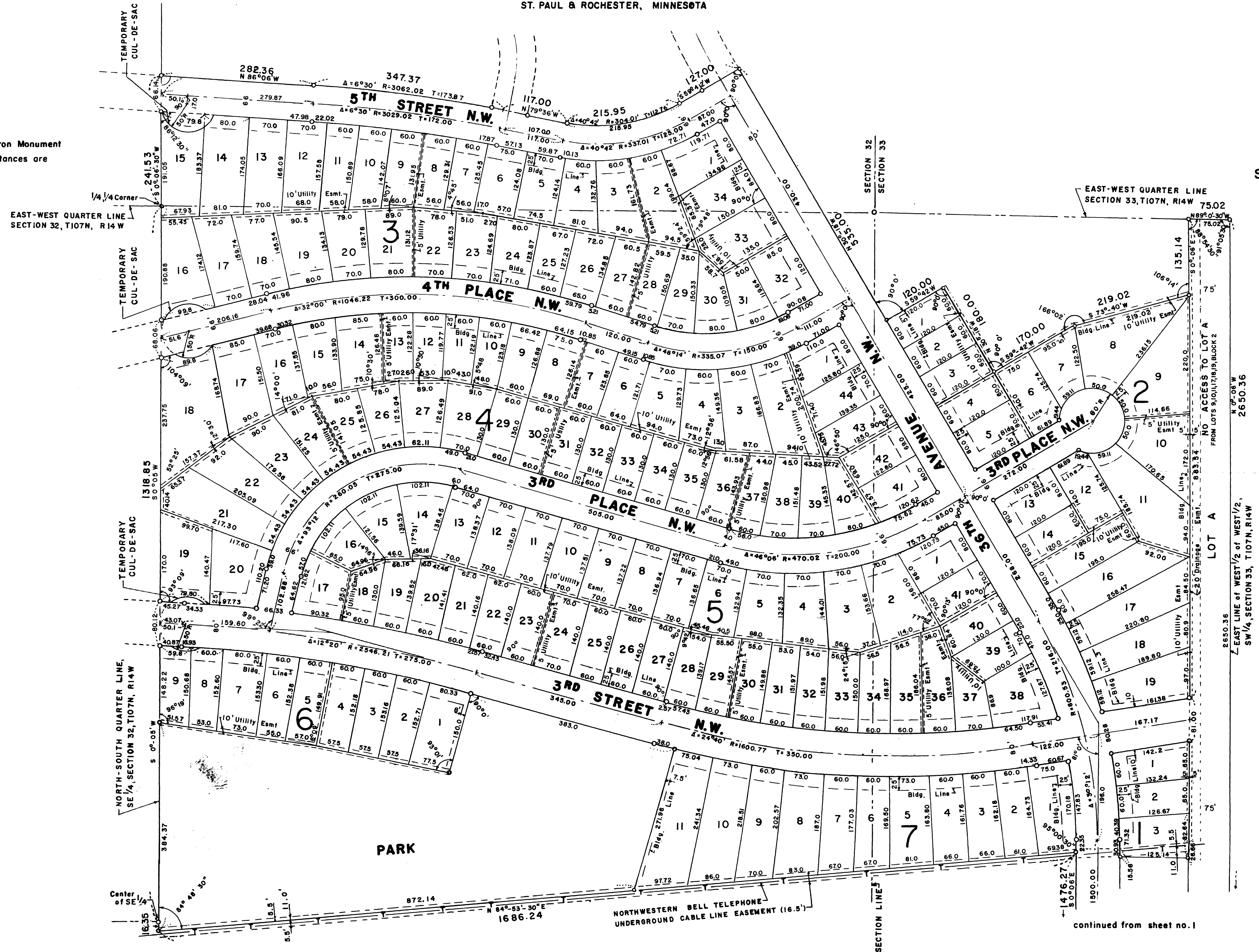
FIRST ADDITION
ROCHESTER, MINNESOTA

FORSBERG-GEORGI COMPANY
CIVIL ENGINEERING & LAND SURVEYING
ST. PAUL & ROCHESTER, MINNESOTA



SCALE 1"=100'

o Denotes Iron Monument
All curve distances are
arc lengths.



continued from sheet no. 1