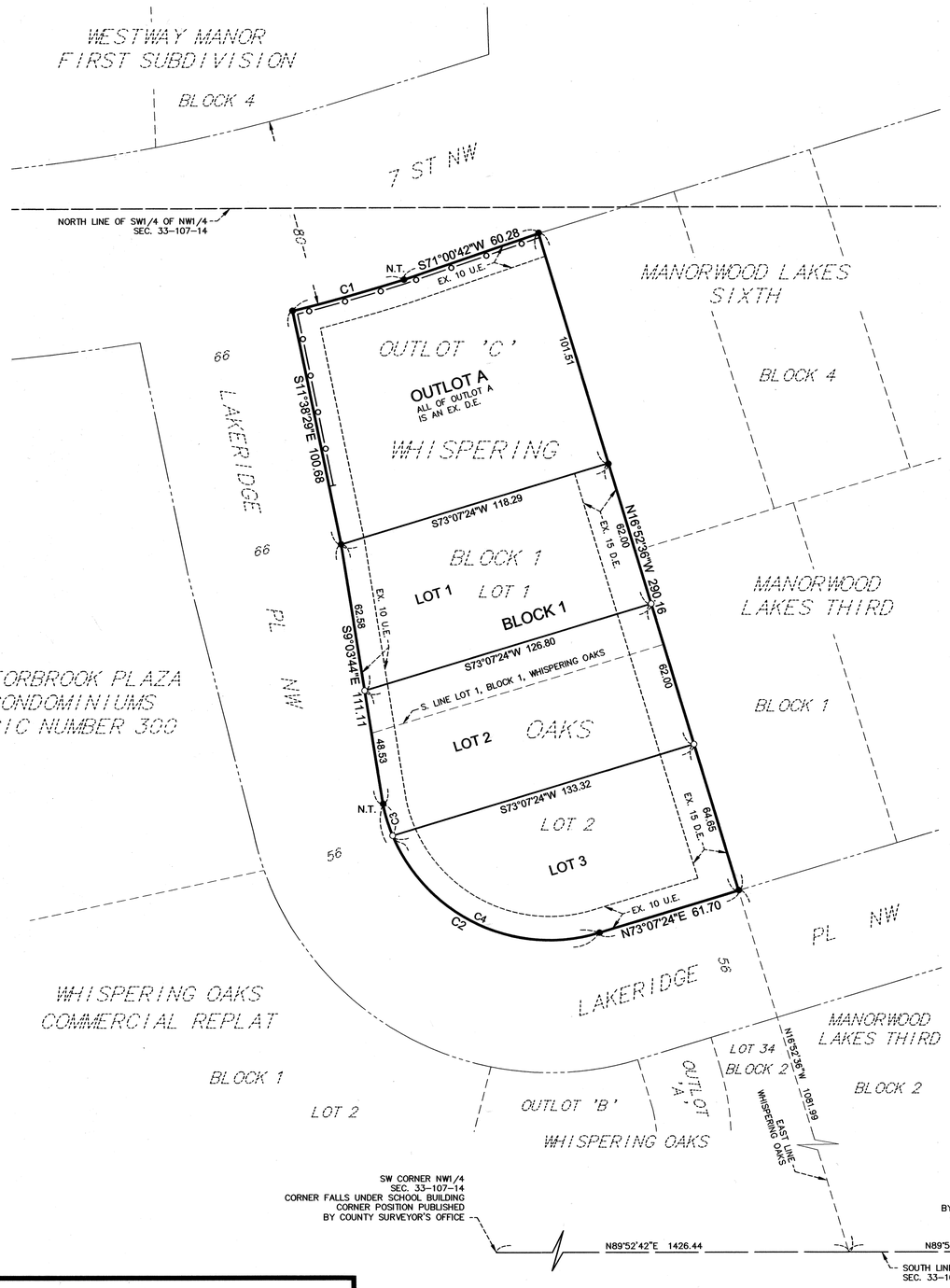
OFFICIAL

SIMONS SUBDIVISION



NORTH

0 30 60

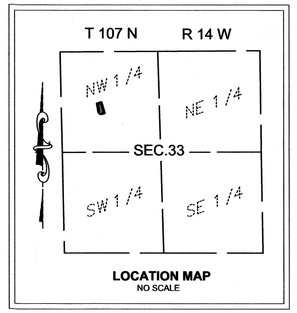
SCALE (IN FEET)

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

● = FOUND 5/8 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 11622

○ = SET A 1/2 INCH BY 14 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 41887

D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
N.T. = NON - TANGENTIAL
EX. = EXISTING PER PLAT OF WHISPERING OAKS
-o—o- = CONTROLLED ACCESS PER PLAT OF WHISPERING OAKS



LOCATION MAP
NO SCALE

INSTRUMENT OF DEDICATION

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

Lots 1 and 2, Block 1, and Outlot 'C', all in WHISPERING OAKS, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota.

Said tract contains 0.79 acres more or less.

Has caused the same to be surveyed and platted as SIMONS SUBDIVISION.

IN WITNESS WHEREOF, said JS Management LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4 day of December, 2020.

JS Management LLC

Jacob Simons
By: Chief Manager
Its: Jacob Simons

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 4 day of December, 20 20, by Jacob Simons, ~~JS Management LLC~~ of JS Management LLC, a Minnesota limited liability company, on behalf of the company. Chief Manager

Notary Signature
Melissa Barbour
Notary Printed Name
Notary Public Minnesota
My Commission Expires: 1/31/2026

MELISSA BARBOUR
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2026

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	48.89	803.94	03°29'03"	S74°15'50"W	48.88
C2	119.68	72.00	95°14'07"	S59°15'33"E	106.37
C3	13.94	72.00	11°05'40"	S17°11'19"E	13.92
C4	105.74	72.00	84°08'27"	S64°48'23"E	96.49

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; 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 easements are shown and labeled on this plat.

Dated this 4th day of December, 2020.

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 4 day of December, 2020, by Peter G. Oetliker, Minnesota Land Surveyor, License No. 41887.

Notary Signature
Melissa Barbour
Notary Printed Name
Notary Public Minnesota
My Commission Expires: 1/31/2026

MELISSA BARBOUR
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2026

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the Common Council of the City of Rochester on the _____ day of AUGUST 31, 2020, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly Geistler
Kelly Geistler
Interim City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 8 day of DECEMBER, 2020.

Mark E. Severtson
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2020 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 23rd day of December, 2020.

Document Number A- 1521444

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 23rd day of December 2020, at 2½ 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

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

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1509A