

MONTGOMERY MEADOWS THIRD

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That XW II, 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 of the Northwest Quarter of Section 36, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 89 degrees 36 minutes 13 seconds East, along the north line of said Northeast Quarter of the Northwest Quarter, a distance of 433.81 feet to the northwest corner of MONTGOMERY MEADOWS SECOND, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence South 00 degrees 23 minutes 47 seconds West, along the west line of said MONTGOMERY MEADOWS SECOND, a distance of 60.00 feet to the northwest corner of Lot 1, Block 1, said MONTGOMERY MEADOWS SECOND; thence South 18 degrees 13 minutes 55 seconds East, along the west line of said Lot 1, a distance of 149.46 feet to the northerly line of Outlot A, MONTGOMERY MEADOWS, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence South 51 degrees 59 minutes 43 seconds West, along said northerly line, a distance of 29.92 feet; thence southwesterly 107.95 feet, along said northerly line on a tangential curve concave to the northwest, having a radius of 165.00 feet, and a central angle of 37 degrees 29 minutes 10 seconds; thence South 89 degrees 28 minutes 53 seconds West, along said northerly line, and tangent to said curve, a distance of 37.70 feet; thence North 00 degrees 31 minutes 07 seconds West, along said northerly line, a distance of 223.52 feet; thence North 89 degrees 36 minutes 13 seconds West, along said northerly line, a distance of 66.01 feet to the most northwesterly corner of said Outlot A; thence South 00 degrees 31 minutes 07 seconds East, along the west line of said Outlot A and along the southerly extension of said west line, a distance of 459.97 feet; thence South 89 degrees 28 minutes 53 seconds West a distance of 250.34 feet to the west line of said Northeast Quarter of the Northwest Quarter; thence North 00 degrees 31 minutes 38 seconds West, along said west line, a distance of 496.97 feet to the point of beginning.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 36, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of Lot 1, Block 3, MONTGOMERY MEADOWS SECOND, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence on an assumed bearing of South 32 degrees 53 minutes 58 seconds East, along the west line of said Lot 1, a distance of 125.05 feet to the northerly line of Outlot A, said MONTGOMERY MEADOWS SECOND; thence South 58 degrees 28 minutes 02 seconds West, along said northerly line, a distance of 4.59 feet to the westerly line of said Outlot A; thence South 05 degrees 41 minutes 01 seconds East, along said westerly line, a distance of 194.78 feet to the southerly line of said Outlot A; thence South 70 degrees 10 minutes 21 seconds East, along said southerly line, a distance of 215.56 feet; thence North 42 degrees 33 minutes 30 seconds East, along said southerly line, a distance of 209.60 feet to the easterly line of said Outlot A; thence North 87 degrees 11 minutes 07 seconds West, along said easterly line, a distance of 81.97 feet; thence North 16 degrees 02 minutes 27 seconds West, along said easterly line, a distance of 118.65 feet to the southwest corner of Lot 5, said Block 3; thence South 83 degrees 40 minutes 43 seconds East, along the south line of said Lot 5, a distance of 73.36 feet to the southwest corner of Lot 6, said Block 3; thence North 89 degrees 22 minutes 18 seconds East, along the south line of said Lot 6, and along the south line of Lot 7, said Block 3, a distance of 140.03 feet to the southwest corner of Lot 8, said Block 3; thence North 77 degrees 46 minutes 26 seconds East, along the south line of said Lot 8, and along the south line of Lot 9, said Block 3, a distance of 143.59 feet to the southeast corner of said Lot 9; thence North 00 degrees 36 minutes 31 seconds East, along the east line of said Lot 9, a distance of 123.33 feet to the southerly line of Outlot A, MONTGOMERY MEADOWS, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence southeasterly 122.27 feet, along said southerly line on a non-tangential curve concave to the southwest, having a radius of 157.00 feet, a central angle of 44 degrees 37 minutes 24 seconds, and the chord of said curve bears South 52 degrees 50 minutes 30 seconds East for a distance of 119.21 feet; thence South 30 degrees 31 minutes 48 seconds East, along said southerly line, and tangent to said curve, a distance of 79.86 feet; thence southwesterly 169.52 feet, along said southerly line on a non-tangential curve concave to the southeast, having a radius of 233.00 feet, a central angle of 41 degrees 41 minutes 08 seconds, and the chord of said curve bears South 27 degrees 15 minutes 14 seconds West for a distance of 165.81 feet; thence South 06 degrees 24 minutes 40 seconds West, along said southerly line, and tangent to said curve, a distance of 8.33 feet; thence North 83 degrees 35 minutes 20 seconds West a distance of 200.00 feet; thence North 83 degrees 11 minutes 11 seconds West a distance of 57.19 feet; thence South 09 degrees 01 minute 26 seconds West a distance of 80.02 feet; thence South 15 degrees 05 minutes 17 seconds West a distance of 40.12 feet; thence South 28 degrees 59 minutes 00 seconds West a distance of 55.88 feet; thence South 36 degrees 57 minutes 57 seconds West a distance of 41.02 feet; thence South 55 degrees 27 minutes 40 seconds West a distance of 109.93 feet; thence North 68 degrees 41 minutes 58 seconds West a distance of 181.78 feet; thence North 27 degrees 17 degrees 49 minutes 04 seconds West a distance of 109.33 feet; thence North 31 degrees 50 minutes 22 seconds West a distance of 133.63 feet; thence South 89 degrees 28 minutes 53 seconds West a distance of 197.62 feet to the southerly line of said Outlot A; thence North 00 degrees 31 minutes 07 seconds West, along said southerly line, a distance of 155.00 feet; thence North 89 degrees 28 minutes 53 seconds East, along said southerly line, a distance of 37.70 feet; thence northeasterly 151.13 feet, along said southerly line on a tangential curve concave to the northwest, having a radius of 231.00 feet, and a central angle of 37 degrees 29 minutes 10 seconds; thence North 51 degrees 59 minutes 43 seconds East, along said southerly line, and tangent to said curve, a distance of 8.44 feet to the point of beginning.

AND

That part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 7, Block 2, MONTGOMERY MEADOWS SECOND, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence on an assumed bearing of North 00 degrees 11 minutes 06 seconds East, along the east line of said Lot 7, and along the east line of Lot 6, said Block 2, and along the east line of Outlot C, all in said MONTGOMERY MEADOWS SECOND, and the northerly extension thereof, a distance of 296.69 feet to the north line of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 48 minutes 45 seconds East, along said north line, a distance of 486.53 feet; thence South 00 degrees 11 minutes 06 seconds West a distance of 33.00 feet to the northeast corner of Outlot A, MONTGOMERY MEADOWS, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence North 89 degrees 48 minutes 45 seconds West, along the northerly line of said Outlot A, a distance of 66.00 feet; thence South 00 degrees 11 minutes 06 seconds West, along said northerly line, a distance of 149.81 feet; thence southerly 135.66 feet, along said northerly line on a tangential curve concave to the west, having a radius of 267.00 feet, and a central angle of 29 degrees 06 minutes 43 seconds; thence South 29 degrees 17 minutes 49 seconds West, along said northerly line, and tangent to said curve, a distance of 20.08 feet; thence westerly 161.56 feet, along said northerly line on a non-tangential curve concave to the south, having a radius of 383.00 feet, a central angle of 24 degrees 10 minutes 09 seconds, and the chord of said curve bears North 77 degrees 43 minutes 49 seconds West for a distance of 160.37 feet; thence North 89 degrees 48 minutes 54 seconds West, along said northerly line, and tangent to said curve, a distance of 220.23 feet to the point of beginning.

AND

That part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of Lot 1, Block 4, MONTGOMERY MEADOWS SECOND, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence on an assumed bearing of South 89 degrees 48 minutes 54 seconds East, along the southerly line of Outlot A, MONTGOMERY MEADOWS, according to the plat thereof on file at the County Recorder's office, said Olmsted County, a distance of 144.55 feet; thence southeasterly 501.09 feet, along said southerly line on a tangential curve concave to the southwest, having a radius of 317.00 feet, and a central angle of 90 degrees 34 minutes 07 seconds; thence South 00 degrees 45 minutes 13 seconds West, along said southerly line, and tangent to said curve, a distance of 69.01 feet to the northeast corner of Lot 1, Block 1, said MONTGOMERY MEADOWS; thence North 89 degrees 48 minutes 54 seconds West, along the north line of said Lot 1, a distance of 252.20 feet to the northwest corner of said Lot 1; thence South 25 degrees 22 minutes 24 seconds East, along the west line of said Lot 1, a distance of 195.26 feet to the northwest corner of Lot 2, said Block 1; thence South 22 degrees 22 minutes 03 seconds East, along the west line of said Lot 2, a distance of 145.99 feet to the northwest corner of Lot 3, said Block 1; thence South 24 degrees 10 minutes 21 seconds East, along the west line of said Lot 3, a distance of 107.15 feet to the northwest corner of Lot 4, said Block 1; thence South 07 degrees 07 minutes 59 seconds East, along the west line of said Lot 4, a distance of 90.00 feet to the southwest corner of said Lot 4; thence South 70 degrees 27 minutes 49 seconds West a distance of 105.95 feet to the southeast corner of Outlot B, said MONTGOMERY MEADOWS SECOND; thence North 19 degrees 32 minutes 11 seconds West, along the east line of said Outlot B, a distance of 563.40 feet; thence North 01 degrees 49 minutes 34 seconds East, along said east line, a distance of 185.44 feet to the northeast corner of said Outlot B; thence North 89 degrees 48 minutes 54 seconds West, along the north line of said Outlot B, a distance of 120.00 feet to the southerly extension of the east line of Lot 1, Block 4, said MONTGOMERY MEADOWS SECOND; thence North 00 degrees 11 minutes 06 seconds East, along said southerly extension, and along said east line of Lot 1, a distance of 207.04 feet to the point of beginning.

Containing 14.70 acres more or less.

Have caused the same to be surveyed and platted as MONTGOMERY MEADOWS THIRD and do hereby dedicate to the public for public use, the public way and 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 11th day of April, 2019.

XW II, LLC

Jerome C. Fischer
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 11th day of April, 2019, by Jerome C. Fischer, President of XW II, LLC, a Minnesota limited liability company.



IN WITNESS WHEREOF, said Jerome C. Fischer and Ruth A. Fischer, husband and wife, have hereunto set their hands this 11th day of April, 2019.

Jerome C. Fischer
Jerome C. Fischer

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 11th day of April, 2019, by Jerome C. Fischer and Ruth A. Fischer.

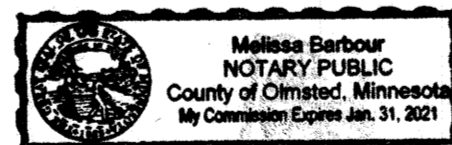


IN WITNESS WHEREOF, said Kevin S. McClure and An'drea J. McClure, husband and wife, have hereunto set their hands this 11th day of April, 2019.

Kevin S. McClure
Kevin S. McClure

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 11th day of April, 2019, by Kevin S. McClure and An'drea J. McClure.



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.

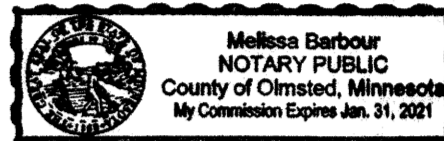
Dated this 11th day of April, 2019.

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 11th day of April, 2019, by Peter G. Oetliker, Minnesota Land Surveyor, License No. 41887.



Notary Signature

Notary Printed Name

Notary Public of Olmsted, Minnesota

My Commission Expires: 1/31/21

OLMSTED COUNTY ENGINEER

Recommended for approval this 11th day of April, 2019.

Kurt M. Brinick
Olmsted County Engineer

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 11 day of April, 2019.

Mark E. Lewiston
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.

Sean Kelly
Olmsted County Environmental Specialist

KALMAR TOWNSHIP BOARD

We hereby certify that on the 18 day of March, 2019, the Board of Supervisors for Kalmar Township, Olmsted County, Minnesota, approved this plat.

James Benson
Chairman

Chris Bahr
Town Clerk

OLMSTED COUNTY BOARD

I do hereby certify that on the 16 day of April, 2019, the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

John V. Brin
Olmsted County Board Chairman

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2019 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 2nd day of May, 2019.

Document Number A- 1471303

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 2nd day of May, 2019, at 4:45 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 Susan Krupski
Deputy



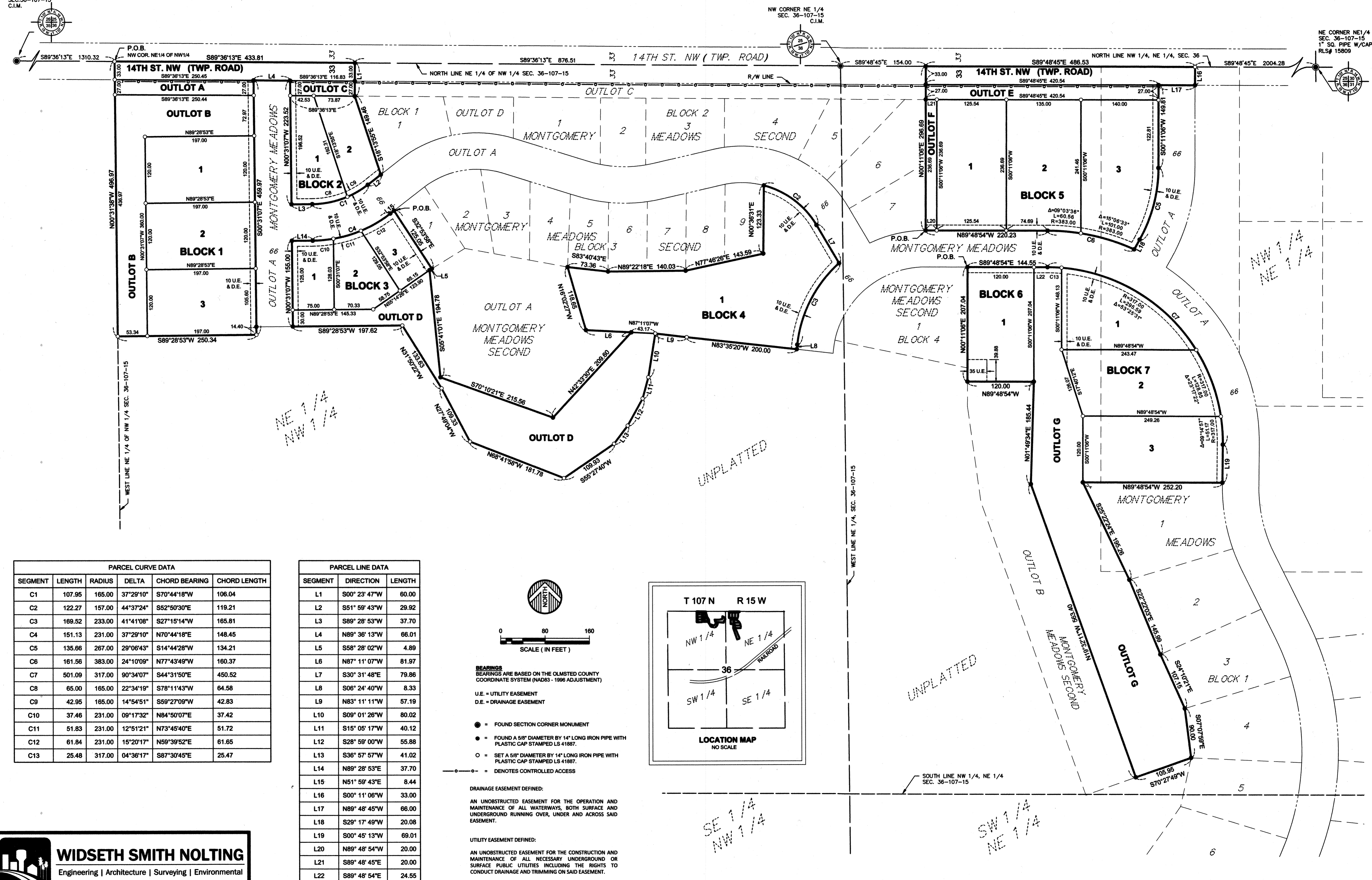
WIDSETH SMITH NOLTING

Engineering | Architecture | Surveying | Environmental

1462A

NW CORNER NE 1/4
SEC. 36-107-15
C.I.M.

NE CORNER NE1/4
SEC. 36-107-15
1" SQ. PIPE W/CAP
RLS# 15809



Engineering | Architecture | Surveying | Environmental