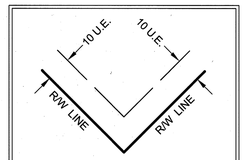
OFFICIAL PLAT

CENTURY VALLEY SECOND

UTILITY EASEMENT DETAIL



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

60 30 0 60 120

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM; NAD 83 (1996 ADJ.) WHEREIN THE SOUTH LINE OF THE S.W. 1/4 OF SEC. 29, T107N, R13W, BEARS N 89°53'42" E.

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 MAY, 2021
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- W.M.U.E DENOTE WATER MAIN UTILITY EASEMENT

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BRG.
C1	8.51	330.00	01°28'42"	8.51	S 89°33'37" E
C2	32.76	330.00	05°41'17"	32.75	S 85°58'38" E
C3	37.56	300.00	07°10'27"	37.54	S 86°42'45" E
C4	33.85	270.00	07°11'02"	33.83	S 86°42'27" E
C5	30.09	56.00	30°47'27"	29.73	N 34°21'35" E
C6	62.22	56.00	63°39'44"	59.07	N 12°52'01" W
C7	62.22	56.00	63°39'48"	59.07	N 76°31'47" W
C8	80.03	56.00	81°53'01"	73.39	S 30°41'49" W
C9	9.57	56.00	09°47'34"	9.56	S 05°20'55" E
C10	49.07	56.00	50°12'26"	47.52	S 24°39'05" W

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Payne Company, a Minnesota corporation, and Roger H. Payne, a single person, owners of the following described property:

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

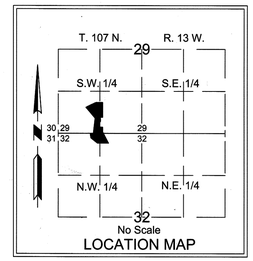
Commencing at the southwest corner of said Southwest Quarter; thence North 89 degrees 53 minutes 42 seconds East, assumed bearing, along the south line of said Southwest Quarter 1107.69 feet to the southeast corner of CENTURY VALLEY, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota, and point of beginning; thence continue North 89 degrees 53 minutes 42 seconds East along said south line 325.65 feet; thence North 27 degrees 11 minutes 11 seconds West 49.72 feet; thence North 00 degrees 17 minutes 58 seconds West 150.00 feet; thence South 89 degrees 42 minutes 02 seconds West 100.00 feet; thence North 00 degrees 17 minutes 58 seconds West 130.00 feet; thence North 25 degrees 43 minutes 07 seconds East 66.77 feet; thence North 00 degrees 17 minutes 58 seconds West 120.00 feet; thence North 89 degrees 42 minutes 02 seconds East 70.60 feet; thence North 00 degrees 20 minutes 11 seconds West 462.17 feet; thence South 89 degrees 50 minutes 53 seconds West 213.60 feet; thence South 65 degrees 41 minutes 55 seconds West 349.98 feet to the northeasterly line of said CENTURY VALLEY; thence South 40 degrees 14 minutes 42 seconds East along said northeasterly line 451.56 feet to an angle point in the easterly line of said CENTURY VALLEY; thence South 06 degrees 47 minutes 18 seconds West along said easterly line 481.08 feet to the point of beginning.

Together with that part of the North Half of the Northwest Quarter of Section 32, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence North 89 degrees 53 minutes 42 seconds East, assumed bearing, along the north line of said Northwest Quarter 1007.18 feet to the point of beginning; thence continue North 89 degrees 53 minutes 42 seconds East along said north line 426.16 feet; thence South 27 degrees 11 minutes 11 seconds East 348.17 feet; thence South 89 degrees 53 minutes 42 seconds West 352.08 feet; thence North 51 degrees 24 minutes 51 seconds West 266.12 feet; thence North 09 degrees 55 minutes 47 seconds West 145.78 feet to the point of beginning.

Said tracts containing a total of 9.77 acres, more or less.

Have caused the same to be surveyed and platted as CENTURY VALLEY SECOND and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.



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 19 day of July, 2021, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly Geistler
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 28 day of July, 2021.

Mark E. Stevenson
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 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 28 day of July, 2021.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 28 day of July, 2021, by Mark J. Haselius.

Mandy Deltjen
Notary printed name

Notary Public, Olmsted County, MN

My Commission Expires 1-31-2022.

In witness whereof said Payne Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this 30 day of July, 2021.

Payne Company
Roger H. Payne
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30 day of July, 2021, by Roger H. Payne, President of Payne Company, a Minnesota corporation on behalf of the corporation.

Mandy Deltjen
Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires 1-31-2022

In witness whereof said Roger H. Payne, a single person; has hereunto set his hand this 30 day of July, 2021.

Roger H. Payne

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30 day of July, 2021, by Roger H. Payne.

Notary Public, Olmsted County, Minnesota

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 16 day of August, 2021.

Document Number A- 1543772

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 16 day of August, 2021, at 8 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

1523A