HART FARM SOUTH NINTH



KNOW ALL PERSONS BY THESE PRESENTS: That Castlewood Homes, Inc., a Minnesota corporation, owner, and Manufacturers Bank & Trust Company, mortgagee of the following described property:

That part of the South Half of the Southwest Quarter of Section 22, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 22; thence South 01 degree 21 minutes 50 seconds East, assumed bearing, along the west line of said Southwest Quarter, 1666.83 feet to the southwest corner of Outlot A, HART FARM SOUTH EIGHTH, according to the recorded plat thereof, for the point of beginning; thence continue South 01 degree 21 minutes 50 seconds East, along said west line, 966.55 feet to the southwest corner of said Southwest Quarter; thence North 88 degrees 50 minutes 11 seconds East, along the south line of said Southwest Quarter, 566.00 feet to the westerly line of HART FARM SOUTH FIFTH, according to the recorded plat thereof (the next 3 courses are along said westerly line); thence North 01 degree 09 minutes 49 seconds West, 255.00 feet; thence North 18 degrees 21 minutes 02 seconds West, 36.01 feet; thence North 41 degrees 09 minutes 30 seconds West, 172.00 feet to the most southerly corner of Lot 1, Block 4, of said HART FARM SOUTH EIGHTH (the next 7 courses are along the westerly and southerly lines of said HART FARM SOUTH EIGHTH); thence North 25 degrees 45 minutes 51 seconds West, 243.00 feet; thence North 04 degrees 26 minutes 53 seconds West, 125.51 feet; thence North 02 degrees 06 minutes 54 seconds East, 254.57 feet; thence North 80 degrees 29 minutes 10 seconds West, 204.78 feet; thence South 09 degrees 30 minutes 50 seconds West, 74.01 feet; thence southerly 36.47 feet along a tangential curve, concave easterly, central angle of 03 degrees 56 minutes 34 seconds, radius of 530.00 feet and a chord which bears South 07 degrees 32 minutes 33 seconds West, 36.46 feet; thence North 84 degrees 25 minutes 45 seconds West, not tangent to said curve, 134.86 feet to the point of beginning.

Containing 10.18 acres, more or less.

Have caused the same to be surveyed and platted as HART FARM SOUTH NINTH and do hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said Castlewood Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 12 day of August, 2020.

SIGNED: Castlewood Homes, Inc.

Don Hoerle, President

STATE OF Minnesota
COUNTY OF Olmsted

This instrument was acknowledged before me on August 12, 2020 by Don Hoerle, President of Castlewood Homes, Inc., a Minnesota corporation.

Sheri Ryan — Notary Public, Goodhue County, Minnesota
Sheri Ryan — Notary Printed Name

My commission expires Jan 31, 2023

In witness whereof, said Manufacturers Bank & Trust Company, has caused these presents to be signed by its proper officer this 12 day of August, 2020.

SIGNED: Manufacturers Bank & Trust Company

Jay Wangen, Vice President

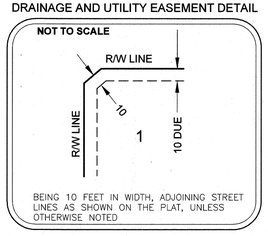
STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on August 12, 2020 by Jay Wangen, Vice President of Manufacturers Bank & Trust Company.

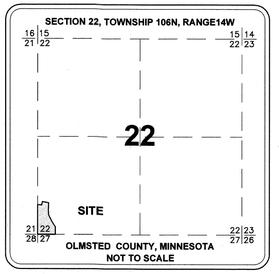
Sheri Ryan — Notary Public, Goodhue County, Minnesota
Sheri Ryan — Notary Printed Name

My commission expires Jan 31, 2023

DRAINAGE AND UTILITY EASEMENT DETAIL



PROPERTY LOCATION MAP



1498A

BASIS OF BEARING SYSTEM : ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 106 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BE SOUTH 01 DEGREE 21 MINUTES 50 SECONDS EAST.

N

0 60 120
SCALE IN FEET

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfson 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; 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 12TH day of AUGUST, 2020.

Jeffrey J. Rolfson, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on August 12, 2020 by Jeffrey J. Rolfson.

Sheri Ryan — Notary Public, Goodhue County, Minnesota
Sheri Ryan — Notary Printed Name

My commission expires Jan 31, 2023

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 12 day of August, 2020.

Mark E. Swenson
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, held on the 20th day of 2020 2020, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Anissa Hollingshead, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2020 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 25th day of August, 2020.

DOCUMENT NUMBER A1508928

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 25th day of August, 2020, at 8½ o'clock A M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy

CONTROLLED ACCESS DEFINED:

INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

UTILITY EASEMENT DEFINED:

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

DRAINAGE EASEMENT DEFINED:

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

NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

DUE = DRAINAGE AND UTILITY EASEMENT

DE = DRAINAGE EASEMENT

UE = UTILITY EASEMENT

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