# MAYOWOOD ESTATES

KNOW ALL PERSONS BY THESE PRESENTS: That Clark Development, LLC, a Minnesota limited liability company, owner of the following described property:

**That part of the Northwest Quarter of Section 21, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:**

**Beginning at the southeast corner of Lot 4, Block 1, MAYOWOOD HILLS SOUTH FOURTH, according to the recorded plat thereof; thence North 77 degrees 23 minutes 01 second West, assumed bearing, along the south line of said Lot 4, a distance of 488.58 feet to the west line of the Northwest Quarter of said Section 21; thence South 00 degrees 28 minutes 39 seconds East, along said west line, 2477.12 feet to the southwest corner of said Northwest Quarter; thence South 89 degrees 48 minutes 16 seconds East, along the south line of said Northwest Quarter, 89.16 feet to the centerline of Bamber Valley Road (C.S.A.H. No. 8), (the next 3 courses are along said centerline); thence northeasterly 27.69 feet along a nontangential curve, concave southeasterly, central angle of 01 degree 39 minutes 42 seconds, radius of 954.93 feet and a chord which bears North 25 degrees 19 minutes 26 seconds East, 27.69 feet; thence North 26 degrees 09 minutes 16 seconds East, tangent to said curve, 1664.54 feet to a tangent spiral point; thence northeasterly 150.00 feet, along a Euler spiral, concave southeasterly, central angle of 03 degrees 45 minutes 00 seconds and a chord which bears North 27 degrees 24 minutes 16 seconds East, 149.97 feet to a point which bears South 31 degrees 55 minutes 40 seconds East from the point of beginning; thence North 31 degrees 55 minutes 40 seconds West, not tangent to said curve, 846.39 feet to the point of beginning.**

**ALSO**

**That part of the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:**

**Commencing at the southeast corner of the Northeast Quarter of said Section 20; thence North 00 degrees 28 minutes 39 seconds West, assumed bearing, along the east line of said Northeast Quarter a distance of 231.00 feet to the north line of the South 231.00 feet of said Northeast Quarter for the point of beginning; thence continue North 00 degrees 28 minutes 39 seconds West, along said east line 2246.12 feet to the southwest corner of Lot 4, Block 1, MAYOWOOD HILLS SOUTH FOURTH, according to the recorded plat thereof (the next four courses are along the westerly, southerly and northerly lines of said MAYOWOOD HILLS SOUTH FOURTH); thence continue North 00 degrees 28 minutes 39 seconds West, 160.00 feet; thence South 89 degrees 21 minutes 52 seconds West, 276.98 feet; thence North 01 degree 09 minutes 50 seconds West, 737.17 feet; thence North 69 degrees 45 minutes 21 seconds East, 102.67 feet to the most southerly corner of Lot 2, Block 2, MAYOWOOD HILLS SOUTH SECOND, according to the recorded plat thereof (the next two courses are along the west line of said MAYOWOOD HILLS SOUTH SECOND); thence North 22 degrees 31 minutes 09 seconds West, 400.81 feet; thence North 43 degrees 23 minutes 51 seconds West, 50.00 feet to the centerline of Meadow Crossing Road SW (the next 2 courses are along said centerline); thence South 46 degrees 36 minutes 09 seconds West, 1299.28 feet; thence southwesterly 253.95 feet along a tangential curve, concave northwesterly, central angle of 15 degrees 14 minutes 13 seconds, radius of 954.93 feet and a chord which bears South 54 degrees 13 minutes 16 seconds West, 253.20 feet; thence South 28 degrees 09 minutes 38 seconds East, not tangent to said curve, 50.00 feet; thence South 43 degrees 14 minutes 42 seconds East, 1328.19 feet; thence South 12 degrees 01 minute 09 seconds East, 498.19 feet to a line which is 507.00 feet westerly of, as measured at right angles to and parallel with, the east line of the Northeast Quarter of said Section 20; thence South 00 degrees 28 minutes 39 seconds East, along said parallel line, 1046.10 feet to the north line of the South 231.00 feet of said Northeast Quarter; thence North 89 degrees 36 minutes 04 seconds East, along said north line, 507.00 feet to the point of beginning.**

**Containing in all, 89.24 acres, more or less.**

Has caused the same to be surveyed and platted as MAYOWOOD ESTATES and does 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 Clark Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 19 day of October, 2020.

SIGNED: Clark Development, LLC

Edward Clark, Chief Officer / Manager

STATE OF Minnesota
COUNTY OF ~~Dakota~~ Olmsted

This instrument was acknowledged before me on October 19, 2020 by Edward Clark, Chief Officer / Manager of Clark Development, LLC, a Minnesota limited liability company.

Tabitha Walsh — Olmsted County, Minnesota — Tabitha Walsh (Notary Printed Name)

My commission expires January 31, 2024

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 19TH day of OCTOBER, 2020.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on October 19, 2020 by Jeffrey J. Rolfson.

Tabitha Walsh — Olmsted County, Minnesota — Tabitha Walsh (Notary Printed Name)

My commission expires January 31, 2024

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 19 day of OCTOBER, 2020.

Mark E. Neverstad
Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 19th day of October, 2020.

Kayne M Bienick
Olmsted County Engineer

OLMSTED COUNTY PLANNING ADVISORY COMMISSION

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

Olmsted County Planning Department
Environmental Specialist

ROCHESTER TOWNSHIP BOARD

We hereby certify that on the 20th day of Oct., 2020 the Board of Supervisors for Rochester Township, Olmsted County, Minnesota, approved this plat.

Chairman

RANDY STAVER
Clerk Rochester Township - Olmsted Co. MN
Notarial Officer (ex-officio notary public)
My term is indeterminate

Town Clerk

OLMSTED COUNTY BOARD

I do hereby certify that on the 17 day of NOV, 2020 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Olmsted County Board Chairman

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 30th day of November, 2020.

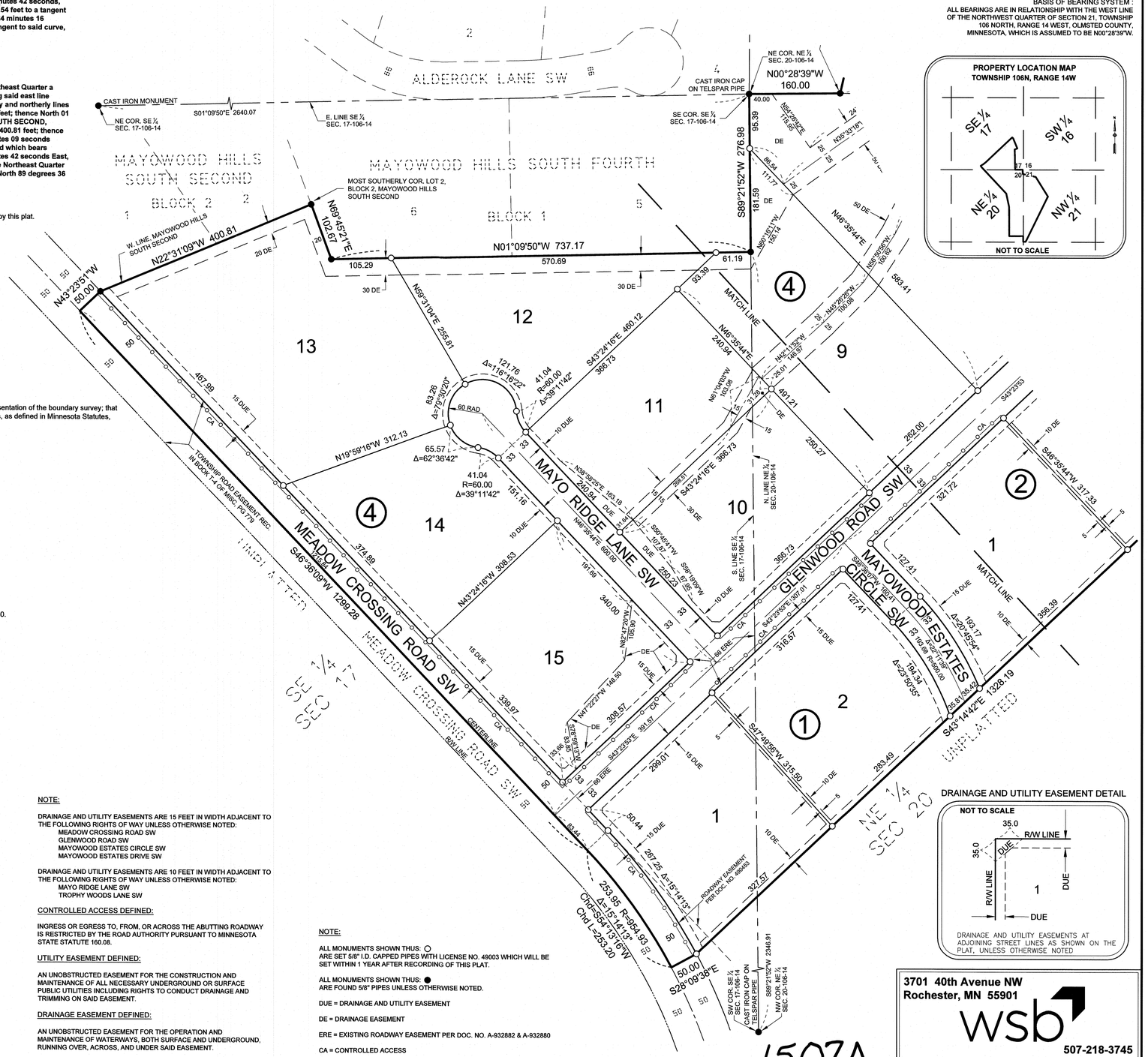
DOCUMENT NUMBER A- 1518642

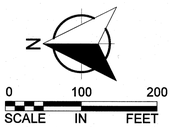
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of November, 2020, at 3 1/2 o'clock P M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

Wendy von Wald
Deputy

015630




BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 106 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BE N00°28'39"W.




NOTE:

DRAINAGE AND UTILITY EASEMENTS ARE 15 FEET IN WIDTH ADJACENT TO THE FOLLOWING RIGHTS OF WAY UNLESS OTHERWISE NOTED:
- MEADOW CROSSING ROAD SW
- GLENWOOD ROAD SW
- MAYOWOOD ESTATES CIRCLE SW
- MAYOWOOD ESTATES DRIVE SW

DRAINAGE AND UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO THE FOLLOWING RIGHTS OF WAY UNLESS OTHERWISE NOTED:
- MAYO RIDGE LANE SW
- TROPHY WOODS LANE SW

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

ERE = EXISTING ROADWAY EASEMENT PER DOC. NO. A-932882 & A-932880

CA = CONTROLLED ACCESS

DRAINAGE AND UTILITY EASEMENT DETAIL



DRAINAGE AND UTILITY EASEMENTS AT ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE NOTED

3701 40th Avenue NW
Rochester, MN 55901
wsb
507-218-3745
www.wsbeng.com

1507A

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