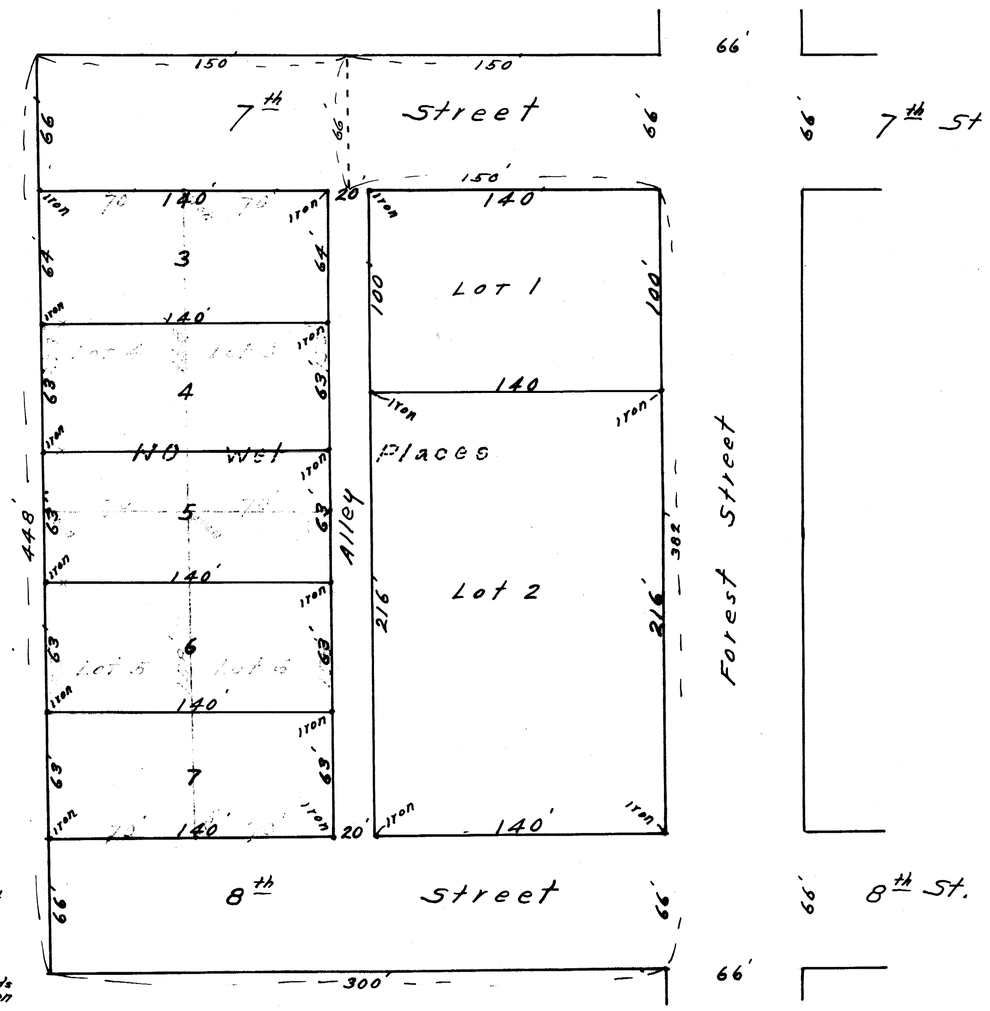

NORTH

PLAT OF
MOSES-HINDERAKER ADDITION
in the Village of Kenyon, Minnesota
Scale 1 inch = 40 Feet

Nov. 12th 1949

John Reichert
County Surveyor
A.E.R.

No Lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

No dwelling shall be permitted on any lot with a ground floor area of the main structure, exclusive of one-story open porches and garages, of less than 700 square feet for a one-story dwelling.

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently.

These covenants are to run with the Land, and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the Lots has been recorded, agreeing to change said covenants in whole or in part.

Instrument of Dedication

State of Minnesota } s.s.
County of Goodhue }

Know all men by these presents, that we R. Rounce Moses and Elizabeth R. Moses his wife; Ida Mae Hinderaker, widow; Milton L. Davidson and Vera N. Davidson, his wife; Louis Himmelstein and Ethel Himmelstein, his wife (Mortgagees); Victor Hinderaker and Doris Hinderaker, his wife; Wayne Hinderaker, single; Dr. Florence Jacobson and Clarence Jacobson, her husband; owners in fee simple of the following described real estate situated in the County of Goodhue and State of Minnesota, viz:

All that part of the West half of the Northeast Quarter of Section Nine, Township One Hundred and Nine North, Range Eighteen West (Sec. 9 T. 109 N., R. 18 W.) in the Village of Kenyon, Goodhue County and State of Minnesota, described as follows:

Beginning at the intersection of the South line of 7th Street with the West line of Forest Street in said Village of Kenyon; Thence run South along the west line of Forest Street for 302 feet; Thence run West at right angles to the West line of Forest Street for 300 feet; Thence North parallel to the West line of Forest Street for 448 feet to the West Extension of the North line of said 7th Street; Thence run East along the West Extension of North line of 7th Street 150 feet; Thence run South parallel to the West line of Forest Street for 146 feet; Thence run East along the South line of 7th Street 150 feet to the Place of Beginning; All according to the Plats thereof now on file and of record in the office of the Register of Deeds in and for said Goodhue County.

We hereby declare that we have caused said premises to be surveyed and platted and monuments fixed as designated on plat by John Reichert, County Surveyor, in the manner shown on the within plat, and we do hereby designate and name the same as Moses-Hinderaker Addition to the Village of Kenyon and do further declare that we are the owners in the simple of said real estate and that the said premises are free from all incumbrances and we hereby dedicate to the Public Use forever the Streets and Alley hereon designated to be used, occupied and enjoyed as such Streets and alley.

In witness whereof we have hereunto set our hands and seals on this 29th day of December, A.D. 1949.

Signed, sealed and delivered in presence of { Andrew Knutsen, Maurice Braaten — Witnesses to all the signatures except Clarence and Dr. Florence Jacobson }

R. Rounce Moses
Elizabeth R. Moses
Ida Mae Hinderaker
Milton L. Davidson
Vera N. Davidson
Louis Himmelstein
Ethel Himmelstein
Victor Hinderaker
Doris Hinderaker
Wayne Hinderaker
Florence Jacobson
Clarence Jacobson

Witnesses for Dr. Florence and Clarence Jacobson: Gregory Hurd, Alice M. Hamptons

State of Minnesota } s.s.
County of Goodhue }

On this 29th day of December A.D. 1949 before me personally appeared R. Rounce Moses, Elizabeth R. Moses, Ida Mae Hinderaker, widow, Milton L. Davidson, Vera N. Davidson, Louis Himmelstein, Ethel Himmelstein, Victor Hinderaker and Doris Hinderaker, his wife, Wayne Hinderaker, single, 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 acts and deeds

Andrew Knutsen
Notary Public, County of Goodhue, State of Minnesota
My Commission expires June 15, 1952

Surveyor's Certificate

State of Minnesota } s.s.
County of Goodhue }

This is to certify that I surveyed and platted the premises herein described in the manner shown on this plat, the same to be known as, Moses-Hinderaker Addition to the Village of Kenyon. That this plat is a correct representation of the survey; that all distances are correctly shown on this plat; that the monuments for guidance of future surveys have been correctly placed in the ground as shown by said plat; that the outside boundary lines are correctly designated on said plat; that the topography of the land is correctly shown on said plat; that the Public Highways are correctly shown on said plat, and that there are no wet places to be designated on said plat.

John Reichert
County Surveyor, Goodhue County, Minnesota

State of Minnesota } s.s.
County of Goodhue }

On this 12th day of November A.D. 1949, before me personally John Reichert to me known to be the person described in and who executed the foregoing certificate and acknowledged that he executed the same as his free act and deed.

Margaret A. Rice
Notary Public, Goodhue County, Minnesota
My Commission expires Jan. 1951
Deputy County Auditor

Village of Kenyon.
County of Goodhue.
State of Minnesota.

I hereby certify that the following resolution was duly passed and adopted by the Village Council of the Village of Kenyon, State of Minnesota at a meeting thereof duly called for the purpose of approving the plat of MOSES-HINDERAKER ADDITION to the Village of Kenyon, and held in the Council Rooms in the Village of Kenyon on the 2nd day of January A.D. 1950 pursuant to to said call.

Be it resolved by the Village Council of the Village of Kenyon in the County of Goodhue, State of Minnesota that the within plat of MOSES-HINDERAKER ADDITION to the Village of Kenyon, the same having this day been duly presented together with an abstract and certificate of title, and which said plat was acknowledged by the County Surveyor on the 12th day of December A.D. 1949, and the same by the Grantors on the 29th day of December A.D. 1949, and the same by the Village Council approved. 1950

Dated this 2nd day of January A.D. 1950.

Village Clerk of said Village of Kenyon.

Taxes paid by tax sales or otherwise, and transfer entered this 31st day of July A.D. 1950

County Auditor
By W. Young Deputy

Taxes for the year 1949 on the land described within are paid.

County Treasurer

Office of Register of Deeds, Goodhue County, Minnesota. 114804

I hereby certify that the within instrument was filed in this office for record on the 31st day of July A.D. 1950 at 11 o'clock A.M. and was duly recorded in Book F of Plats on page 22

Register of Deeds
Goodhue County, Minn.

State of Montana } s.s.
County of Lewis & Clark }

On this 4th day of January A.D. 1950 before me personally appeared Florence Jacobson and Clarence Jacobson her husband 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.

Notary Public County of Lewis & Clark State of Montana
My Commission expires July 1st 1952