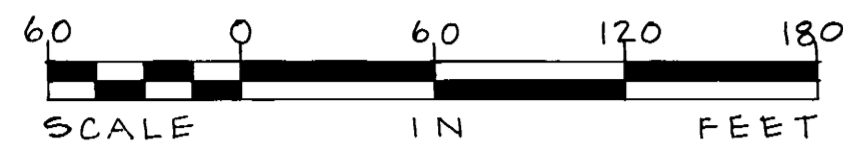


# CANNON RIVER SUBDIVISION

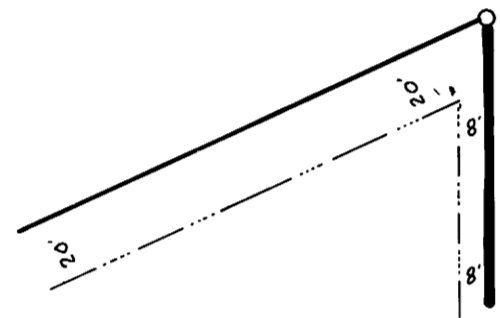
(PART OF THE SOUTHEAST QUARTER OF SEC. 7, TWP. 112, RGE. 17)



THE AZIMUTHS SHOWN HEREON ARE MEASURED TO THE RIGHT FROM NORTH, ASSUMING THE EAST LINE OF THE SE 1/4 OF SEC. 7, TWP. 112, RGE. 17, HAS AN AZIMUTH OF 00°00'00".

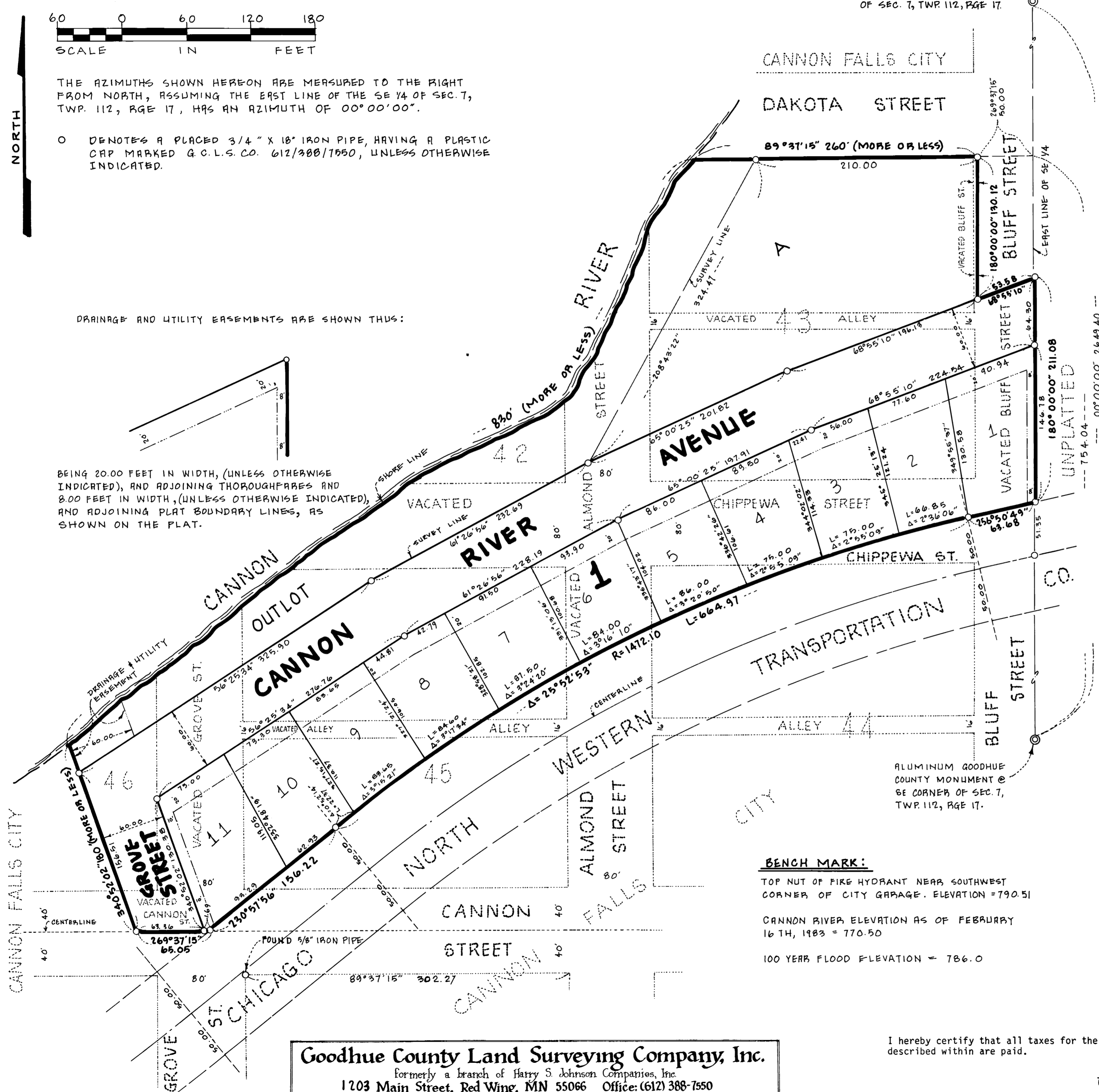
O DENOTES A PLACED 3/4" X 18" IRON PIPE, HAVING A PLASTIC CAP MARKED G.C.L.S. CO. 612/300/1950, UNLESS OTHERWISE INDICATED.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 20.00 FEET IN WIDTH, (UNLESS OTHERWISE INDICATED), AND ADJOINING THOROUGHFARES AND 8.00 FEET IN WIDTH, (UNLESS OTHERWISE INDICATED), AND ADJOINING PLAT BOUNDARY LINES, AS SHOWN ON THE PLAT.

ALUMINUM GOODHUE COUNTY MONUMENT @ E 1/4 CORNER OF SEC. 7, TWP. 112, RGE. 17.



ALUMINUM GOODHUE COUNTY MONUMENT @ SE CORNER OF SEC. 7, TWP. 112, RGE. 17.

**BENCH MARK:**

TOP NUT OF FIKE HYDRANT NEAR SOUTHWEST CORNER OF CITY GARAGE. ELEVATION = 790.51  
 CANNON RIVER ELEVATION AS OF FEBRUARY 16 TH, 1983 = 770.50  
 100 YEAR FLOOD ELEVATION = 786.0

KNOW ALL MEN BY THESE PRESENTS: That James H. Johnson and Marian E. Johnson, husband and wife, and Albert G. Johnson and Virginia M. Johnson, husband and wife, owners and proprietors of the following described land, situated in the County of Goodhue, State of Minnesota, to wit:

That part of Blocks 42, 43, 44, 45 and 46 of CANNON FALLS CITY, an addition to the City of Cannon Falls, and that part of the vacated Alleys within the above described Blocks, and that part of the following vacated Streets Bluff Street, Almond Street, Grove Street, Dakota Street, Chippewa Street and Cannon Street, according to the recorded plat thereof, on file in the office of the Goodhue County Recorder, being also part of the Southeast Quarter of Section 7, Township 112, Range 17, Goodhue County, Minnesota, described as follows:

Commencing at a Goodhue County Monument at the southeast corner of said Section 7; thence northerly on an assumed azimuth from North of 00 degrees 00 minutes 00 seconds, along the east line of the Southeast Quarter of said Section 7, a distance of 754.04 feet; thence westerly 269 degrees 37 minutes 15 seconds azimuth, a distance of 50.00 feet to a placed 3/4 inch by 18 inch iron pipe at the point of beginning of the land to be described; thence southerly 180 degrees 00 minutes 00 seconds azimuth, a distance of 130.12 feet to a placed 3/4 inch by 18 inch iron pipe; thence northeasterly 68 degrees 55 minutes 10 seconds azimuth, a distance of 53.58 feet to a placed 3/4 inch by 18 inch iron pipe on the east line of said Southeast Quarter of Section 7; thence southerly 180 degrees 00 minutes 00 seconds azimuth, along said east line, a distance of 211.08 feet to a placed 3/4 inch by 18 inch iron pipe on the northerly right of way line of the Chicago and North Western Transportation Company; thence southwesterly 256 degrees 50 minutes 49 seconds azimuth, along said northerly right of way line, a distance of 63.68 feet to a placed 3/4 inch by 18 inch iron pipe; thence continue southwesterly, along said northerly right of way line, being a tangential curve, concaved to the southeast, having a radius of 1472.10 feet and a central angle of 25 degrees 52 minutes 53 seconds, a distance of 664.97 feet to a placed 3/4 inch by 18 inch iron pipe; thence southwesterly 230 degrees 57 minutes 56 seconds azimuth, along said northerly right of way line, being tangent to the last described curve, a distance of 156.22 feet to a placed 3/4 inch by 18 inch iron pipe on the centerline of Cannon Street, as dedicated in said CANNON FALLS CITY, an addition to the City of Cannon Falls, according to the recorded plat thereof; thence westerly 269 degrees 37 minutes 15 seconds azimuth, along said centerline, a distance of 65.05 feet to a placed 3/4 inch by 18 inch iron pipe; thence northwesterly 340 degrees 52 minutes 02 seconds azimuth, a distance of 180 feet, more or less, to the shoreline of the Cannon River; thence northeasterly, along said shoreline, a distance of 830 feet, more or less, to the intersection with a line drawn westerly 269 degrees 37 minutes 15 seconds azimuth from the point of beginning; thence easterly 89 degrees 37 minutes 15 seconds azimuth, a distance of 260 feet, more or less, to the point of beginning.

Have caused the same to be surveyed and platted as CANNON RIVER SUBDIVISION and do hereby donate and dedicate to the public, for public use forever the street, avenue and drainage and utility easements as shown on the plat.

In witness thereof James H. Johnson and Marian E. Johnson, husband and wife, have hereunto set their hands and seals this 23rd day of June, 1983.

And in witness thereof Albert G. Johnson and Virginia M. Johnson, husband and wife, have hereunto set their hands and seals this 23rd day of June, 1983.

SIGNED: James H. Johnson, Marian E. Johnson, Albert G. Johnson, Virginia M. Johnson

The foregoing instrument was acknowledged before me this 23rd day of June, 1983, by James H. Johnson and Marian E. Johnson, husband and wife.

Margaret Branson, Notary Public, Goodhue County, My Commission Expires August 15, 1985

STATE OF MINNESOTA, COUNTY OF Goodhue. The foregoing instrument was acknowledged before me this 23rd day of June, 1983, by Albert G. Johnson and Virginia M. Johnson, husband and wife.

Margaret Branson, Notary Public, Goodhue County, My Commission Expires August 15, 1985

I hereby certify that I have surveyed and platted the property described on this plat as CANNON RIVER SUBDIVISION that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated on said plat; and there are no wet lands or Public Highways to be designated on said plat, other than as shown.

Alan K. Scofield, Land Surveyor, Minn. Reg. No. 15473

STATE OF MINNESOTA, COUNTY OF Goodhue. The foregoing instrument was acknowledged before me this 2 day of August, 1983, by Alan K. Scofield, Land Surveyor.

Deborah A. Dallen, Notary Public, Goodhue County, My Commission Expires April 14, 1982

Reviewed by the Planning Commission of the City of Cannon Falls, Minnesota this 9 day of May, 1983. Signed: Roger Ward, Chairman; Attest: Walter Jans, Secretary

Approved by the City of Cannon Falls, Minnesota this 2 day of June 1983. Signed: Robert J. Carneal, Mayor; Attest: Walter Jans, City Clerk

I hereby certify that all delinquent taxes or tax certificates are paid or assigned and transfer entered this 20th day of Sept., 1983. By W. J. Miller, by Helen J. Pouch, Deputy Goodhue County, Minnesota. Pursuant to Chapter 389.09, Laws of Minnesota, as amended in 1976, and Goodhue County Ordinance No. 2-78, this plat has been approved this 20th day of Sept., 1983, by Jeffrey J. Gorman, Goodhue County Surveyor. I hereby certify that the within instrument was filed in this office for record this 20th day of Sept., 1983 at 3:45 PM and was duly recorded as document number 269A, file number 169A by Craig A. Anderson, County Recorder, Goodhue County, Minnesota

**Goodhue County Land Surveying Company, Inc.**  
 formerly a branch of Harry S. Johnson Companies, Inc.  
 1203 Main Street, Red Wing, MN 55066 Office: (612) 388-7550

I hereby certify that all taxes for the year 1983 on the land described within are paid.

J. C. Cole, County Treasurer, D. M. Cochrane

OFFICIAL PLAT