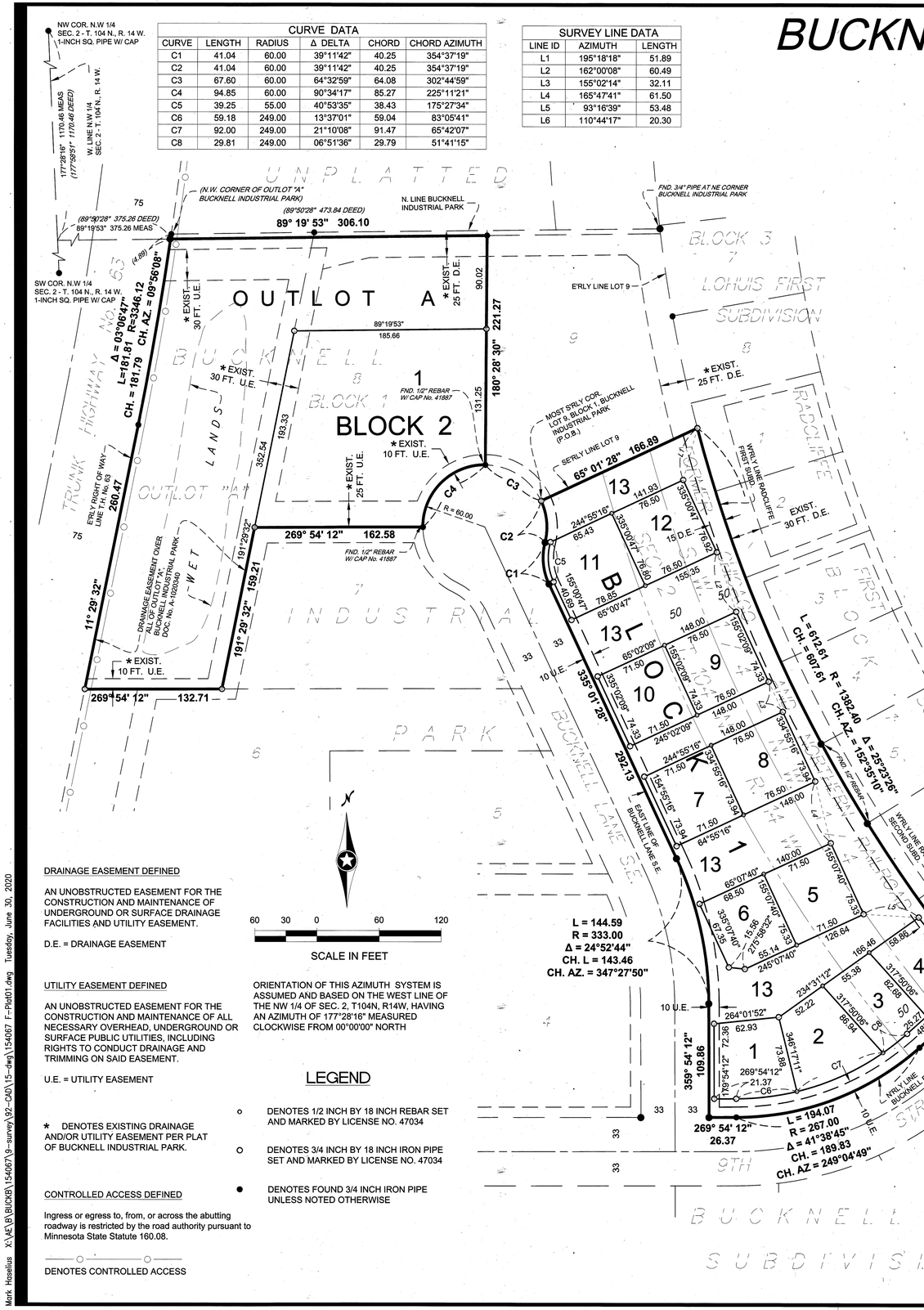
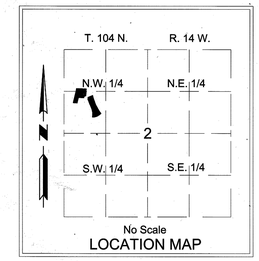
OFFICIAL PLAT

BUCKNELL ESTATES

CURVE DATA					
CURVE	LENGTH	RADIUS	Δ DELTA	CHORD	CHORD AZIMUTH
C1	41.04	60.00	39°11'42"	40.25	354°37'19"
C2	41.04	60.00	39°11'42"	40.25	354°37'19"
C3	67.60	60.00	64°32'59"	64.08	302°44'59"
C4	94.85	60.00	90°34'17"	85.27	225°11'21"
C5	39.25	55.00	40°53'35"	38.43	175°27'34"
C6	59.18	249.00	13°37'01"	59.04	83°05'41"
C7	92.00	249.00	21°10'08"	91.47	65°42'07"
C8	29.81	249.00	06°51'36"	29.79	51°41'15"

SURVEY LINE DATA		
LINE ID	AZIMUTH	LENGTH
L1	195°18'18"	51.89
L2	162°00'08"	60.49
L3	155°02'14"	32.11
L4	165°47'41"	61.50
L5	93°16'39"	53.48
L6	110°44'17"	20.30





INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Bruce E. Bucknell and Linda M. Bucknell, husband and wife, owners; and First State Bank of LeRoy, a Minnesota banking corporation, mortgagee, of the following described property:

Outlot A, and Lot 8, Block 1, BUCKNELL INDUSTRIAL PARK, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota, except that part thereof lying north of the following described line:

Commencing at the northwest corner of the Northwest Quarter of Section 2, Township 104 North, Range 14 West, Olmsted County, Minnesota, thence southerly on an assumed azimuth from north of 177 degrees 58 minutes 51 seconds along the west line of said Northwest Quarter 1170.46 feet; thence easterly 89 degrees 50 minutes 28 seconds azimuth 375.26 feet to the easterly right-of-way line of Trunk Highway No. 63 and point of beginning; said point of beginning being 4.89 feet southerly, measured along said easterly right-of-way, of the northwest corner of said Outlot A; thence continuing easterly 89 degrees 50 minutes 28 seconds 473.84 feet to the east line of Lot 9, Block 1, BUCKNELL INDUSTRIAL PARK, and said line there terminating.

AND

That part of the West Half of the Northwest Quarter of Section 2, Township 104 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the most southerly corner of Lot 9, Block 1, BUCKNELL INDUSTRIAL PARK, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence northeasterly 65 degrees 01 minute 28 seconds, assumed azimuth, along the southeast line of said Lot 9, a distance of 166.89 feet to the westerly line of RADCLIFFE FIRST SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence southeasterly 612.61 feet along said westerly line and along the westerly line of RADCLIFFE SECOND SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota, on a nontangential curve, concave northeasterly, having a radius of 1382.40 feet, a central angle of 25 degrees 23 minutes 26 seconds and a chord azimuth of 152 degrees 35 minutes 10 seconds to the northerly line of BUCKNELL FIRST SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence southwesterly 228 degrees 15 minutes 27 seconds azimuth, along said northerly line, 87.30 feet; thence westerly 194.07 feet, along said northerly line, a tangential curve, concave northerly, having a radius of 267.00 feet and a central angle of 41 degrees 38 minutes 45 seconds; thence westerly 269 degrees 54 minutes 12 seconds azimuth, tangent to said curve, 26.37 feet to the east line of BUCKNELL LANE S.E., according to said plat of BUCKNELL INDUSTRIAL PARK; thence northerly 359 degrees 54 minutes 12 seconds azimuth , along said east line, 109.86 feet; thence northerly 144.59 feet along said east line on a tangential curve, concave westerly, having a radius of 333.00 feet, and a central angle of 24 degrees 52 minutes 44 seconds; thence northwesterly 335 degrees 01 minute 28 seconds azimuth, along said east line, tangent to said curve, 292.13 feet; thence northerly 41.04 feet on a tangential curve concave easterly, having a radius of 60.00 feet, and a central angle of 39 degrees 11 minutes 42 seconds; thence northerly 41.04 feet on a reverse tangential curve concave westerly, having a radius of 60.00 feet, and a central angle of 39 degrees 11 minutes 42 seconds to the point of beginning;

Said tracts contain 5.38 acres, more or less.

Have caused the same to be platted as BUCKNELL ESTATES, and do hereby donate and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Bruce E. Bucknell and Linda M. Bucknell, husband and wife, have hereunto set their hands this 17 day of February, 2021.

Bruce E. Bucknell

Linda M. Bucknell

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 17 day of February, 2021, by Bruce E. Bucknell and Linda M. Bucknell, husband and wife.

Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires 1-31-2022

In witness whereof said First State Bank of LeRoy, a Minnesota banking corporation, has caused these presents to be signed by its proper officer this 17th day of February, 2021.

Signed: First State Bank of LeRoy

[NAME]

STATE OF MINNESOTA
COUNTY OF MOWER

The foregoing instrument was acknowledged before me this 17th day of February, 2021, by Steven W Hendoff, President of First State Bank of LeRoy, a Minnesota banking corporation, on behalf of the bank.

Notary printed name

Notary Public, Mower County, Minnesota

My Commission Expires 1-31-2025

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF STEWARTVILLE

We do hereby certify that on the 12 day of May, 2020 the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony whereof, we have hereunto signed our names this 17 day of February, 2021.

Jimmy-John King - Mayor

Bill Schimmel Jr. - City Administrator

COUNTY SURVEYOR

I certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 17 day of February, 2021.

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 July 6, 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 17 day of February, 2021.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 17 day of February, 2021, by Mark J. Haselius.

Notary printed name

Notary Public, Olmsted County, MN

My Commission Expires 1-31-2022

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2021 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 18th day of February, 2021.

Document Number A- 1526826

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18 day of February, 2021, at 1 o'clock P.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

DRAINAGE EASEMENT DEFINED

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

D.E. = DRAINAGE EASEMENT

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

ORIENTATION OF THIS AZIMUTH SYSTEM IS ASSUMED AND BASED ON THE WEST LINE OF THE NW 1/4 OF SEC. 2, T104N, R14W, HAVING AN AZIMUTH OF 177°28'16" MEASURED CLOCKWISE FROM 00°00'00" NORTH

LEGEND

* DENOTES EXISTING DRAINAGE AND/OR UTILITY EASEMENT PER PLAT OF BUCKNELL INDUSTRIAL PARK.

○ 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

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.

——○——○—— DENOTES CONTROLLED ACCESS

Mark Haselius X:\AE\B\BUCKB\154067\9-survey\92-CAD\15-dwg\154067 F-Plat01.dwg Tuesday, June 30, 2020

1513A

BUCKNELL ESTATES

SHEET 1 OF 1