CONRAD W BAARS SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That the County of Olmsted, a political subdivision of the State of Minnesota, owner of the following described property:

A tract of land described by metes and bounds as follows: Beginning at the Northwest corner of the Southwest Quarter, Section 11, Township 106 North, Range 14 West, thence East on the North line of said Southwest Quarter, 450 feet, thence South parallel with the West line of the Southwest Quarter 739.8 feet, thence Southwest along center of County Aid Road "D" to the West line of the Southwest Quarter, thence North on the West line of the Southwest Quarter 892.1 feet to the place of beginning, EXCEPT the following described parcel:

That part of the Southwest Quarter of Section 11, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Southwest Quarter; thence North 89 degrees 26 minutes 57 seconds East, assumed bearing, along the north line of said Southwest Quarter, 450.00 feet; thence South 01 degree 35 minutes 13 seconds East, parallel with the west line of said Southwest Quarter, 82.65 feet; thence South 42 degrees 20 minutes 48 seconds West, 139.81 feet; thence South 43 degrees 55 minutes 02 seconds West, 178.54 feet; thence South 30 degrees 02 minutes 14 seconds West, 118.54 feet; thence South 19 degrees 10 minutes 41 seconds East, 124.84 feet; thence South 13 degrees 01 minute 51 seconds West, 76.15 feet; thence South 15 degrees 50 minutes 48 seconds East, 212.41 feet to the centerline of County Road No. 125; thence South 71 degrees 37 minutes 46 seconds West, along said centerline, 153.31 feet; thence southwesterly 92.32 feet along said centerline and along a tangential curve concave southeasterly, central angle of 03 degrees 41 minutes 35 seconds, radius of 1432.39 feet, and the chord of said curve bears South 69 degrees 46 minutes 59 seconds West, 92.31 feet to the west line of said Southwest Quarter; thence North 01 degrees 35 minutes 13 seconds West, along said west line, 889.84 feet to the point of beginning.

Containing in all, 3.31 acres, more or less.

Has caused the same to be surveyed and platted as CONRAD W BAARS SUBDIVISION and does hereby dedicate to the public for public use, the public ways and the utility easements as created by this plat.

In witness whereof, said County of Olmsted, a political subdivision of the State of Minnesota, has caused these presents to be signed by its proper officer this 12th day of October, 2020.

SIGNED: County of Olmsted

Matt Flynn, Chairman of Olmsted County Board of Commissioners

STATE OF Minnesota
COUNTY OF Olmsted

This instrument was acknowledged before me on 10/12/2020 by Matt Flynn, Chairman of Olmsted County Board of Commissioners, County of Olmsted, a political subdivision of the State of Minnesota.

Notary Public, Olmsted County, Minnesota — Ana E. Donis, Notary Printed Name

My commission expires 01/31/2023.

ANA EMILIA DONIS
Notary Public
Minnesota
My Commission Expires January 31, 2023

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 29TH day of SEPTEMBER 2020.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on September 29th by Jeffrey J. Rolfson.

Chelsi Elyn — Notary Public, Olmsted County, Minnesota — Chelsé Marie Elyn, Notary Printed Name

My commission expires 1/31/2022

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 29 day of SEPTEMBER, 2020.

Mark E. Swerston
Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 29th day of September, 2020.

Vance M Brienick
Olmsted County Engineer

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 17th day of AUGUST, 2020, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly K Geistler
Kelly Geistler, Deputy 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 12th day of October, 2020.

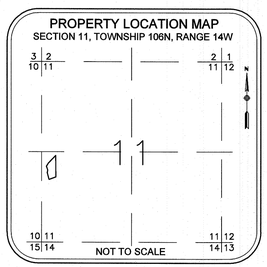
DOCUMENT NUMBER A1513547

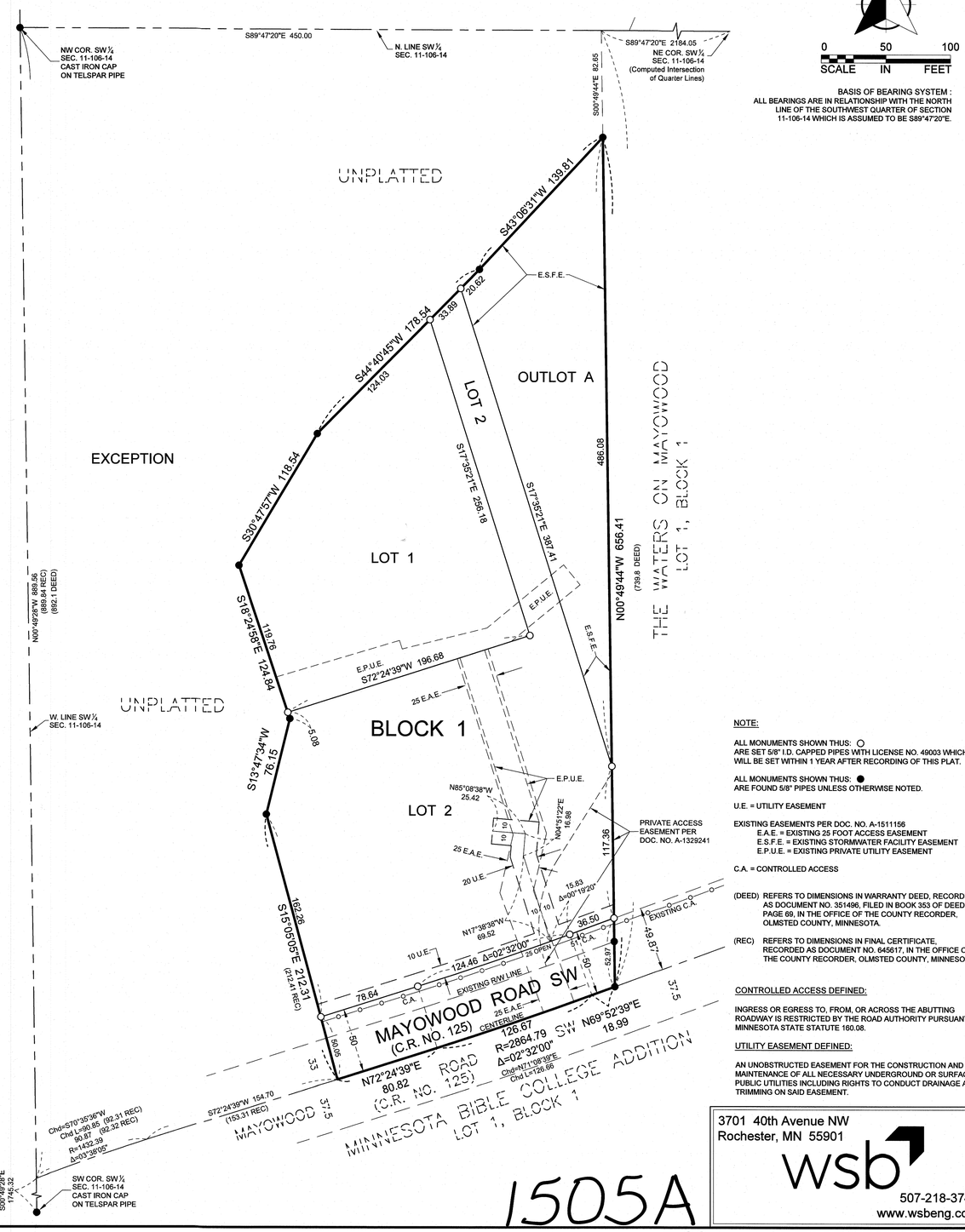
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 12th day of October, 2020, at 11 ½ o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy

PROPERTY LOCATION MAP
SECTION 11, TOWNSHIP 106N, RANGE 14W





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.

U.E. = UTILITY EASEMENT

EXISTING EASEMENTS PER DOC. NO. A-1511156
E.A.E. = EXISTING 25 FOOT ACCESS EASEMENT
E.S.F.E. = EXISTING STORMWATER FACILITY EASEMENT
E.P.U.E. = EXISTING PRIVATE UTILITY EASEMENT

C.A. = CONTROLLED ACCESS

(DEED) REFERS TO DIMENSIONS IN WARRANTY DEED, RECORDED AS DOCUMENT NO. 351496, FILED IN BOOK 353 OF DEEDS, PAGE 69, IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA.

(REC) REFERS TO DIMENSIONS IN FINAL CERTIFICATE, RECORDED AS DOCUMENT NO. 645617, IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA.

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.

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Rochester, MN 55901
wsb
507-218-3745
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