

# PLAT OF SUNSET TERRACE - SECOND ADDITION TO ROCHESTER, MINNESOTA

## SURVEYOR'S CERTIFICATE

I, Arnold R. Molstad, Registered Civil Engineer and Land Surveyor of the State of Minnesota, residing in Spring Valley, Minnesota, being first duly sworn, do hereby certify that at the request of the representatives of Home Opportunities, Inc., I have surveyed and platted into lots, blocks and streets as shown on the accompanying plat on which this certificate is written and which shall be known as SUNSET TERRACE-SECOND ADDITION, the following tract of land lying and being in Olmsted County, to-wit:

That part of the Southwest Quarter (SW 1/4) of Section Twenty-Seven (27), Township 107 North, Range 14 West of the Fifth Principal Meridian described by metes and bounds as follows: Commencing at the Center of Section 27, Township 107 North, Range 14 West of the Fifth Principal Meridian; thence West along the North line of the SW 1/4 of said Section 27 a distance of 1071.98 feet to a point of beginning for the land herein described; thence on a line deflecting 89 degrees 55 minutes Left a distance of 1988.1 feet to the North line of Valleyhigh Re-Plat; thence on a line deflecting 89 degrees 41 minutes Right, which is also along the North line of said Valleyhigh Re-Plat, a distance of 736.42 feet; thence on a line deflecting 90 degrees 19 minutes Right a distance of 1991.1 feet, more or less, to the North line of the SW 1/4 of said Section 27; thence East along said North line of the SW 1/4 of said Section 27 a distance of 242.26 feet; thence on a line deflecting 90 degrees 05 minutes Right a distance of 165.43 feet; thence on a line deflecting 90 degrees 19 minutes Left a distance of 264.15 feet; thence on a line deflecting 89 degrees 41 minutes Left a distance of 164.38 feet to said North line of the SW 1/4 of said Section 27; thence East along said North line of the SW 1/4 of said Section 27 a distance of 230 feet to the point of beginning.

And I further certify that the accompanying plat is a correct record and representation of the survey, that all distances are correctly shown in feet and decimals of feet, that monuments for the guidance of future surveys have been placed in the ground as shown thus:  $\square$  and described on the plat, that the outside boundaries are correctly shown on the plat, that there are no wet lands thereon, and that said tract has not been previously platted, all in accordance with Minnesota Statutes Sections 505.02 and 505.03.

Dated this 17<sup>th</sup> day of March, 1958 A.D.

Arnold R. Molstad  
Arnold R. Molstad, Reg. Civil Engineer & Land Surveyor No. 1002

Subscribed and sworn to before me this 17<sup>th</sup> day of March 1958 A.D.

My commission expires June 2, 1962

Dwight Ahola  
Notary Public, Olmsted County, Minnesota

## DEDICATION

They, the undersigned, William W. Cassidy and Rachael M. Cassidy, his wife; and Home Opportunities, Inc., a Minnesota corporation, do hereby certify they are respectively the fee owners, and contract for deed vendees of the land described in the foregoing surveyor's certificate which is written on the plat on which this instrument is written, that they have caused the same to be surveyed and platted into lots, blocks, streets and utility easements as a subdivision in the City of Rochester as shown on the accompanying plat to be known and designated as Sunset Terrace - Second Addition, and that they do hereby dedicate to the public for public use forever the streets as shown thereon and grant easements as defined thereon.

In presence of:  
Dwight Ahola  
James J. [unclear]  
[unclear]  
[unclear]

William W. Cassidy William W. Cassidy  
Rachael M. Cassidy [unclear]  
Home Opportunities, Inc. Stanley C. Mohn  
President  
Ruth E. Penz  
Secretary

## ACKNOWLEDGMENTS

State of Minnesota }  
County of Olmsted } s.s.

On this 17<sup>th</sup> day of March 1958 A.D. before me, a Notary Public in and for said County, personally appeared William W. Cassidy and Rachael M. Cassidy, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires June 2, 1962

State of Minnesota }  
County of Olmsted } s.s.

On this 17<sup>th</sup> day of March 1958 A.D. before me, a Notary Public in and for said County, personally appeared Stanley C. Mohn and Ruth E. Penz, to me known personally, who being each by me duly sworn they did say that they are respectively the President and the Secretary 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 Stanley C. Mohn and Ruth E. Penz acknowledged said instrument to be the free act and deed of said corporation.

My commission expires June 2, 1962

State of Minnesota }  
County of Olmsted } s.s.  
City of Rochester }

I, Elfreda L. Reiter, City Clerk in and for said City of Rochester, do hereby certify that on the 17<sup>th</sup> day of July 1958 A.D. the accompanying and annexed plat was duly approved by the Common Council of the said City of Rochester, in testimony thereof, I have hereunto signed my name and affixed the seal of the City of Rochester this 17<sup>th</sup> day of July 1958 A.D.

Elfreda Reiter  
City Clerk

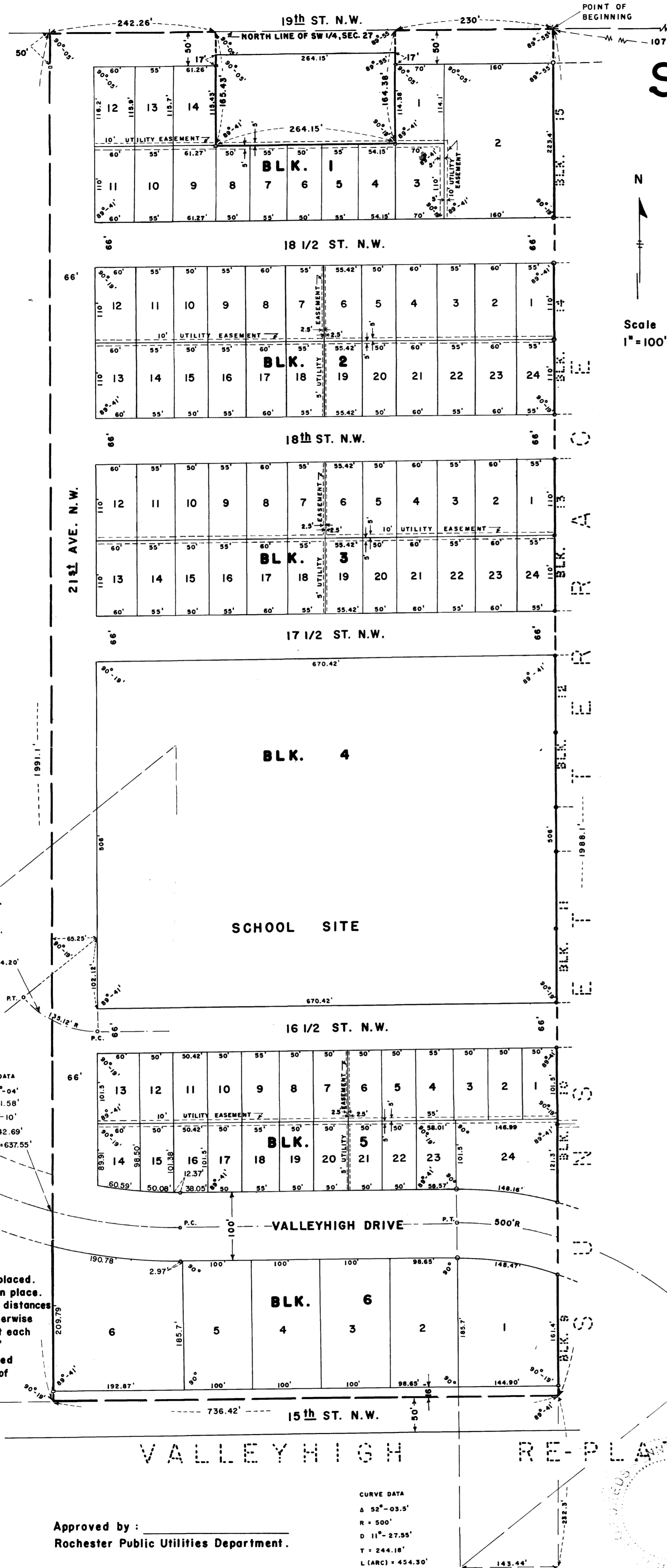
Taxes paid and transfer entered this 9<sup>th</sup> day of July 1958 A.D. Taxes for the year 1957 A.D. on the land described are paid.

Francis J. [unclear]  
County Auditor

Paul H. [unclear]  
County Treasurer

State of Minnesota }  
County of Olmsted }

I hereby certify that the within plat was filed in this office for record on the 9<sup>th</sup> day of July 1958 A.D. at 3 o'clock P.M. and was duly recorded in Book of Plats on Page [unclear]  
[unclear]  
Register of Deeds, Olmsted County, Minnesota



Notes:  
○ shows 1/2" x 30" steel rod placed.  
○ shows 1/2" x 30" steel rod in place.  
All curved dimensions are arc distances  
Utility easements, unless otherwise  
shown, are granted 5' distant each  
way from rear lot lines or 2.5'  
distant each way from indicated  
side lot lines and to the City of  
Rochester, Minnesota.

Approved by: \_\_\_\_\_  
Rochester Public Utilities Department.

CURVE DATA  
A = 52'-03.5"  
R = 500'  
D = 11'-27.95"  
T = 244.18'  
L (ARC) = 454.30'

