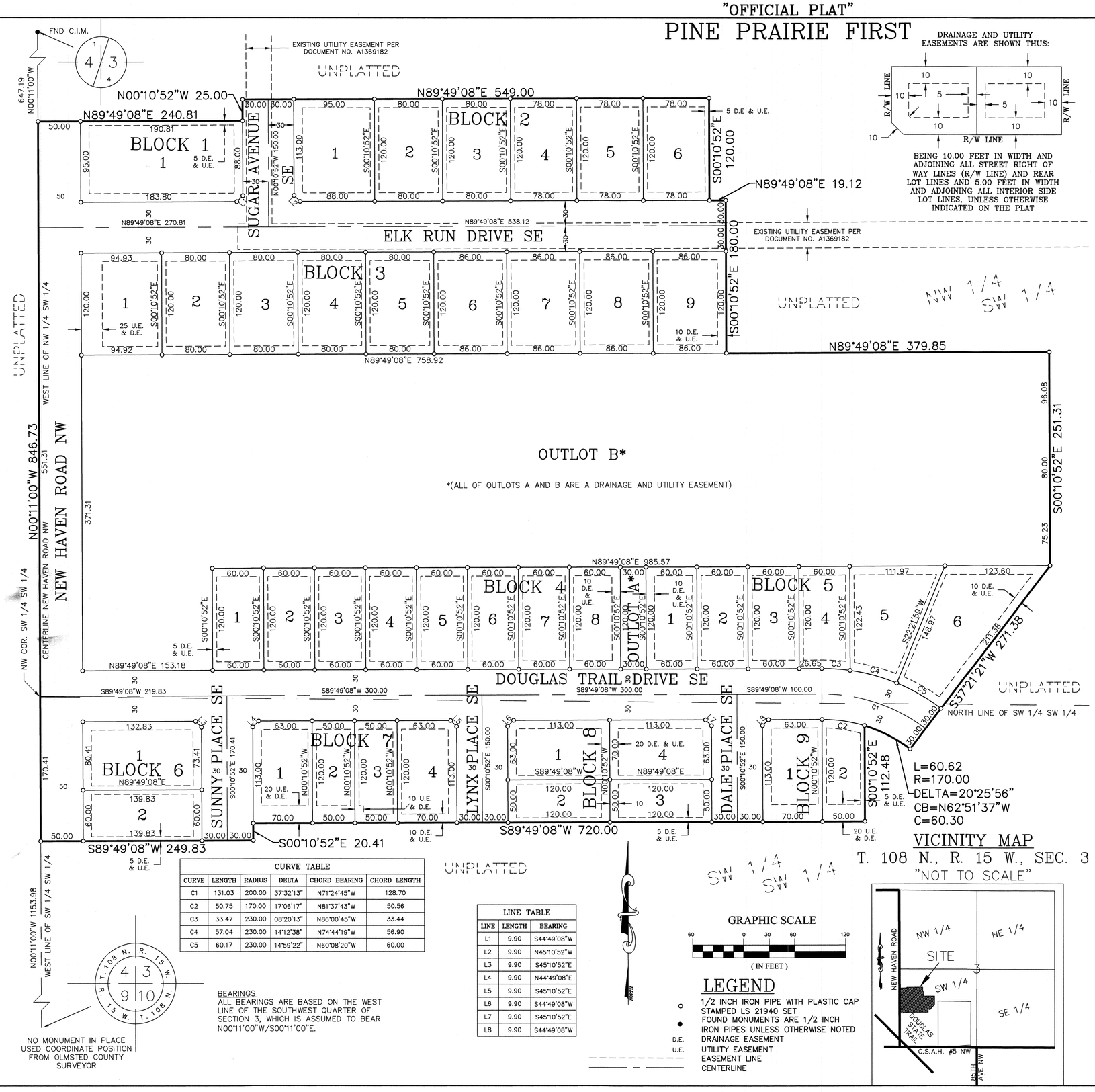
"OFFICIAL PLAT"

# PINE PRAIRIE FIRST




DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:




BEING 10.00 FEET IN WIDTH AND ADJOINING ALL STREET RIGHT OF WAY LINES (R/W LINE) AND REAR LOT LINES AND 5.00 FEET IN WIDTH AND ADJOINING ALL INTERIOR SIDE LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 131.03 | 200.00 | 37°32'13" | N71°24'45"W | 128.70 |
| C2 | 50.75 | 170.00 | 17°06'17" | N81°37'43"W | 50.56 |
| C3 | 33.47 | 230.00 | 08°20'13" | N86°00'45"W | 33.44 |
| C4 | 57.04 | 230.00 | 14°12'38" | N74°44'19"W | 56.90 |
| C5 | 60.17 | 230.00 | 14°59'22" | N60°08'20"W | 60.00 |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 9.90 | S44°49'08"W |
| L2 | 9.90 | N45°10'52"W |
| L3 | 9.90 | S45°10'52"E |
| L4 | 9.90 | N44°49'08"E |
| L5 | 9.90 | S45°10'52"E |
| L6 | 9.90 | S44°49'08"W |
| L7 | 9.90 | S45°10'52"E |
| L8 | 9.90 | S44°49'08"W |




NO MONUMENT IN PLACE
USED COORDINATE POSITION
FROM OLMSTED COUNTY
SURVEYOR

BEARINGS
ALL BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, WHICH IS ASSUMED TO BEAR N00°11'00"W/S00°11'00"E.

GRAPHIC SCALE




( IN FEET )

## LEGEND

- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EASEMENT LINE
- CENTERLINE

VICINITY MAP

T. 108 N., R. 15 W., SEC. 3

"NOT TO SCALE"




INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Bigelow Homes LLC, a Minnesota limited liability company, owner of the following described property in the City of Pine Island, State of Minnesota, to wit:

That part of the Northwest Quarter of the Southwest Quarter and that part of the Southwest Quarter of the Southwest Quarter, all in Section 3, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:
Commencing at the southwest corner of the Southwest Quarter of said Section 3; thence on an assumed bearing of North 00°11'00" West, along the west line of said Southwest Quarter, 1153.98 feet to the point of beginning; thence continuing North 00°11'00" West, along said west line, 846.73 feet; thence North 89°49'08" East 240.81 feet; thence North 00°10'52" West 25.00 feet; thence North 89°49'08" East 549.00 feet; thence South 00°10'52" East 120.00 feet; thence North 89°49'08" East 19.12 feet; thence South 00°10'52" East 180.00 feet; thence North 89°49'08" East 379.85 feet; thence South 00°10'52" East 251.31 feet; thence South 37°21'21" West 271.38 feet; thence northwesterly 60.62 feet along a non-tangential curve, concave to the southwest, said curve has a radius of 170.00 feet, a central angle of 20°25'56" and the chord of said curve bears North 62°51'37" West 60.30 feet; thence South 00°10'52" East, not tangent to said curve, 112.48 feet; thence South 89°49'08" West 720.00 feet; thence South 00°10'52" East 20.41 feet; thence South 89°49'08" West 249.83 feet to the point of beginning.

Containing 19.69 acres, more or less.

Has caused the same to be surveyed and platted as PINE PRAIRIE FIRST and does hereby dedicate to the public for the public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Bigelow Homes LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 6 day of May, 2021.

Signed: Bigelow Homes LLC

Joel Bigelow, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on May 6, 2021 by Joel Bigelow, Chief Executive Officer of Bigelow Homes LLC, a Minnesota limited liability company.

Andrew Buck Notary Public, Olmsted County, Minnesota
Andrew Buck Printed Name
My commission expires: 01/31/2023

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin 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 29 day of April, 2021.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted
This instrument was acknowledged before me on April 29, 2021, by Geoffrey G Griffin, Minnesota Registration No. 21940

Andrew Buck Notary Public, Olmsted County, Minnesota
Andrew Buck Printed Name
My commission expires: 01/31/2023

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 2 day of JUNE, 2021

Mark E. Swerston
Olmsted County Surveyor

CITY COUNCIL

This plat was approved by the City Council of the City of Pine Island, Minnesota, on the 20th day of April, 2021, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: David Friese, Mayor

By: Elisabeth Howard, City Administrator

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 9th day of JUNE, 2021.

DOCUMENT NUMBER

A- 1537588

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 9th day of JUNE, 2021, at 4 o'clock P M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy

1519A

G-Cubed
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