

# OFFICIAL PLAT

## SALEM POINT

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.

EXISTING CONTROLLED ACCESS defined:

Ingress or egress to, from, or across the abutting roadway C.S.A.H. No. 25 is restricted by Olmsted County, Minnesota, and said right of access is hereby dedicated to said road authority.

NOTE:

ALL MONUMENTS SHOWN THIS PLAT ARE 5/8" CAPPED PIPES SET WITH REGISTRATION NO. 11622.  
ALL MONUMENTS SHOWN THIS PLAT ARE FOUND 5/8" PIPES, UNLESS OTHERWISE NOTED.

BASIS OF BEARING SYSTEM:

BEARINGS ARE IN RELATIONSHIP WITH THE SOUTH LINE E 1/2 N E 1/4 SEC. 9, WHICH IS ASSUMED TO BE N89°49'01" E.

### Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Lowell H. Penz and Darlene M. Penz, husband and wife, owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the East Half of Section 9, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 9; thence South 89 degrees 49 minutes 01 seconds West, assumed bearing, along the south line of said Northeast Quarter, 622.22 feet for the point of beginning; thence North 29 degrees 59 minutes 08 seconds West, 267.05 feet; thence northwesterly 704.69 feet along a tangential curve, concave southwesterly, radius of 1772.03 feet, delta angle of 22 degrees 47 minutes 06 seconds and the chord of said curve bears North 41 degrees 22 minutes 41 seconds West, 700.05 feet to the southeasterly line of the land described in a deed recorded in Book 393 of Deeds on page 881 in the office of the Olmsted County Recorder (the next two courses are along the southeasterly and southwesterly line of said land described in Book 393 of Deeds on page 881); thence South 46 degrees 14 minutes 17 seconds West, 8.55 feet; thence northwesterly 226.82 feet along a nontangential curve, concave southwesterly, radius of 1762.95 feet, delta angle of 07 degrees 22 minutes 18 seconds and the chord of said curve bears North 57 degrees 05 minutes 06 seconds West, 226.66 feet; thence South 29 degrees 07 minutes 52 seconds West not tangent to the last described curve, 144.64 feet; thence South 52 degrees 24 minutes 05 seconds West, 153.34 feet; thence South 77 degrees 34 minutes 32 seconds West, 540.37 feet; thence South 01 degrees 19 minutes 04 seconds East, 865.00 feet; thence South 60 degrees 19 minutes 59 seconds East, 364.01 feet; thence South 32 degrees 24 minutes 24 seconds East, 281.63 feet; thence South 18 degrees 29 minutes 34 seconds East, 247.11 feet; thence South 03 degrees 02 minutes 47 seconds East, 204.02 feet; thence South 52 degrees 14 minutes 29 seconds East, 448.01 feet; thence South 83 degrees 00 minutes 28 seconds East, 74.10 feet; thence North 63 degrees 53 minutes 33 seconds East, 83.58 feet; thence North 41 degrees 35 minutes 47 seconds East, 95.63 feet; thence North 10 degrees 53 minutes 04 seconds East, 288.78 feet; thence North 22 degrees 32 minutes 33 seconds East, 199.50 feet; thence North 64 degrees 31 minutes 29 seconds East, 154.04 feet to the southwest corner of SALEM SOUND; thence North 07 degrees 28 minutes 59 seconds West, along the westerly line of said SALEM SOUND, 462.00 feet; thence North 52 degrees 31 minutes 01 second East, along the northwesterly line of said SALEM SOUND, 287.65 feet to the southwesterly right-of-way line of old County Road No. 25; thence northwesterly along a line 50.00 feet southwesterly of and parallel with a ten-chord spiral curve concave to the northeast (theta angle = 08 degrees 45 minutes 00 seconds, degree of curve = 07 degrees 00 minutes 00 seconds and spiral length = 250.00 feet), said line has a chord bearing of North 33 degrees 03 minutes 45 seconds West and a chord distance of 226.90 feet, along said southwesterly right-of-way line to the tangent spiral point; thence North 30 degrees 45 minutes 05 seconds West, along said 50.00 foot right-of-way line and tangent to the last described curve, 0.73 feet to the south line of the Northeast Quarter of said Section 9; thence North 89 degrees 49 minutes 01 second East, along said south line, 55.66 feet to the point of beginning.

Containing 51.18 acres more or less.

have caused the same to be surveyed and platted as SALEM POINT and do hereby donate and dedicate to the public for the public use forever the C.S.A.H. No. 25 right-of-way and grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Lowell H. Penz and Darlene M. Penz, husband and wife, have caused these presents to be signed this 4<sup>th</sup> day of April, 1997.

*Lowell H. Penz*  
Lowell H. Penz

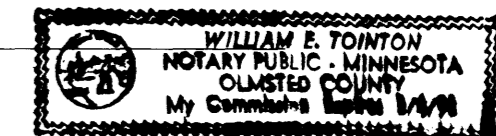
*Darlene M. Penz*  
Darlene M. Penz

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of April, 1997, by Lowell H. Penz and Darlene M. Penz, husband and wife.

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

My commission expires



SET CHISELED CROSS  
POINT OF BEGINNING

FOUND C.I.M.  
S.E. COR. N.E. 1/4  
SEC. 9-106-14

08°45'

07°00'

250.00

CENTERLINE OLD COUNTY ROAD 25  
10-CHORD SPIRAL CURVE

CENTERLINE OF INPLACE ROADWAY

L = 1003.69

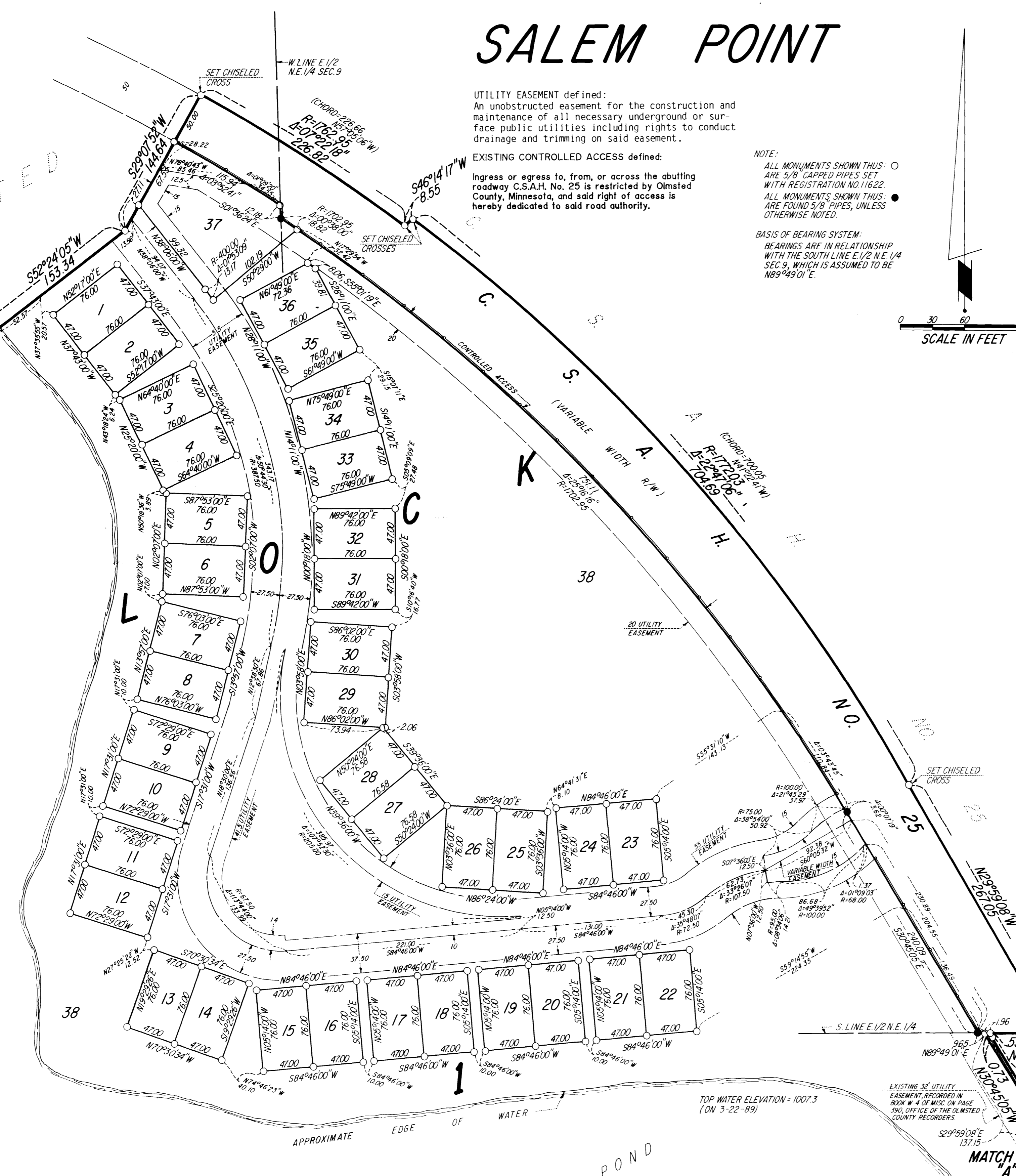
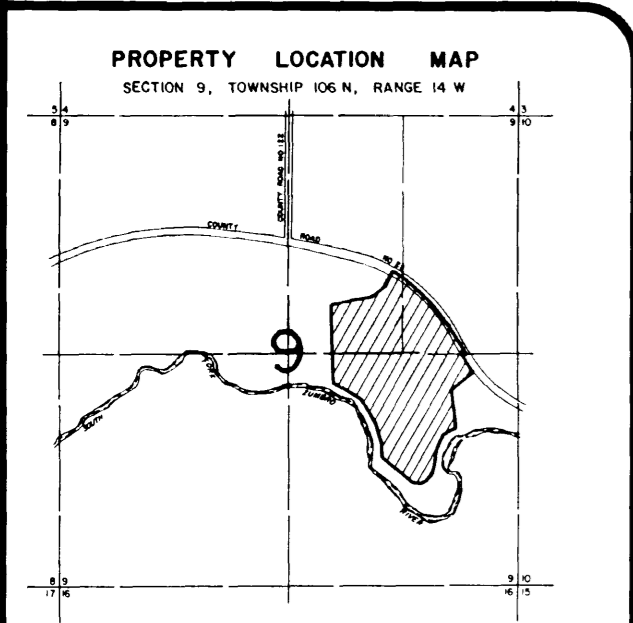
Δ = 70°15'32"

R = 818.51

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

UNPLATTED

MATCH LINE  
SEE SHEET 2 OF 2



MATCH LINE  
SEE SHEET 2 OF 2

# OFFICIAL PLAT

**Surveyor's Certificate**

I hereby certify that I have surveyed and platted the property described on this plat as SALEM POINT; 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 wetlands 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 2<sup>nd</sup> day of August, 1989.

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

My commission expires 

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 7<sup>th</sup> day of August, 1989.

*Edward P. Kuiale*  
 Olmsted County Surveyor

Tax Statements

Taxes due and payable for the year 1989 have been paid.

*Charlene VanDert Deputy*  
 Olmsted County Treasurer

Date August 25, 1989

No delinquent taxes due and transfer entered this 25<sup>th</sup> day of August, 1989.

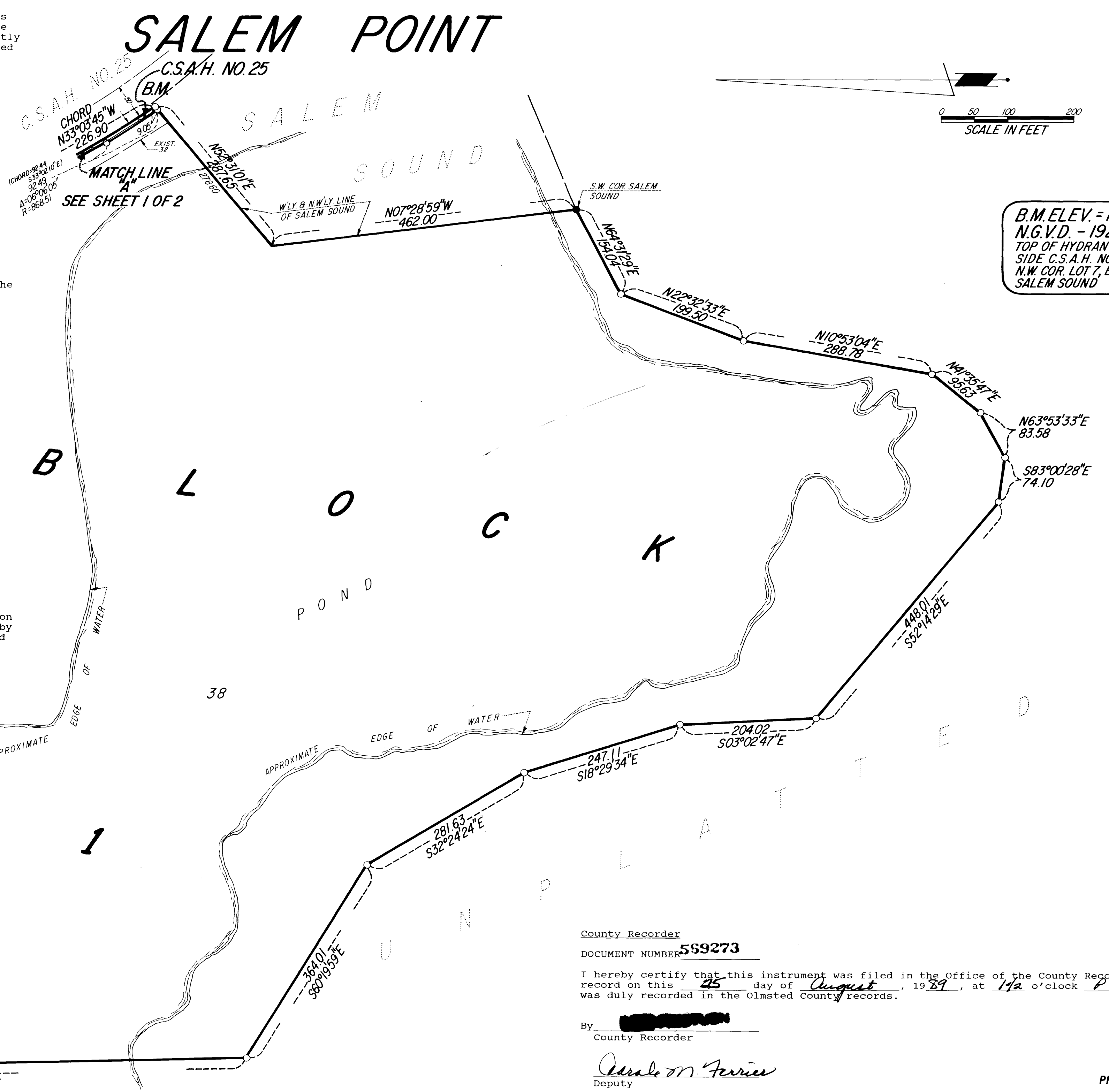
*Paula J. Nemister, Deputy*  
 Olmsted County Auditor

City Approval

State of Minnesota  
 County of Olmsted  
 City of Rochester

I, *Judy Kay Scherer, Deputy*  
 City Clerk in and for the City of Rochester, do hereby certify that on the 16<sup>th</sup> day of JUNE, 1989, 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 14<sup>th</sup> day of AUGUST, 1989.

*Judy Kay Scherer, Deputy*  
 City Clerk

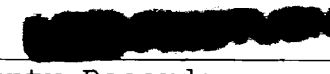


B.M. ELEV. = 1022.92  
 N.G.V.D. - 1929  
 TOP OF HYDRANT NUT ON SOUTH  
 SIDE C.S.A.H. NO. 25 NEAR THE  
 N.W. COR. LOT 7, BLOCK 1,  
 SALEM SOUND

UNPLATTED

County Recorder  
 DOCUMENT NUMBER 559273

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 4<sup>th</sup> day of August, 1989, at 142 o'clock P.M., and was duly recorded in the Olmsted County records.

By   
 County Recorder  
*Charles M. Ferris*  
 Deputy

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