

# WIMBLEDON HILLS

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Wimbledon Hills Inc., a Minnesota Corporation, owner and proprietor, of the following described property situated in the County of Olmsted, State of Minnesota to wit:

A part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the Southwest corner of said Southeast Quarter, which point is marked by a judicial landmark; thence South 88 degrees 21 minutes 46 seconds East, assumed bearing along the South line of said Southeast Quarter, 813.80 feet, which point is marked by a judicial landmark; thence North 14 degrees 24 minutes 43 seconds East, 739.30 feet to the centerline of CSAH #34, which point is marked by a judicial landmark; thence North 65 degrees 06 minutes 49 seconds West, along said centerline, 120.90 feet, which point is marked by a judicial landmark; thence Westerly 909.66 feet, along said centerline and along a tangential curve concave Southerly, central angle of 40 degrees 56 minutes 05 seconds, radius of 1273.24 feet, the chord of which curve bears North 85 degrees 34 minutes 51 seconds West, with a chord length of 890.44 feet to the west line of said Southeast Quarter, which point is marked by a judicial landmark; thence South 00 degrees 00 minutes 00 seconds West, along said West line, 812.27 feet to the point of beginning, which point is marked by a judicial landmark, being subject to an Easement for CSAH #34 right of way across the Northerly margin thereof.

ALSO:

A part of the Northeast Quarter of Section 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the Northwest corner of said Northeast Quarter, thence South 88 degrees 21 minutes 46 seconds East, assumed bearing along the North line of said Northeast Quarter, 130.49 feet for a point of beginning, which point is marked by a judicial landmark; thence South 01 degrees 08 minutes 40 seconds West, 200.00 feet; thence South 88 degrees 21 minutes 46 seconds East 683.31 feet; thence North 01 degrees 08 minutes 40 seconds East, 200.00 feet, which point is marked by a judicial landmark; thence North 88 degrees 21 minutes 46 seconds West; 683.31 feet to the point of beginning, which point is marked by a judicial landmark.

Said tracts together contain 20.7 acres more or less.

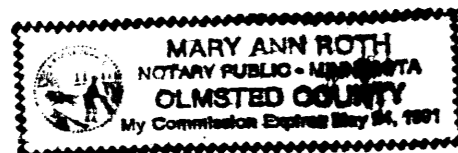
Have caused the same to be surveyed and platted as WIMBLEDON HILLS and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof said Wimbledon Hills, Inc. has caused these presents to be signed by the proper Officer this 19<sup>th</sup> day of July, 1988.

Dennis R. Peterson  
Dennis R. Peterson President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of July, 1988 by Dennis R. Peterson, President of Wimbledon Hills, Inc., a Minnesota Corporation on behalf of the Corporation.



Mary Ann Roth  
Notary Public, Olmsted County, Minnesota  
My Commission Expires \_\_\_\_\_

Louis Krall joins in the plat as Mortgagee this 5<sup>th</sup> day of August, 1988.

Louis Krall  
Louis Krall

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 1988 by Louis Krall, Mortgagee.



Mary E. Higgins  
Notary Public, Olmsted County, Minnesota  
My Commission Expires 9-11-91

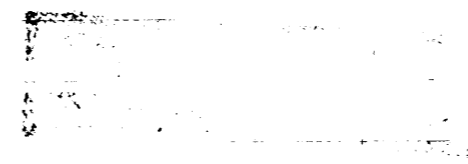
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed, and platted the property described on this plat as Wimbledon Hills, that the 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, that the outside boundary lines are correctly designated and that there are no wetlands or public highways to be designated on said plat other than as shown.

Michael P. Kleinschmidt  
Michael P. Kleinschmidt  
Minnesota R.L.S. #10942

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 11<sup>th</sup> day of July, 1988 by Michael P. Kleinschmidt, Minnesota R.L.S. #10942.



Mary E. Higgins  
Notary Public, Olmsted County, Minnesota  
My Commission Expires 9-11-91

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws.

This 19<sup>th</sup> day of July, 1988.

Edward Kiviele  
Olmsted County Surveyor

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 6 day of June, 1988, 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 7 day of Sept, 1988.

Carole A. Grimm  
City Clerk

COUNTY TREASURER

Taxes due and payable for the year 1988, have been paid as of this 18<sup>th</sup> day of July, 1988.

Karen Cocker  
Olmsted County Treasurer

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 8<sup>th</sup> day of September, 1988.

Daniel J. Narni  
Olmsted County Auditor

COUNTY REGISTRAR OF TITLES

DOCUMENT NUMBER 51382

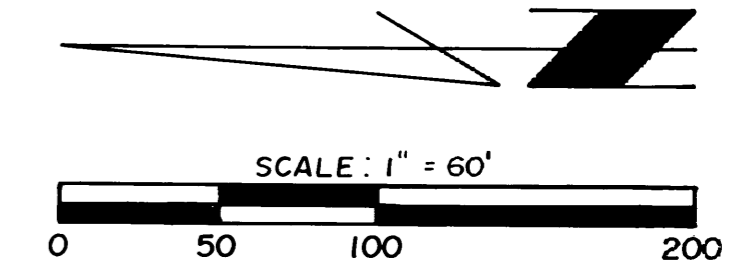
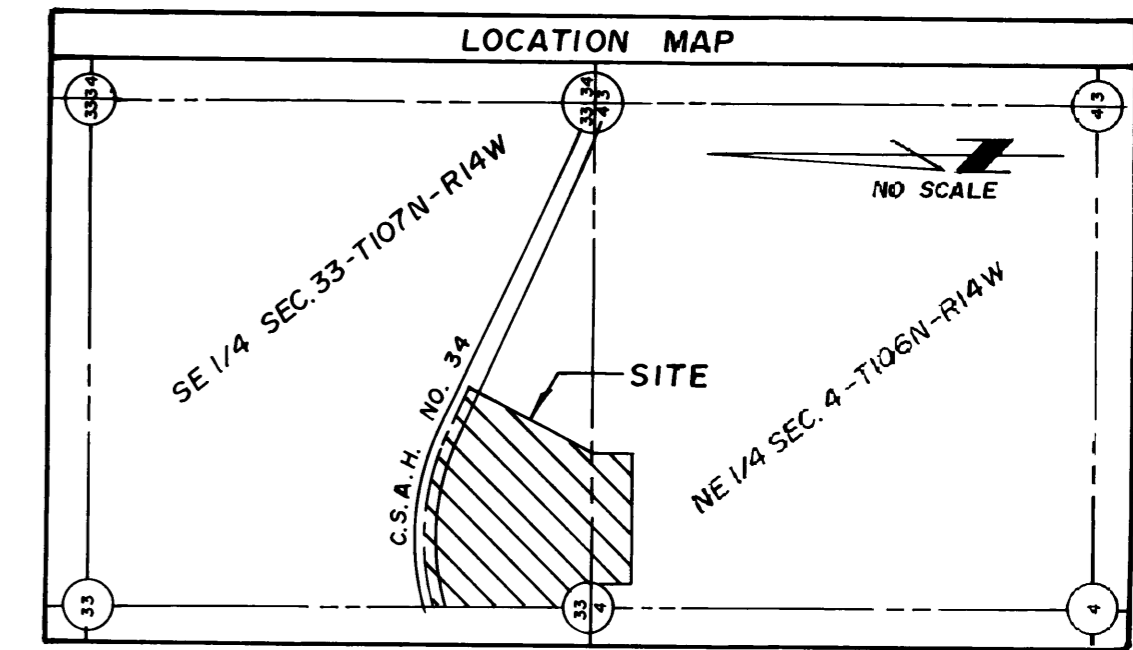
I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this 26<sup>th</sup> day of September, 1988, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

Registrar of Titles, Olmsted County  
By Louis Forstner  
Carolyn Bicknese  
Deputy

Controlled Access Defined

Egress or ingress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

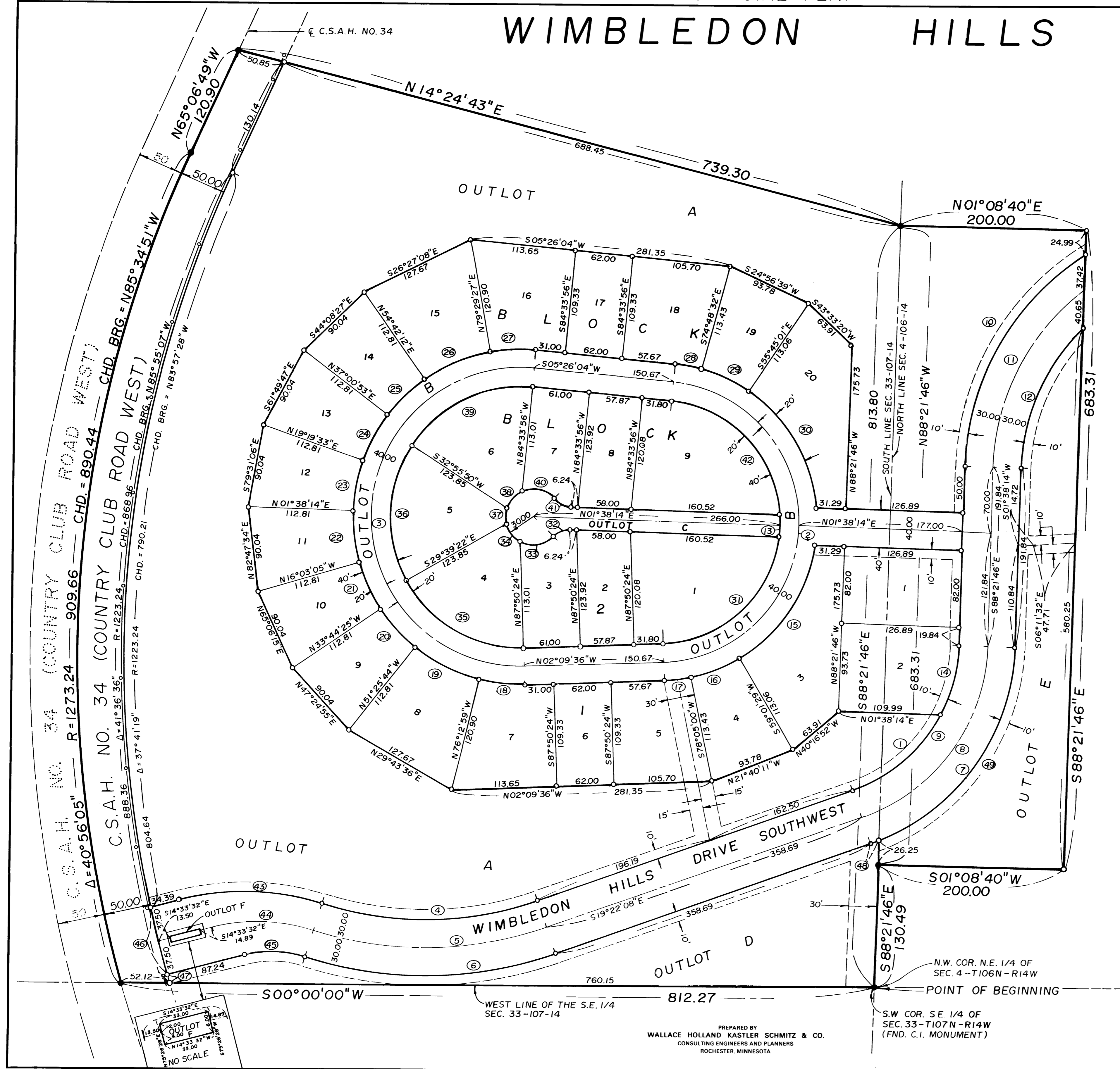
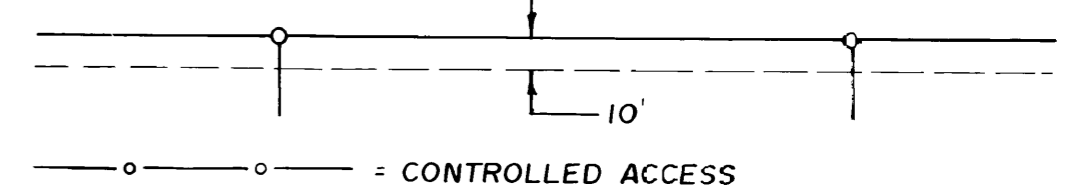
# WIMBLEDON HILLS



CURVE DATA

NO.	ARC LENGTH	Δ ANGLE	RADIUS	CHORD	CHORD BEARING
OUTLOT A					
1	128.27	43°13'49"	170.00	125.25	S40°59'02"E
OUTLOT B					
2	451.36	172°24'20"	150.00		
3	523.86	187°35'40"	160.00		
WIMBLEDON HILLS DRIVE					
4	235.71	36°30'00"	370.00	231.74	S01°07'08"E
5	254.82	36°30'00"	400.00	250.53	S01°07'08"E
6	273.93	36°30'00"	430.00	269.32	S01°07'08"E
7	276.96	68°59'38"	230.00	260.53	S53°51'57"E
8	240.83	68°59'38"	200.00	226.55	S53°51'57"E
9	204.71	68°59'38"	170.00	192.56	S53°51'57"E
10	271.93	55°38'44"	280.00	261.37	S60°32'24"E
11	221.66	50°48'00"	250.00	214.47	S62°57'46"E
12	169.30	44°05'34"	220.00	165.16	S66°18'59"E
OUTLOT C					
13	24.03	10°35'34"	130.00	24.00	N88°21'46"W
BLOCK 1					
14	76.44	25°45'49"	170.00	75.80	S75°28'51"E
15	150.23	50°37'52"	170.00	145.39	N56°17'27"W
16	56.55	19°03'31"	170.00	56.29	N21°26'46"W
17	28.95	9°45'24"	170.00	28.91	N07°02'18"W
18	50.09	15°56'36"	180.00	49.92	N05°48'42"E
19	77.87	24°47'15"	180.00	77.27	N26°10'38"E
20	55.57	17°41'20"	180.00	55.35	N47°24'55"E
21	55.57	17°41'19"	180.00	55.35	N65°06'15"E
22	55.57	17°41'20"	180.00	55.35	N82°47'34"E
23	55.57	17°41'19"	180.00	55.35	S79°31'06"E
24	55.57	17°41'20"	180.00	55.35	S61°49'47"E
25	55.57	17°41'19"	180.00	55.35	S44°08'27"E
26	77.87	24°47'15"	180.00	77.27	S22°54'10"E
27	50.09	15°56'36"	180.00	49.93	S02°32'14"E
28	28.95	9°45'24"	170.00	28.91	S10°18'46"W
29	56.55	19°03'31"	170.00	56.29	S24°43'14"W
30	150.23	50°37'52"	170.00	145.39	S59°33'55"W
BLOCK 2					
31	183.57	80°54'23"	130.00	168.69	N42°36'48"W
32	20.82	47°43'20"	25.00	20.23	S22°13'26"E
33	38.67	73°51'08"	30.00	36.05	S09°09'31"E
34	24.94	47°37'45"	30.00	24.23	S51°34'55"W
35	152.73	62°30'13"	140.00	145.26	N29°05'31"E
36	152.93	62°35'13"	140.00	145.44	S88°21'46"E
37	17.01	32°28'52"	30.00	16.78	N88°21'46"W
38	24.94	47°37'45"	30.00	24.23	N48°18'27"W
39	152.73	62°30'13"	140.00	145.26	S25°49'03"E
40	38.67	73°51'08"	30.00	36.05	N12°25'59"E
41	20.82	47°43'20"	25.00	20.23	N25°29'54"E
42	183.57	80°54'23"	130.00	168.69	S45°53'15"W
WIMBLEDON HILLS DRIVE					
43	155.03	31°41'24"	280.30	153.07	S01°17'10"W
44	110.62	31°41'24"	200.00	109.21	S01°17'10"W
45	66.20	31°41'24"	119.70	65.36	S01°17'10"W
46	75.01	3°30'49"	1223.24	75.00	S75°26'28"W
OUTLOT D					
47	8.71	0°24'29"	1223.24	8.71	S73°28'49"W
48	10.33	2°34'20"	230.00	10.32	S20°39'18"E
OUTLOT E					
49	266.63	66°25'18"	230.00	251.95	S55°09'07"E

**LEGEND**  
 ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE OF THE S.E. 1/4 OF SEC. 33 - 107-14 WHICH IS ASSUMED TO BE S00°00'00"W.  
 ● - DENOTES JUDICIAL MONUMENTS.  
 ○ - DENOTES T-BARS SET MARKED BY REGISTRATION NUMBER 10942.  
 UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS, UNLESS OTHERWISE DIMENSIONED.



PREPARED BY  
 WALLACE HOLLAND KASTLER SCHMITZ & CO.  
 CONSULTING ENGINEERS AND PLANNERS  
 ROCHESTER, MINNESOTA