

DUNCANS ADDITION ROCHESTER, MINNESOTA

SURVEYORS CERTIFICATE

I, C.A. Armstrong, registered land surveyor, do hereby certify that at the request of Clarence E. Duncan, owner, I have surveyed and platted into lots and streets as shown on the accompanying plat on which this certificate is written and which shall be known and designated as DUNCANS ADDITION, the following described tract, to wit:

That parcel of land in the Northwest quarter (1/4) of Section No. thirty five (35), in Township No. one hundred seven (107) North, Range No. fourteen (14) West, described by metes and bounds as follows: Commencing at the Northwest corner of Lot No. nine (9) in Block No. two (2) of W. Lenz Addition to the City of Rochester; running thence North, parallel with the East line of said quarter section a distance of four hundred two (402) feet; running thence West a distance of forty (40) feet to the East line of Lot No. one (1) in Block No. nine (9) of Manley's Subdivision in said Northwest quarter (1/4); running thence South along the East line of said Lot No. one (1) to the Southeast corner of said lot; running thence West on the South line of said lot to the Northeast corner of Lot No. six (6) in said Block; running thence South along the East line of said Block to the Southeast corner of Lot No. eight (8) in said Block; running thence West along the South line of said Lot a distance of one hundred eight and 3/10 (108.3) feet; running thence South a distance of one hundred forty seven (147) feet; running thence East a distance of two hundred fifty (250) feet to the place of beginning.

I further certify that the accompanying plat is a true and correct record and representation of the survey, that all distances are correctly shown in feet and decimals of feet, that monuments found in place and used in this survey are shown thus ■, and markers set in the ground in this survey are shown thus ○, that the outside boundaries are correctly shown on the plat, and that said tract has not been heretofore subdivided.

Dated at Rochester Minnesota
this 3rd day of June, 1949.

C.A. Armstrong
C.A. Armstrong
Registered Land Surveyor

Subscribed and sworn to before me a Notary Public this 3rd day of June A.D. 1949.

Vivian Ashcroft
Vivian Ashcroft
Notary Public, Olmsted County, Minn.
My Commission Expires April 6, 1950

DEDICATION

We the undersigned, Clarence E. Duncan and Christine Duncan, his wife do hereby certify that we are the owners of the land described in the surveyors certificate above, that we have caused said land on which this instrument is written to be surveyed and platted into lots and street under the name DUNCANS ADDITION as shown by the accompanying plat, and we do hereby dedicate to the public for public use forever the street shown thereon. We further dedicate to the public for public use forever (1) An underground easement for the existing storm sewer across lots 2 and 3; and (2) Waterway easement for Cascade Creek on all the land lying west of the west boundaries of Lots 3 and 4.

Witnesses
Clarence E. Duncan
Christine Duncan

Clarence E. Duncan
Clarence E. Duncan
Christine Duncan
Christine Duncan

ACKNOWLEDGEMENT

State of Minnesota }
County of Olmsted } ss

On this 3rd day of June 1949 before me a Notary Public in and for said county, personally appeared Clarence E. Duncan and Christine Duncan, his wife to me personally known, who being each by me duly sworn say that they are the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

E.H. Lundquist
E. H. LUNDQUIST
Notary Public, Olmsted County, Minn.
My Commission Expires July 14, 1954

State of Minnesota }
County of Olmsted } ss
City of Rochester }

I, F.R. Finch, City Clerk in and for said City do hereby certify that on the 6th day of June 1949 A.D. 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 7th day of June 1949 A.D.

F.R. Finch
F.R. Finch, City Clerk

Taxes paid and transfer entered this 8th day of June A.D. 1949.

Francis L. Underlock
Francis L. Underlock
County Auditor

Taxes for the year 1948 on lands described herein are paid.

W.E. Bussell
W.E. Bussell
County Treasurer

State of Minnesota }
County of Olmsted } ss

Filed for record this 9th day of June A.D. 1949 at 3 O'clock P.M.

M.F. Little
M.F. Little
Register of Deeds
W.R. Moore

