

FINAL PLAT JOHNCOTT FIRST SUBDIVISION DODGE CENTER, MINNESOTA

State of Minnesota ss
County of Sherburne

On this 8 day of July, 1977 A.D. before me, a Notary Public, within and for said county and state personally appeared Kenneth G. Schmoll and Grace J. Schmoll, his wife, to me personally known, to be the persons described in and who executed the foregoing instrument and they affirm and acknowledge that they executed the same as their own free act and deed.

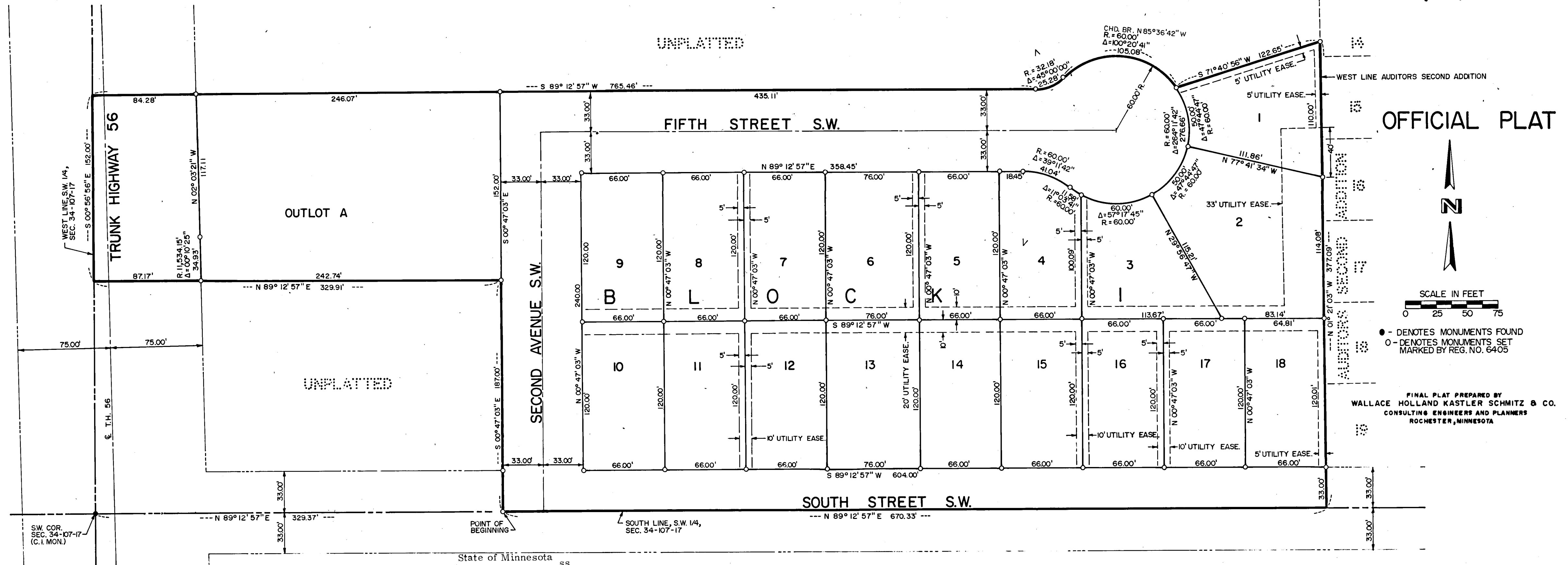
Jack Maxwell
Notary Public, Sherburne County, MN.
My Commission expires 10/30/80

Kenneth G. Schmoll and Grace J. Schmoll, his wife, join in as owners and proprietors of only a part of Second Avenue S.W. being described as follows:

Commencing, for a place of beginning, at the point of beginning of the above described tract; thence North 89°12'57" East a distance of 28.49 feet; thence North 00°56'56" West a distance of 187.00 feet; thence South 89°12'57" West a distance of 27.95 feet, thence South 00°47'03" East a distance of 187.00 feet to the point of beginning.

Kenneth G. Schmoll
Kenneth G. Schmoll

Grace J. Schmoll
Grace J. Schmoll



State of Minnesota ss
County of Dodge

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that the Johncott Corporation and Kenneth G. Schmoll and Grace J. Schmoll, his wife, owners and proprietors of the following described property situated in the City of Dodge Center, County of Dodge, State of Minnesota, to-wit:

A part of the Southwest Quarter of the Southwest Quarter of Section 34, Township 107 North, Range 17 West of the Fifth Principal Meridian, described by metes and bounds as follows:

Commencing at the southwest corner of said Section 34; thence on an assumed bearing of North 89°12'57" East, along the south line of said Southwest Quarter, a distance of 329.37 feet to the point of beginning; thence continuing North 89°12'57" East, along said south line, a distance of 670.33 feet to a point on the west line of Auditors Second Addition; thence North 01°21'03" West, along said west line, a distance of 377.09 feet; thence South 71°40'56" West, a distance of 122.65 feet; thence northerly and westerly a distance of 105.08 feet along a non-tangential curve concave southerly, said curve having a central angle of 100°20'41", a radius of 60.00 feet and the chord of said curve bears North 85°36'42" West; thence southerly and westerly a distance of 25.28 feet along a reverse curve concave northwesterly, said curve having a central angle of 45°00'00", a radius of 32.18 feet and the chord of said curve bears South 66°42'57" West; thence South 89°12'57" West, tangent to said curve and parallel to said south line, a distance of 765.46 feet to a point on the west line of said Southwest Quarter; thence South 00°56'56" East, along said west line, a distance of 152.00 feet; thence North 89°12'57" East, parallel to said south line, a distance of 329.91 feet; thence South 00°47'03" East a distance of 187.00 feet to the point of beginning.

have caused the same to be surveyed and platted as JOHNCOTT FIRST SUBDIVISION, City of Dodge Center, Minnesota, and do hereby donate and dedicate to the public, for public use forever, the streets and highways as shown on the plat, and grant the easements as defined thereon. In witness whereof we have hereunto set our hands and seal this 27 day of September, 1977 A.D.

JOHNCOTT CORPORATION
Leonard D. Talcott
Leonard D. Talcott, President

Roger L. Johnson
Roger L. Johnson, Secretary-Treasurer

On this 27 day of September, 1977 A.D. before me, a Notary Public within and for said county and state, personally appeared Leonard D. Talcott and Roger L. Johnson to me personally known, who being by me, each duly sworn, did say that they are respectively, the President and Secretary-Treasurer of the Johncott Corporation, the corporation named in the foregoing instrument; that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in the behalf of said corporation by authority of its Board of Directors and said Leonard D. Talcott and Roger L. Johnson acknowledge said instrument to be the free act and deed of said corporation.

Surveyor's Certificate
Leroy O. Tengwall
Notary Public, Dodge County, Minnesota
My Commission expires July 14, 1982

I do hereby certify that I have surveyed and platted the property described on this plat as JOHNCOTT FIRST SUBDIVISION, City of Dodge Center, County of Dodge, Minnesota, that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and decimals of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

Surveyor
Richard F. Kastler
Minn. Registration No. 6405

State of Minnesota ss
County of Olmsted

The above Surveyor's Certificate was subscribed and sworn to before me, a Notary Public within and for said county and state on this 27 day of June, 1977 A.D.

Vernon E. Volstad
Notary Public, Olmsted County, Minnesota
My Commission expires Sept. 27, 1978

UTILITY EASEMENTS DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface, public and private utilities including rights to conduct drainage and trimming on said easement.

State of Minnesota ss
County of Dodge
City of Dodge Center

I, Evangeline Keesling, City Clerk in and for the City of Dodge Center, do hereby certify that on the 14 day of June, 1977 A.D., the accompanying plat was duly approved by the common council of the City of Dodge Center, in testimony whereof I have hereunto signed my name and affixed the seal of said City of Dodge Center this 27 day of September, 1977 A.D.

Evangeline Keesling
City Clerk

State of Minnesota ss
County of Dodge

Filed for record this 28 day of September, 1977 A.D. at 1:00 O'clock P.M. in Book A of Plats on page 156.

Charles J. Burton
Register of Deeds, County Recorder

No delinquent taxes and transfer entered. SEPTEMBER 28, 1977

Richard N. Waltow
County Auditor