

MONTGOMERY MEADOWS

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That XW II, LLC, a Minnesota limited liability company, MMR Leasing, LLC, a Minnesota limited liability company, Jerome C. Fischer and Ruth A. Fischer, husband and wife, and Kevin S. McClure and An'drea J. McClure, husband and wife, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to-wit:

That part of the Northeast Quarter, and that part of the Northeast Quarter of the Northwest Quarter all in Section 36, Township 107 North, Range 15 West, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 36; thence on an assumed bearing of South 89 degrees 48 minutes 45 seconds East along the north line of said Northeast Quarter a distance of 640.53 feet; thence South 00 degrees 11 minutes 06 seconds West 33.00 feet to the southerly right-of-way line of 14th Street NW and to the point of beginning; thence continuing South 00 degrees 11 minutes 06 seconds West 149.81 feet; thence southwesterly a distance of 169.20 feet along a tangential curve concave to the northwest, said curve has a radius of 333.00 feet and a central angle of 29 degrees 06 minutes 43 seconds; thence South 29 degrees 17 minutes 49 seconds West, tangent to said curve a distance of 20.08 feet; thence southeasterly a distance of 377.77 feet along a nontangential curve concave to the southwest, said curve has a radius of 383.00 feet, a central angle of 56 degrees 30 minutes 49 seconds, and the chord of said curve bears South 27 degrees 13 minutes 12 seconds East 362.64 feet; thence South 00 degrees 45 minutes 13 seconds West, tangent to said curve a distance of 74.77 feet; thence southerly 125.70 feet along a tangential curve concave to the east, said curve has a radius of 267.00 feet and a central angle of 26 degrees 58 minutes 25 seconds; thence South 26 degrees 13 minutes 12 seconds East, tangent to said curve a distance of 37.27 feet; thence South 89 degrees 48 minutes 45 seconds East 264.68 feet; thence South 06 degrees 02 minutes 44 seconds East 98.07 feet; thence North 83 degrees 57 minutes 16 seconds East 64.29 feet; thence South 27 degrees 15 minutes 16 seconds East 108.66 feet; thence South 41 degrees 24 minutes 07 seconds East 76.42 feet; thence North 83 degrees 57 minutes 16 seconds East 239.71 feet; thence South 06 degrees 02 minutes 44 seconds East 110.00 feet; thence North 83 degrees 57 minutes 16 seconds East 257.84 feet; thence South 06 degrees 09 minutes 35 seconds West 20.66 feet; thence South 63 degrees 14 minutes 25 seconds West 332.05 feet; thence South 83 degrees 57 minutes 16 seconds West 217.66 feet; thence South 06 degrees 09 minutes 35 seconds West 139.77 feet; thence North 83 degrees 50 minutes 25 seconds West 150.00 feet; thence South 06 degrees 09 minutes 35 seconds West 101.62 feet; thence South 51 degrees 43 minutes 56 seconds West 319.30 feet; thence North 56 degrees 12 minutes 14 seconds West 378.24 feet; thence North 15 degrees 51 minutes 35 seconds East 189.12 feet; thence North 35 degrees 11 minutes 00 seconds East 123.26 feet; thence North 12 degrees 16 minutes 22 seconds East 90.00 feet; thence North 07 degrees 07 minutes 59 seconds West 90.00 feet; thence North 24 degrees 10 minutes 21 seconds West 107.15 feet; thence North 22 degrees 22 minutes 03 seconds West 145.99 feet; thence North 25 degrees 22 minutes 24 seconds East 195.26 feet; thence South 89 degrees 48 minutes 54 seconds East 252.20 feet; thence North 00 degrees 45 minutes 13 seconds East 69.01 feet; thence northwesterly 501.09 feet along a tangential curve concave to the southwest, said curve has a radius of 317.00 feet and a central angle of 90 degrees 34 minutes 07 seconds; thence North 89 degrees 48 minutes 54 seconds West, tangent to said curve a distance of 220.23 feet; thence southwesterly 244.18 feet along a tangential curve concave to the southeast, said curve has a radius of 167.00 feet and a central angle of 83 degrees 46 minutes 26 seconds; thence South 06 degrees 24 minutes 40 seconds West, tangent to said curve a distance of 8.33 feet; thence North 83 degrees 35 minutes 20 seconds West 66.00 feet; thence North 06 degrees 24 minutes 40 seconds East 8.33 feet; thence northeasterly 169.52 feet along a tangential curve concave to the southeast, said curve has a radius of 233.00 feet and a central angle of 41 degrees 41 minutes 08 seconds; thence North 30 degrees 31 minutes 48 seconds West, not tangent to said curve a distance of 79.86 feet; thence northwesterly 198.65 feet along a tangential curve concave to the southwest, said curve has a radius of 157.00 feet and a central angle of 72 degrees 29 minutes 49 seconds; thence South 76 degrees 58 minutes 23 seconds West, tangent to said curve a distance of 112.73 feet; thence westerly 154.63 feet along a tangential curve concave to the north, said curve has a radius of 293.00 feet and a central angle of 30 degrees 14 minutes 13 seconds; thence North 72 degrees 47 minutes 24 seconds West, tangent to said curve a distance of 139.37 feet; thence westerly 151.30 feet along a tangential curve concave to the south, said curve has a radius of 157.00 feet and a central angle of 55 degrees 12 minutes 53 seconds; thence South 51 degrees 59 minutes 43 seconds West, tangent to said curve a distance of 75.81 feet; thence westerly 151.13 feet along a tangential curve concave to the north, said curve has a radius of 223.00 feet and a central angle of 55 degrees 12 minutes 53 seconds; thence South 72 degrees 47 minutes 24 seconds East, tangent to said curve a distance of 139.37 feet; thence easterly 119.80 feet along a tangential curve concave to the north, said curve has a radius of 227.00 feet and a central angle of 30 degrees 14 minutes 13 seconds; thence North 76 degrees 58 minutes 23 seconds East, tangent to said curve a distance of 112.73 feet; thence southeasterly 282.16 feet along a tangential curve concave to the southwest, said curve has a radius of 223.00 feet and a central angle of 72 degrees 29 minutes 49 seconds; thence South 30 degrees 31 minutes 48 seconds East, tangent to said curve a distance of 76.15 feet; thence easterly 104.83 feet along a nontangential curve concave to the south, said curve has a radius of 233.00 feet, a central angle of 25 degrees 46 minutes 41 seconds, and the chord of said curve bears North 77 degrees 17 minutes 46 seconds East 103.95 feet; thence South 89 degrees 48 minutes 54 seconds East, tangent to said curve a distance of 220.23 feet; thence easterly 161.56 feet along a tangential curve concave to the south, said curve has a radius of 383.00 feet and a central angle of 24 degrees 10 minutes 09 seconds; thence North 29 degrees 17 minutes 49 seconds East, not tangent to said curve a distance of 20.08 feet; thence northerly 135.66 feet along a tangential curve concave to the west, said curve has a radius of 267.00 feet and a central angle of 29 degrees 06 minutes 43 seconds; thence North 00 degrees 11 minutes 06 seconds East, tangent to said curve a distance of 149.81 feet to the southerly right-of-way line of 14th Street NW; thence South 89 degrees 48 minutes 45 seconds East, along said southerly right-of-way line 66.00 feet to the point of beginning.

Containing 18.84 acres more or less.

Have caused the same to be surveyed and platted as MONTGOMERY MEADOWS and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

IN WITNESS WHEREOF, said XW II, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 1 day of December, 2017.

XW II, LLC
Jerome C. Fischer
Jerome C. Fischer
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1 day of December, 2017, by Jerome C. Fischer, President of XW II, LLC, a Minnesota limited liability company.

Annaly Matta
Notary Signature
Sarah L Mattson
Notary Printed Name

Notary Public Olmsted County

My Commission Expires: 1-31-20

IN WITNESS WHEREOF, said MMR Leasing, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 1 day of December, 2017.

MMR Leasing, LLC
Jerome C. Fischer
Jerome C. Fischer
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1 day of December, 2017, by Jerome C. Fischer, President of MMR Leasing, LLC, a Minnesota limited liability company.

Annaly Matta
Notary Signature
Sarah L Mattson
Notary Printed Name

Notary Public Olmsted County

My Commission Expires: 1-31-20

IN WITNESS WHEREOF, said Jerome C. Fischer and Ruth A. Fischer, husband and wife, have hereunto set their hands this 1 day of December, 2017.

Jerome C. Fischer
Jerome C. Fischer

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1 day of December, 2017, by Jerome C. Fischer and Ruth A. Fischer.

Ruth A. Fischer
Ruth A. Fischer

Annaly Matta
Notary Signature
Sarah L Mattson
Notary Printed Name

Notary Public Olmsted County

My Commission Expires: 1-31-20

IN WITNESS WHEREOF, said Kevin S. McClure and An'drea J. McClure, husband and wife, have hereunto set their hands this 1 day of December, 2017.

Kevin S. McClure
Kevin S. McClure

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1 day of December, 2017, by Kevin S. McClure and An'drea J. McClure.

An'drea J. McClure
An'drea J. McClure

Annaly Matta
Notary Signature
Sarah L Mattson
Notary Printed Name

Notary Public Olmsted County

My Commission Expires: 1-31-20

OLMSTED COUNTY ENGINEER

Recommended for approval this 1st day of December, 2017.

Kay M. Ziemick
Olmsted County Engineer

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 1st day of December, 2017.

Peter G. Oetliker

Peter G. Oetliker, Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 1 day of December, 2017, by Peter G. Oetliker, Minnesota Land Surveyor, License No. 41887.

Annaly Matta
Notary Signature

Sarah L Mattson
Notary Printed Name

Notary Public Olmsted County

My Commission Expires: 1-31-20

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Sec. 505.021, Subd. 11, this plat has been reviewed and approved this 1st day of DECEMBER, 2017.

Mark E. Swanson
Olmsted County Surveyor

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

The Olmsted County Environmental Commission has approved the plans for the water supply and sewage treatment for the plat.

John V. ...
Olmsted County Environmental Specialist

KALMAR TOWNSHIP BOARD

We hereby certify that on the 16th day of October, 2017, the Board of Supervisors for Kalmar Township, Olmsted County, Minnesota, approved this plat.

David Hage
Chairman
Kerry Behrens
Town Clerk

OLMSTED COUNTY BOARD

I do hereby certify that on the 19 day of December, 2017, the Board of Commissioners of Olmsted County, Minnesota approved this plat.

Kenneth ...
Olmsted County Board Chairman

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2017 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 29th day of December, 2017.

Document Number A1440785

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of December, 2017, at 1 o'clock P.M. and was duly recorded in the Olmsted County Records.

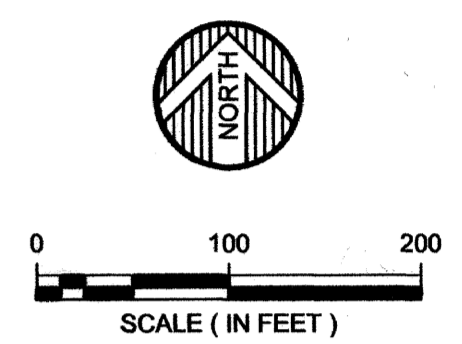
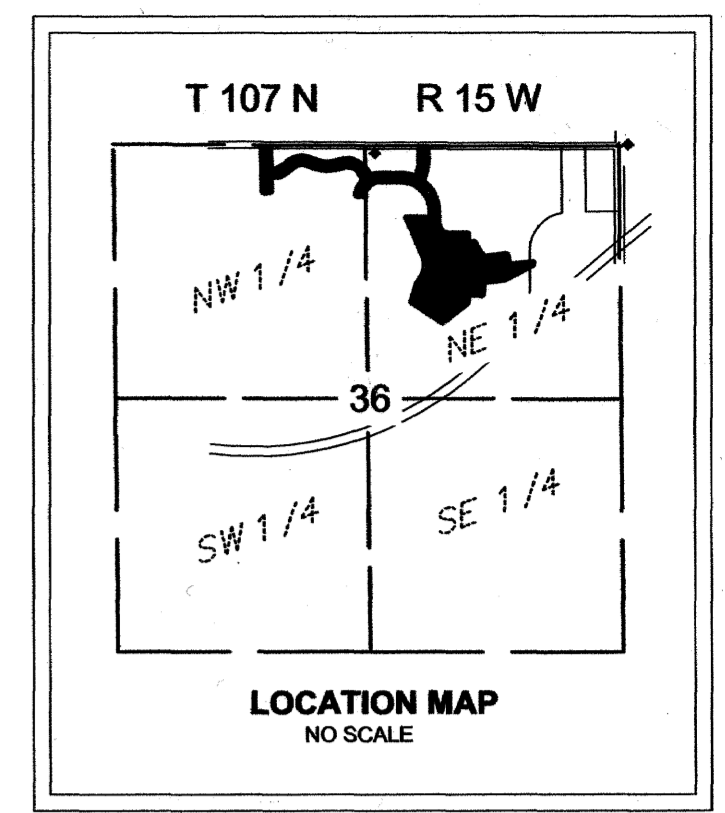
W. Mark Krupski
Olmsted County Director of Property Records and Licensing

By Wendy von Wald
Deputy



1426A

MONTGOMERY MEADOWS



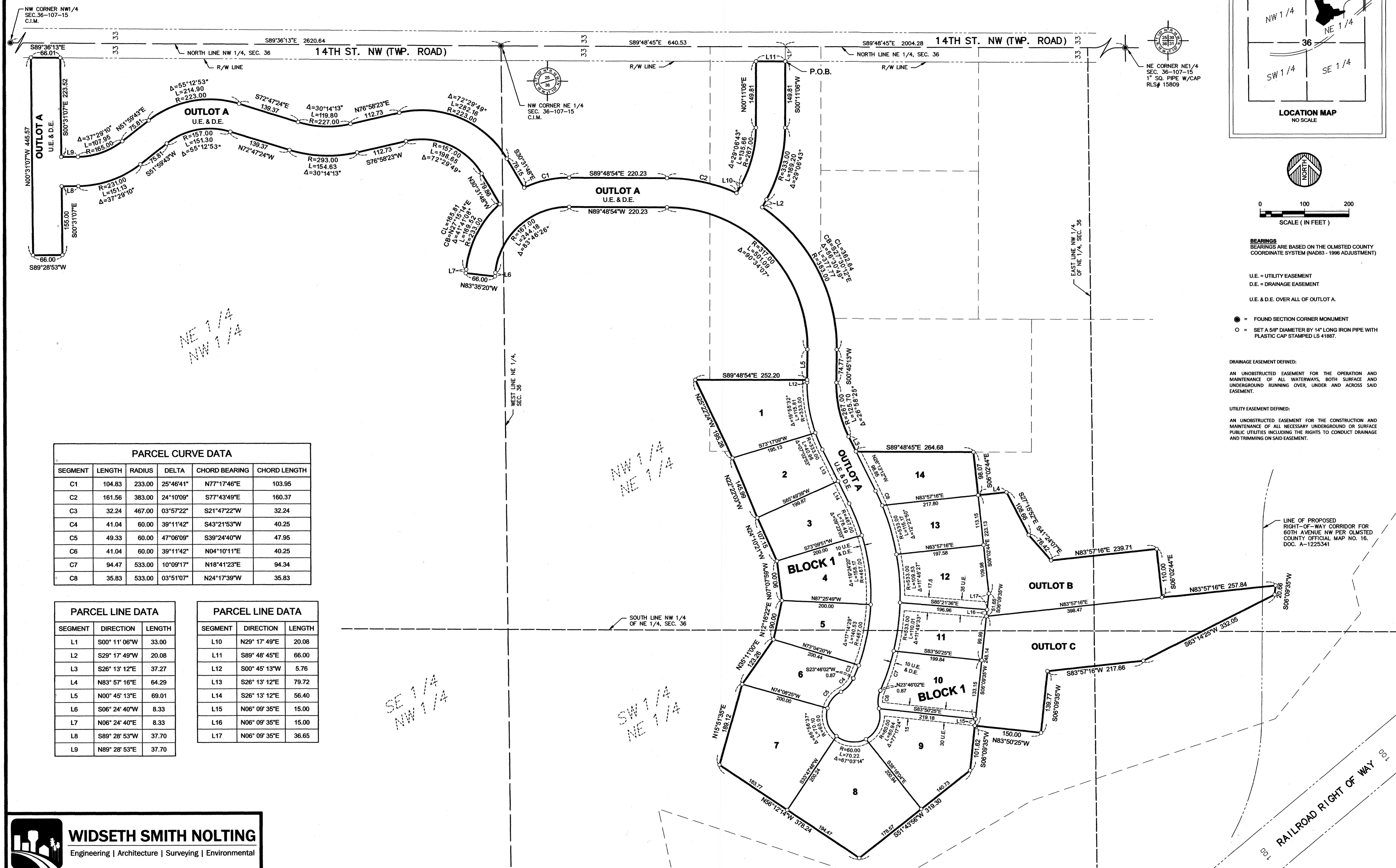
BEARINGS
BEARINGS ARE BASED ON THE OLMDSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. & D.E. OVER ALL OF OUTLOT A.

● = FOUND SECTION CORNER MONUMENT
○ = SET A 5/8" DIAMETER BY 14" LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887.

DRAINAGE EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.



PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	104.83	233.00	25°46'41"	N77°17'46"E	103.95
C2	161.56	383.00	24°10'09"	S77°43'49"E	160.37
C3	32.24	467.00	03°57'22"	S21°47'22"W	32.24
C4	41.04	60.00	39°11'42"	S43°21'53"W	40.25
C5	49.33	60.00	47°06'09"	S39°24'40"W	47.95
C6	41.04	60.00	39°11'42"	N04°10'11"E	40.25
C7	94.47	533.00	10°09'17"	N18°41'23"E	94.34
C8	35.83	533.00	03°51'07"	N24°17'39"W	35.83

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S00°11'06"W	33.00
L2	S29°17'49"W	20.08
L3	S26°13'12"E	37.27
L4	N83°57'16"E	64.29
L5	N00°45'13"E	69.01
L6	S06°24'40"W	8.33
L7	N06°24'40"E	8.33
L8	S89°28'53"W	37.70
L9	N89°28'53"E	37.70

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L10	N29°17'49"E	20.08
L11	S89°48'45"E	66.00
L12	S00°45'13"W	5.76
L13	S26°13'12"E	79.72
L14	S26°13'12"E	56.40
L15	N06°09'35"E	15.00
L16	N06°09'35"E	15.00
L17	N06°09'35"E	36.65

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental