OFFICIAL

VILLAGE AT MEADOW LAKES

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That ML Group II, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Olmsted, State of Minnesota, to-wit:

That part of the Northeast Quarter of Section 5, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 5; thence South 01 degree 09 minutes 15 seconds East, assumed bearing, along the east line of said Northeast Quarter, 742.01 feet for the point of beginning; thence South 88 degrees 50 minutes 45 seconds West, 250.00 feet to a line which is 250.00 feet westerly of, as measured at right angles to and parallel with, the east line of said Northeast Quarter; thence South 01 degree 09 minutes 15 seconds East, along said parallel line, 878.52 feet to the north line of MEADOW LAKES TOWNHOMES, according to the recorded plat thereof; thence North 88 degrees 50 minutes 45 seconds East, along said north line, 250.00 feet to the east line of said Northeast Quarter; thence North 01 degree 09 minutes 15 seconds West, along said east line, 878.52 feet to the point of beginning.

AND

That part of the Northwest Quarter of Section 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 4; thence South 01 degree 09 minutes 15 seconds East, assumed bearing, along the west line of said Northwest Quarter, 742.01 feet for the point of beginning; thence North 88 degrees 50 minutes 45 seconds East, 275.66 feet; thence North 13 degrees 42 minutes 18 seconds East, 160.98 feet; thence South 76 degrees 17 minutes 42 seconds East, 295.90 feet to the centerline of West Circle Drive SW (the next 2 courses are along said centerline); thence South 13 degrees 42 minutes 18 seconds West, 808.19 feet; thence southerly 180.66 feet along a tangential curve, concave easterly, central angle of 07 degrees 13 minutes 55 seconds, radius of 1432.39 feet and a chord which bears South 10 degrees 05 minutes 30 seconds West, 180.66 feet to the north line of MEADOW LAKES VILLAS, according to the recorded plat thereof; thence South 88 degrees 50 minutes 45 seconds West, along said north line, 360.48 feet to the west line of said Northwest Quarter; thence North 01 degree 09 minutes 15 seconds West, along said west line, 878.52 feet to the point of beginning.

AND

That part of the Northeast Quarter of Section 5, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 5; thence South 01 degree 09 minutes 15 seconds East, assumed bearing, along the east line of said Northeast Quarter, 742.01 feet; thence South 88 degrees 50 minutes 45 seconds West, 250.00 feet to a line which is 250.00 feet westerly of, as measured at right angles to and parallel with, the east line of said Northeast Quarter for the point of beginning; thence South 65 degrees 02 minutes 25 seconds West, 353.85 feet; thence South 50 degrees 01 minute 48 seconds West, 318.64 feet; thence South 21 degrees 29 minutes 41 seconds West, 458.25 feet; thence South 69 degrees 45 minutes 14 seconds West, 939.51 feet to the most westerly corner of Outlot C, MEADOW LAKES VILLAS SECOND, according to the recorded plat thereof; thence South 75 degrees 42 minutes 47 seconds East, along the north line of said Outlot C, 626.84 feet to the northerly line of MEADOW LAKES VILLAS, according to the recorded plat thereof (the next three courses are along said northerly line); thence North 71 degrees 27 minutes 00 seconds East, 654.68 feet; thence North 60 degrees 33 minutes 00 seconds East, 348.96 feet; thence North 88 degrees 50 minutes 45 seconds East, 100.11 feet to a line which is 250.00 feet westerly of, as measured at right angles to and parallel with, the east line of said Northeast Quarter; thence North 01 degree 09 minutes 15 seconds West, along said parallel line, 878.52 feet to the point of beginning.

AND

Outlot D, MEADOW LAKES VILLAS, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota.

Said tract contains 33.72 acres more or less.

Has caused the same to be surveyed and platted as VILLAGE AT MEADOW LAKES and does hereby dedicate to the public for public use the public way as created by this plat.

IN WITNESS WHEREOF, said ML Group II, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 16 day of Oct, 2019.

ML Group II, LLC

By: Alejandro Ricardo Torres Guerra

Its:

STATE OF ~~MINNESOTA~~ CALIFORNIA
COUNTY OF LOS ANGELES

The foregoing instrument was acknowledged before me this 16 day of OCT, 2019, by Alejandro R Torres Guerra, Member of ML Group II, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Signature

MASOUD MINARAVESH
Notary Printed Name

Notary Public

My Commission Expires: 03/21/2020

MASOUD MINARAVESH
Commission # 2144004
Notary Public - California
Los Angeles County
My Comm. Expires Mar 21, 2020

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 by September 10, 2020; 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 October, 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 October, 2019, by Peter G. Oetliker, Minnesota Land Surveyor, License No. 41887.

Notary Signature

Sarah L Mattson
Notary Printed Name

Notary Public

My Commission Expires: 1-31-25

SARAH LOUISE MATTSON
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2025

OLMSTED COUNTY ENGINEER

Recommended for approval this 21st day of October, 2019.

Olmsted County Engineer

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk in and for the City of Rochester, do hereby certify that on the 17 day of June, 2019, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 21 day of November, 2019.

Anissa Hollingshead
City Clerk
City of Rochester

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21 day of OCTOBER, 2019.

Mark E. Severtson
Olmsted County Surveyor

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 22 day of November, 2019.

Document Number A1487066

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 22 day of November 2019, at 4½ 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

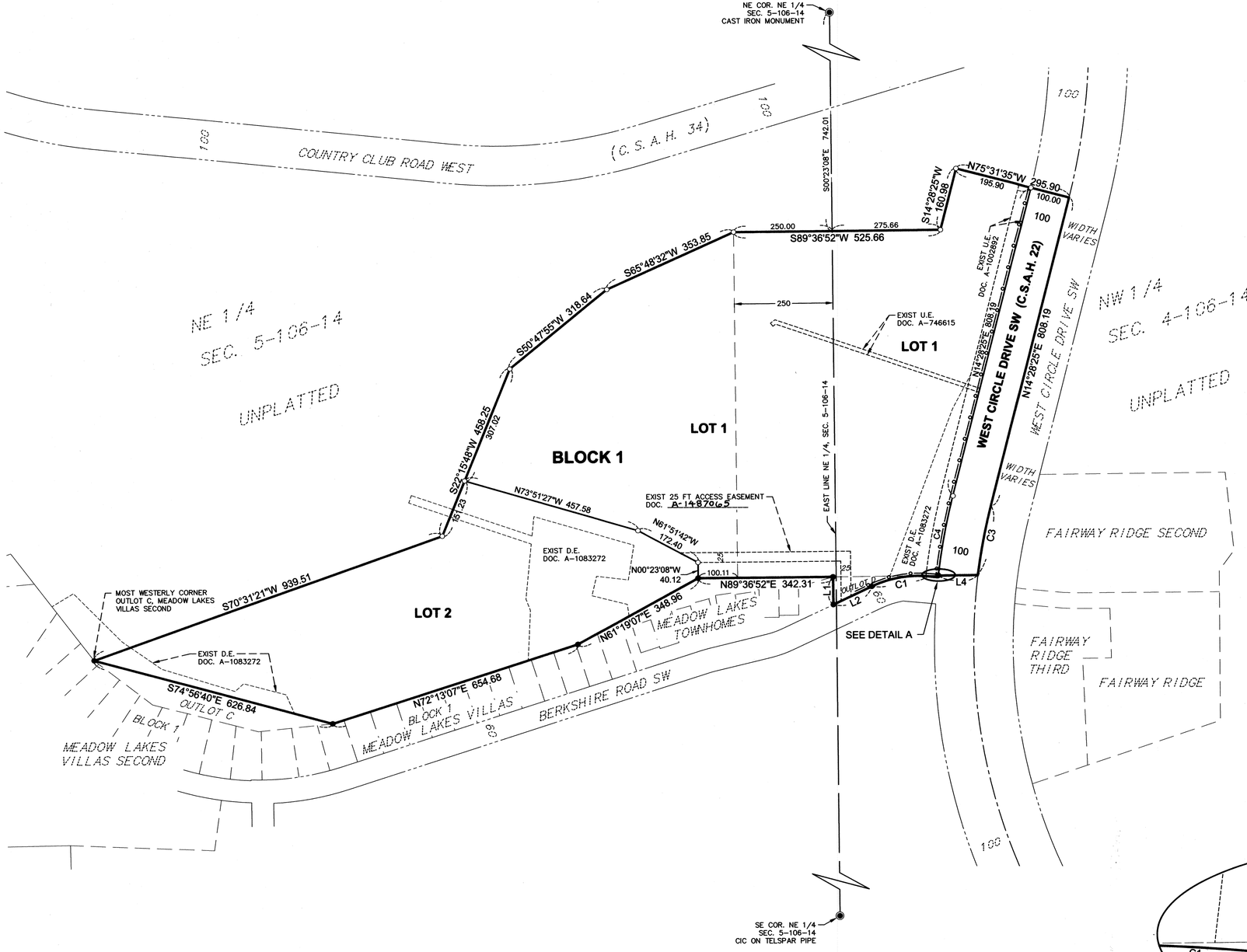
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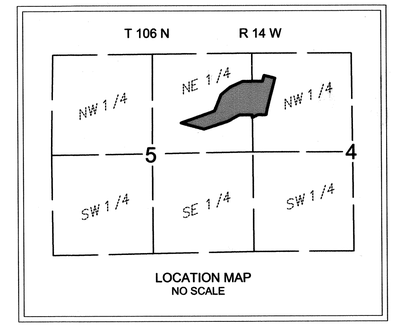
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1480A

OFFICIAL

VILLAGE AT MEADOW LAKES





LOCATION MAP
NO SCALE

NORTH

0 150 300

SCALE (IN FEET)

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

● = FOUND 3/4" IRON PIPE MONUMENT, UNLESS NOTED OTHERWISE
○ = SET 14" x 5/8" IRON PIPE WITH PLASTIC CAP STAMPED LS 41887
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
–o—o– = CONTROLLED ACCESS

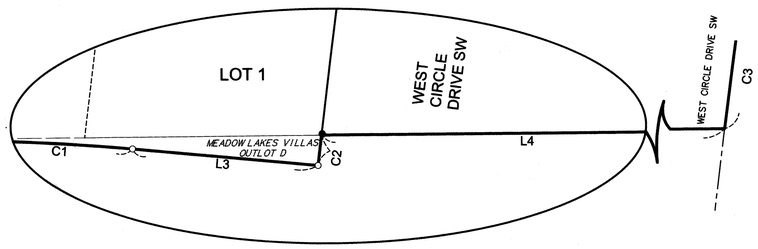
CONTROLLED ACCESS DEFINED
Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	147.81	280.00	30°14'49"	N80°10'40"E	146.10
C2	4.01	1532.39	00°08'59"	N06°40'17"E	4.01
C3	180.66	1432.39	07°13'35"	N10°51'38"E	180.54
C4	206.66	1532.39	07°43'37"	N10°36'37"E	206.50

(CURVE C3: DEED-DELTA 7°13'55", DEED-CHORD 180.66)

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	70.45	S00 °23' 08"E
L2	108.15	N65° 03' 16"E
L3	24.58	S84° 41' 55"E
L4	100.83	N89° 36' 52"E

DETAIL A
"NOT TO SCALE"



WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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