OFFICIAL PLAT

THE NEIGHBORHOOD OF SHANNON OAKS

60 30 0 60 120

SCALE IN FEET

ORIENTATION OF THIS AZIMUTH SYSTEM IS BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM; NAD 83 (1996 ADJ.) WHEREIN THE WEST LINE OF THE S.W. 1/4 OF SEC. 29, T107N, R13W, HAS AN AZIMUTH OF 359°44'31" AS MEASURED CLOCKWISE FROM 00°00'00" NORTH.

LEGEND

- DENOTES 1/2 INCH BY 18 INCH REBAR SET AND MARKED BY LICENSE NO. 47034
- DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- DENOTES FOUND 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE
- DENOTES WETLAND DELINEATED BY SEH IN AUGUST, 2016

UTILITY EASEMENT DEFINED

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

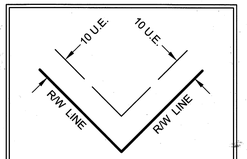
U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND AND SURFACE DRAINAGE FACILITIES, AND UTILITY EASEMENT.

D.E. = DRAINAGE EASEMENT

UTILITY EASEMENT DETAIL



BEING 10 FEET IN WIDTH, ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE NOTED.

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That River Bend Development, LLC, a Minnesota limited liability company, owner, and Home Federal Savings Bank, a federally chartered stock savings bank, organized under the laws of the United States, mortgagee, of the following described property:

That part of the North Half of the Southwest Quarter, Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the most southerly corner of Lot 1, Block 3, SHANNON OAKS THIRD SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence northwesterly on an assumed azimuth of 314 degrees 41 minutes 27 seconds along the southwesterly line of said SHANNON OAKS THIRD SUBDIVISION 275.20 feet to the southeasterly line of Outlot A of said SHANNON OAKS THIRD SUBDIVISION; thence southwesterly 224 degrees 41 minutes 27 seconds azimuth along said southeasterly line 134.27 feet to an angle point in said line; thence northwesterly 312 degrees 00 minutes 40 seconds azimuth along the westerly line of said Outlot A 399.34 feet to the southeast corner of Block 1, SHANNON OAKS SIXTH SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence westerly 283 degrees 44 minutes 32 seconds azimuth along the southerly line of said Block 1, a distance of 368.21 feet; thence northwesterly 311 degrees 48 minutes 04 seconds azimuth along the southwesterly line of said Block 1 a distance of 121.74 feet; thence westerly 269 degrees 42 minutes 14 seconds azimuth 191.21 feet; thence southerly 179 degrees 42 minutes 14 seconds azimuth 301.77 feet; thence southerly 139.42 feet along a tangential curve concave westerly, having a radius of 410.00 feet and a central angle of 19 degrees 28 minutes 59 seconds; thence southerly 199 degrees 11 minutes 13 seconds azimuth 12.60 feet; thence southeasterly 138 degrees 25 minutes 27 seconds azimuth 144.73 feet to the south line of the North Half of said Southwest Quarter; thence easterly 89 degrees 54 minutes 06 seconds azimuth along said south line 1143.88 feet to its intersection with the northwesterly line of Outlot A, SHANNON OAKS FOURTH SUBDIVISION according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence northeasterly 26 degrees 25 minutes 26 seconds azimuth along said northwesterly line 26.63 feet to the point of beginning.

Said tract contains 9.72 acres, more or less.

Have caused the same to be platted as THE NEIGHBORHOOD OF SHANNON OAKS, and do hereby donate and dedicate to the public for public use forever, the public ways, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said River Bend Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 16 day of December, 2020.

River Bend Development, LLC

Paul Meier
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 16 day of December, 2020 by Paul Meier, President of River Bend Development, LLC, a Minnesota limited liability company, on behalf of the company.

Lynette M. Rogne
Notary printed name

Lynette M. Rogne
Notary Public, Olmsted County, Minnesota

My Commission Expires 1-31-25

In witness whereof said Home Federal Savings Bank, a federally chartered stock savings bank, has caused these presents to be signed by its proper officer this 16 day of December, 2020.

Home Federal Savings Bank

Melissa Hale
Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

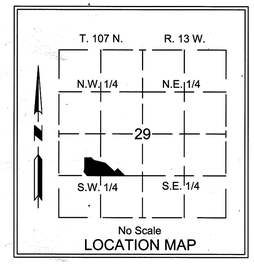
The foregoing instrument was acknowledged before me this 16 day of December, 2020 by Melissa Hale, Vice President of Home Federal Savings Bank, a federally chartered stock savings bank, on behalf of the bank.

Lynette M. Rogne
Notary printed name

Lynette M. Rogne
Notary Public, Olmsted County, Minnesota

My Commission Expires 1-31-25

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. AZ.
C1	156.40	200.00	44°48'23"	152.45	292°17'15"
C2	55.10	172.00	18°21'18"	54.87	305°30'48"
C3	79.41	172.00	26°27'05"	78.70	283°06'37"
C4	159.00	228.00	39°57'23"	155.80	294°42'46"
C5	19.30	228.00	04°51'00"	19.30	272°18'34"
C6	40.47	56.00	41°24'35"	39.60	290°35'21"
C7	18.70	56.00	19°08'04"	18.61	301°43'36"
C8	60.99	56.00	62°24'20"	58.02	260°57'25"
C9	47.67	56.00	48°46'26"	46.24	205°22'02"
C10	44.51	56.00	45°32'16"	43.35	158°12'41"
C11	44.51	56.00	45°32'27"	43.35	112°40'19"
C12	40.49	56.00	41°25'37"	39.61	69°11'18"
C13	24.15	56.00	24°42'42"	23.97	60°49'50"
C14	16.32	56.00	16°41'52"	16.26	81°32'07"
C15	73.12	410.00	10°13'06"	73.02	184°48'47"
C16	66.30	410.00	09°15'53"	66.23	194°33'16"



No Scale
LOCATION MAP

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 23rd day of NOVEMBER, 2020 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly Geistler
Interim City Clerk
City of Rochester

COUNTY SURVEYOR

I certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 16 day of DECEMBER, 2020.

Mark E. Lewerton
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, 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 December 01, 2021; 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 16 day of December, 2020

Mark J. Haselius
Mark J. Haselius, Licensed Land Surveyor
Minnesota License No. 47034

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 16 day of December, 2020 by Mark J. Haselius.

Lynette M. Rogne
Notary printed name

Lynette M. Rogne
Notary Public, Olmsted County, MN

My Commission Expires 1-31-25

PROPERTY RECORDS AND LICENSING

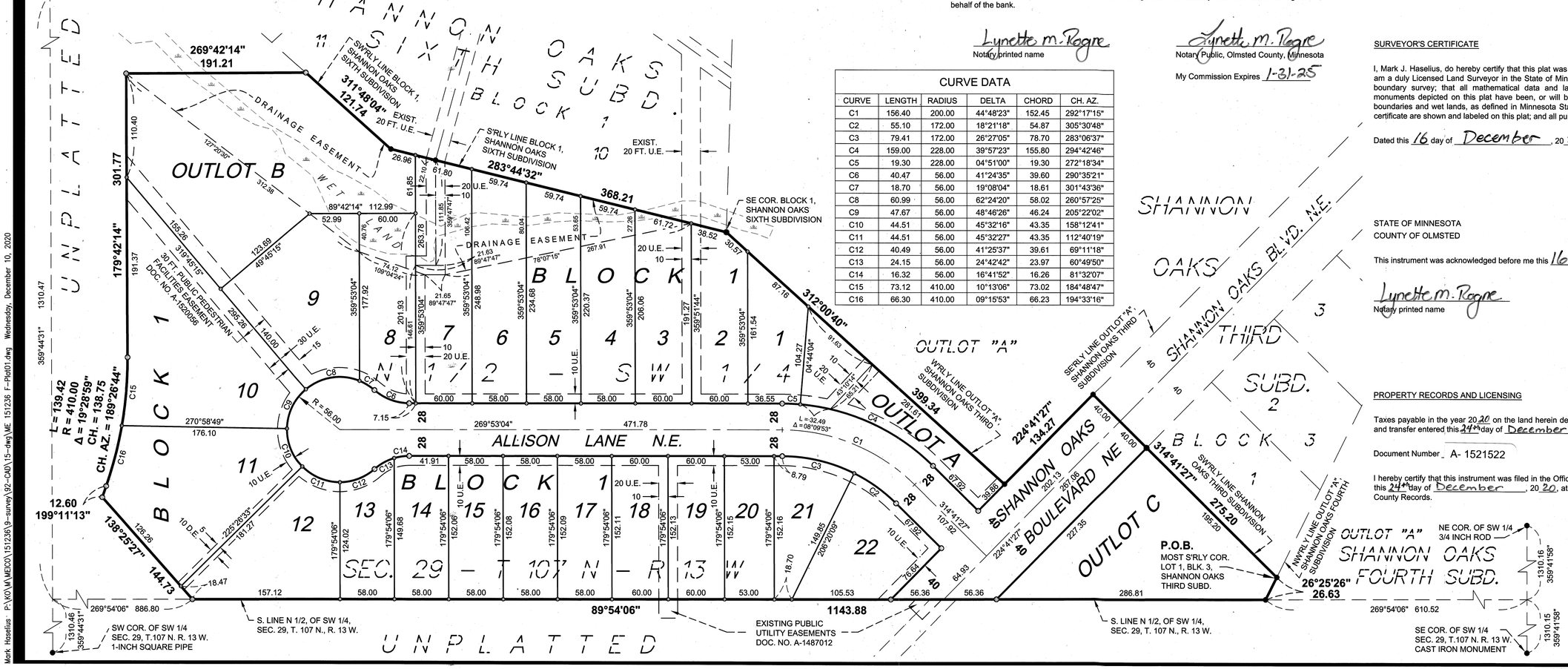
Taxes payable in the year 2020 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 24th day of December, 2020.

Document Number A- 1521522

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24th day of December, 2020, at 9½ o'clock A.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski
Olmsted County Director of Property Records and Licensing

By Wendy von Wald
Deputy



Mark Haselius P:\KO\MI\MEO\151236\9-survey\92-CAD\15-dwg\ME 151236 F-Plat01.dwg Wednesday, December 10, 2020

1510A SEH