

# OFFICIAL PLAT

## KIDS COME 1st SUBDIVISION

### Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as KIDS COME 1ST 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 wetlands or public highways to be designated on said plat.

*James E. Swanson*  
James E. Swanson, R.L.S.  
Minnesota Registration Number 11622

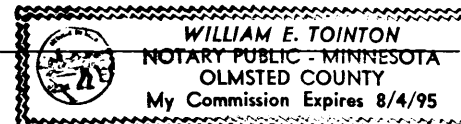
State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 10<sup>th</sup> day of May, 1991.

*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 13<sup>th</sup> day of May, 1991.

*Edward P. Kihale*  
Olmsted County Surveyor

### Tax Statements

Taxes payable in the year 1991 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 2<sup>nd</sup> day of June, 1991.

*Paul Ryan*  
Olmsted County Auditor/Treasurer

By *Paul J. Nemister* Deputy

### 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 12<sup>th</sup> day of April, 1991, 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 20<sup>th</sup> day of June, 1991.

*Carole A. Grimm*  
City Clerk

### County Registrar of Titles

DOCUMENT NUMBER 57768

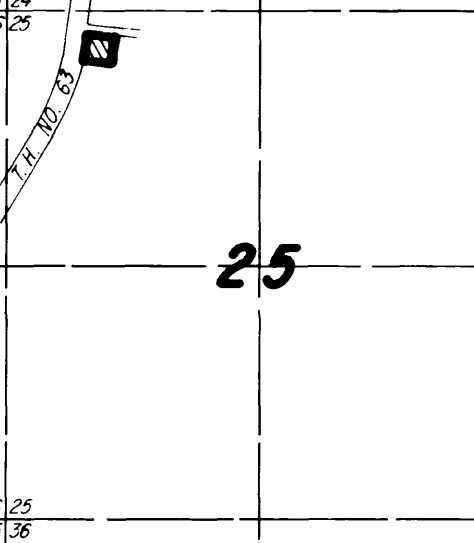
CERTIFICATE NUMBER \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this 25<sup>th</sup> day of June, 1991, at 4:12 o'clock P.M., and was duly recorded in Book 67 on page 142 & 200 *file 2354*

*Cawlyn Beckman*  
Registrar of Titles  
Olmsted County, Minnesota

### PROPERTY LOCATION MAP

SECTION 25, TOWNSHIP 107 N, RANGE 14 W



DEDICATED CONTROLLED ACCESS defined:  
Ingress or egress to, from, or across the abutting roadway Northern Hills Drive N.W. is restricted by Olmsted County, Minnesota, and said right of access is hereby dedicated to said road authority.

EXISTING 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.

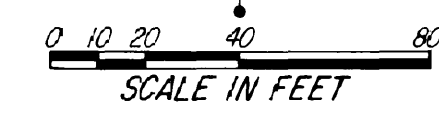
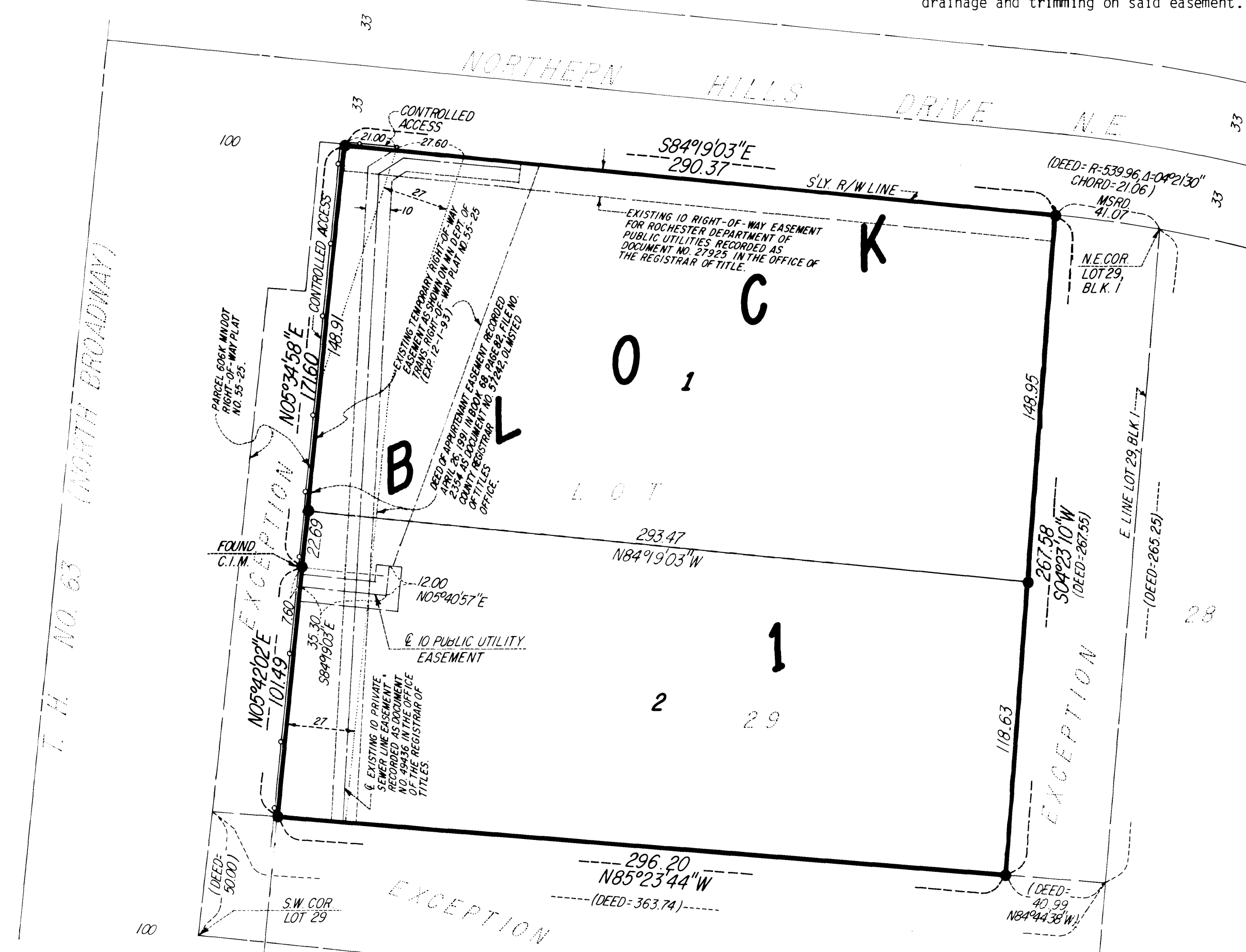
UTILITY EASEMENT defined:  
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

### NOTE:

ALL MONUMENTS SHOWN THUS:  
FOUND 5/8" I.D. CAPPED PIPES  
WITH REGISTRATION NO. 11622,  
UNLESS OTHERWISE NOTED.

### BASIS OF BEARING SYSTEM:

ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE SOUTHERLY R/W LINE OF  
NORTHERN HILLS DRIVE N.E., WHICH IS  
ASSUMED TO BE S84°19'03"E.



KNOW ALL MEN BY THESE PRESENTS: That Brown-Hexum Properties, a Minnesota General Partnership, Owners and Proprietors, and Northern Hills, Inc., a Minnesota Corporation, Mortgagee, and Northwest Bank Minnesota Southeast, A National Association, Mortgagee, and United States Small Business Administration, Mortgagee of the following described property situated in the City of Rochester, State of Minnesota to wit:

Lot Twenty nine (29), Block One (1), Northern Hills First Subdivision, except for that part of Lot Twenty nine (29), Block One (1), described as follows:

Beginning at the Northeast corner of said Lot Twenty nine (29), thence South 4° 57' 07" West along the East line of said Lot Twenty nine (29) a distance of 265.25 feet; thence North 84° 44' 38" West, 40.99 feet; thence North 4° 57' 07" East parallel with said East Lot line a distance of 267.55 feet to the Southerly right of way line of Northern Hills Drive Northeast; thence Southeasterly on a nontangential curve along said right of way line which has a radius of 539.96 feet and a delta angle of 4° 21' 30" on a chord bearing South 81° 32' 52" East a chord distance of 21.06 feet to the point of beginning;

and except:

That part of Lot Twenty nine (29), Block One (1), Northern Hills First Subdivision, which lies Southerly of the following described line:

Commencing at the Northeast corner of said Lot Twenty Nine (29), said corner being located on the Southerly right of way line of Northern Hills Drive Northeast; thence on an assumed bearing of South 4° 57' 07" West, along the East line of said Lot Twenty nine (29), 265.25 feet to the point of beginning of the aforementioned line; thence North 84° 44' 38" West 363.74 feet to a point on the Easterly right of way line of Trunk Highway 63, said point being 50.00 feet Northerly of the Southwest corner of Lot Twenty nine (29), and there terminating;

and except:

That part of Lot 29, Block 1, Northern Hills First Subdivision, shown as Parcel 606K on Minnesota Department of Transportation Right of Way Plat Numbered 55-25 as the same is on file and of record in the office of the Registrar of Titles in and for Olmsted County, Minnesota.

have caused the same to be surveyed and platted as KIDS COME 1ST SUBDIVISION and do hereby dedicate the easements as shown on this plat for drainage and utility purposes only, and also dedicate the controlled access as shown.

In witness whereof said Brown-Hexum Properties, a Minnesota General Partnership, has caused these presents to be signed this 23<sup>rd</sup> day of May, 1991.

*Jeff Brown*  
Jeff Brown  
*Richard L. Hexum, Jr.*  
Richard L. Hexum, Jr.  
*John D. Remick*  
John D. Remick

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May, 1991, by Jeff Brown, Richard L. Hexum, Jr., and John D. Remick, partners of Brown-Hexum Properties, a Minnesota General Partnership.

*Debbie R. Elias*  
Notary Public, Olmsted County, Minnesota

My commission expires July 29, 1995

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

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 1991, by Mark S. Moots, Vice President and Susan M. Schwanke, Ass't Vice President, officers of Norwest Bank Minnesota Southeast, a National Association, on behalf of the Association.

*Michelle R. Bursely*  
Notary Public, Olmsted County, Minnesota

My commission expires \_\_\_\_\_

In witness whereof said United States Small Business Administration has caused these presents to be signed by its proper officer, this 30<sup>th</sup> day of May, 1991.

*Melvin B. Aanerud*  
BY: MELVIN B. AANERUD  
CHIEF PORTFOLIO MANAGEMENT  
State of Minnesota  
County of HENNEPIN

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 1991, by MELVIN B. AANERUD,

CHIEF PORTFOLIO MANAGEMENT, officers of United States Small Business Administration, MINNEAPOLIS DISTRICT OFFICE AS PER 12 CFR 101.3-2;

*Alice N. Laughlin*  
Notary Public, \_\_\_\_\_ County, Minnesota

My commission expires 2-22-95

In witness whereof said Northern Hills, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer, this 23 day of May, 1991.

*Robert G. Gill*  
Robert G. Gill, President

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May, 1991, by Robert G. Gill, President, of Northern Hills, Inc., a Minnesota Corporation, on behalf of the Corporation.

*Debbie R. Elias*  
Notary Public, Olmsted County, Minnesota

My commission expires July 29, 1995

In witness whereof said Norwest Bank Minnesota Southeast, a National Association, has caused these presents to be signed by its proper officers this 17<sup>th</sup> day of May, 1991.

*Mark S. Moots*  
Mark S. Moots, Vice President  
*Susan M. Schwanke*  
Susan M. Schwanke, Ass't Vice Pres.