

PLAT OF SCHERER'S FIRST ADDITION ZUMBROTA, MINNESOTA

DEDICATION

SURVEYOR'S CERTIFICATE

We the undersigned certify that we are the sole interested parties in the tract of land described in the foregoing Surveyor's Certificate and we further certify that we have caused the same to be surveyed and platted into lots, streets, blocks, and easements under the name of **SCHERER'S FIRST ADDITION** as shown on the accompanying plat on which this instrument is written, that we hereby dedicate to the public for public use forever the public streets shown thereon. And grant easements defined thereon.

In the presence of:

Raymond Stuge
Lyle Shaver
Artillus H. Scherer
Vera A. Scherer
ARTILLUS H. SCHERER
VERA A. SCHERER

State of Minnesota } ss.
County of Goodhue }

On this 2 day of November 1961 A.D. before me a notary public in and for said county, personally appeared **ARTILLUS H. SCHERER** and **VERA A. SCHERER**, 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 Sept. 14 1962 A.D.

Harvey W. Shaver
Notary Public, Goodhue County, Minnesota

State of Minnesota } ss.
County of Goodhue } s.s.
Village of Zumbrota }

I, **C. F. Marvin**, Village Clerk, in and for said Village of Zumbrota do hereby certify that on the 21 day of November, 1961 A.D. the accompanying and annexed plat was duly approved by the Common Council of the Village of Zumbrota. In testimony thereof I have hereunto signed my name and affixed the seal of said Village of Zumbrota this 21 day of November, 1961 A.D.

C. F. Marvin
Village Clerk

NOTE: Minimum set-back for any building shall be 25 feet. Clearance between houses and sides of lots shall be at least 6 feet.

I, **K. M. McGhie**, Registered Civil Engineer and Land Surveyor do hereby certify that at the request of **Artillus H. Scherer**, I have surveyed into lots, blocks, streets, and easements as shown on the accompanying plat on which this instrument is written, and shall be known and designated as **SCHERER'S FIRST ADDITION**, the following described tract of land:

A part of the Southwest quarter of Section 31, Township 110 North, Range 15 West, described by metes and bounds as follows:
Beginning at a point on the east line of Block 61 of the Original Plat of Zumbrota, Minnesota which is 120.1 feet south of the Northeast corner of said Block, thence north along the east line of said Original Plat for a distance of 799.04 feet to the southeast corner of Block 64 of said Original Plat, thence east at a deflection angle of 89° 59' to the right for a distance of 132.6 feet, thence northeasterly along a curve to the left whose radius is 84.59 feet and a delta angle of 41 degrees 34 minutes for a distance of 61.37 feet, thence northeasterly tangent to said curve for a distance of 33.0 feet to a point in the centerline of the Cannon Falls and Rochester Road, thence southeasterly along the centerline of said Road, at a deflection angle of 90 degrees to the right for a distance of 294.90 feet, thence southwesterly at a deflection angle of 90 degrees to the right for a distance of 294.90 feet, thence westerly at a deflection angle of 38 degrees 51 minutes to the right for a distance of 544.63 feet to the place of beginning.

And I further certify that the said plat is a true and accurate record of the survey and that all distances are correctly shown in feet and decimals of feet, that monuments (iron pins) for the guidance of future surveys have been placed on the ground as shown thus (o), that the outside boundaries are correctly shown on the plat, that there are no wetlands thereon and that said plat has not been previously platted.

Dated this 27 day of July 1960 A.D.

K. M. McGhie
K. M. McGhie, Registered Civil Engineer & Land Surveyor, Reg. #1613

Subscribed and sworn before me a notary public this 27 day of July 1960 A.D.

My commission expires February 23 1967

James J. Crain
Notary Public, Olmsted County, Minnesota

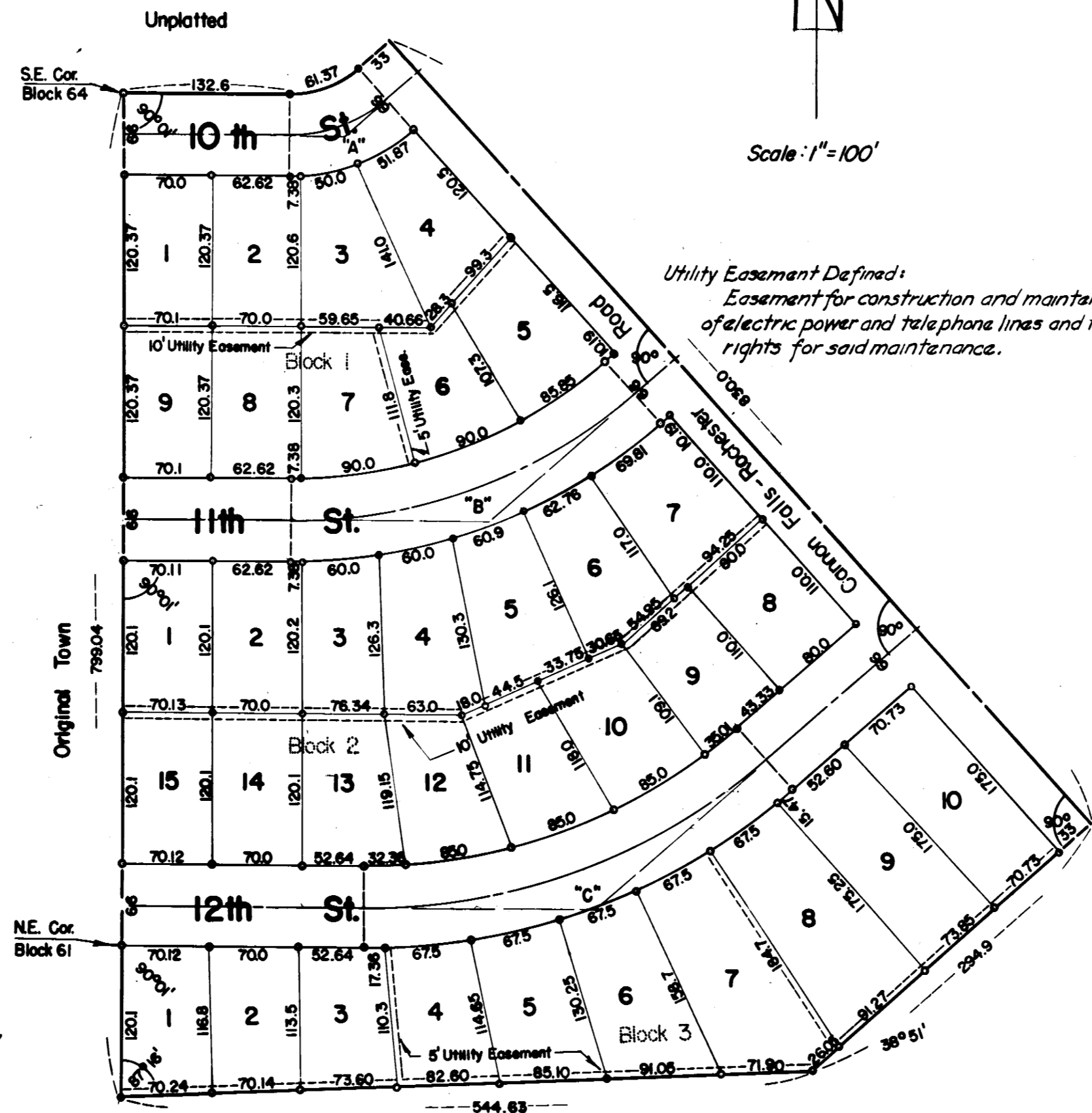
Taxes paid and transfer entered this 29 day of November 1961 A.D.

C. P. Shaver
County Auditor
By John J. Shaver
Deputy

Taxes for the year 1960 on the lands described within are paid.

W. D. Held
County Treasurer

ORIGINAL



CURVE DATA

Curve	Δ	D	R	T	L
"A"	41° 34'	48° 43.5'	117.59'	44.63'	85.36'
"B"	41° 34'	14°	409.25'	155.33'	296.50'
"C"	41° 34'	12°	477.465'	181.21'	346.92'

State of Minnesota } ss.
County of Goodhue }
Filed for record this 27 day of November 1961 A.D. at 10 o'clock P. M. in Book 5 of Plats on Page 4
Instrument No 132690

Robert M. Hocking
Register of Deeds