"OFFICIAL PLAT"

SCENIC OAKS WEST SECOND

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That YH Dee LLC, a Minnesota limited liability company, owners and proprietors and R & M Development Company, a Minnesota corporation, a contract for deed vendee of the following described property:

That part of the Southeast Quarter of the Southeast Quarter of Section 28 and that part of the Northeast Quarter of the Northeast Quarter of Section 33, all in Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:
Beginning at the southeast corner of said Southeast Quarter of the Southeast Quarter of Section 28; thence on an assumed bearing of North 00°41'06" West, along the east line of said Southeast Quarter of the Southeast Quarter, 304.43 feet to the southeast corner of Lot 15, Block 3, SCENIC OAKS WEST FIRST, according to the recorded plat thereof on file and of record at the office of the Olmsted County Recorder (the next 5 courses are along the south line of said plat of SCENIC OAKS WEST FIRST); thence North 77°07'11" West 543.76 feet; thence South 24°13'40" East 35.32 feet; thence South 65°46'20" West 56.00 feet; thence South 48°53'39" West 432.82 feet; thence North 82°21'23" West 434.79 feet to the west line of said Southeast Quarter of the Southeast Quarter; thence South 00°33'01" East 146.58 feet to the northwest corner of said Northeast Quarter of the Northeast Quarter of Section 33; thence South 00°11'35" West, along the west line of said Northeast Quarter of the Northeast Quarter, 887.24 feet; thence South 89°38'56" East 177.00 feet; thence South 00°21'04" West 90.01 feet; thence South 89°51'10" East 431.56 feet; thence North 72°21'51" East 516.63 feet; thence North 17°38'09" West 54.64 feet; thence North 72°21'51" East 40.00 feet; thence South 89°45'29" East 203.83 feet to the east line of said Northeast Quarter of the Northeast Quarter; thence North 00°14'19" East, along said east line, 762.47 feet to the point of beginning.

Containing 35.09 acres, more or less.

Have caused the same to be surveyed and platted as SCENIC OAKS WEST SECOND and do 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 YH Dee LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 18 day of October, 2021.

Signed: YH Dee LLC

Mark D. Hanson, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing instrument was acknowledged before me this 18 day of October, 2021 by Mark D. Hanson, Chief Manager of YH Dee LLC, a Minnesota limited liability company, on behalf of the company.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2023

Andrew Buck
Printed Name

In witness whereof said R & M Development Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this 18 day of October, 2021.

Signed: R & M Development Company

Mark D. Hanson, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing instrument was acknowledged before me this 18 day of October, 2021 by Mark D. Hanson, Chief Executive Officer of R & M Development Company, a Minnesota corporation, on behalf of the corporation.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2023

Andrew Buck
Printed Name

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	161.93	300.00	30°55'34"	S39°41'27"E	159.97
C2	146.82	272.00	30°55'34"	S39°41'27"E	145.04
C3	128.11	328.00	22°22'43"	S35°25'02"E	127.30
C4	48.93	328.00	08°32'51"	S50°52'49"E	48.89
C5	115.12	100.00	65°57'38"	S22°10'25"E	108.87
C6	30.59	128.00	13°41'34"	S48°18'27"E	30.52
C7	118.59	130.00	52°16'04"	S15°19'38"E	114.52
C8	17.21	72.00	13°41'34"	S48°18'27"E	17.17
C9	63.86	70.00	52°16'04"	S15°19'38"E	61.67
C10	99.28	200.00	28°26'33"	S03°24'53"E	98.27
C11	26.37	230.00	06°34'06"	S07°31'21"W	26.35
C12	87.81	230.00	21°52'27"	S06°41'56"E	87.28
C13	84.39	170.00	28°26'33"	S03°24'53"E	83.53
C14	147.98	500.00	16°57'27"	N80°50'34"E	147.44
C15	71.81	528.00	07°47'34"	N85°25'31"E	71.76
C16	84.46	528.00	09°09'53"	N76°56'48"E	84.37
C17	139.70	472.00	16°57'27"	N80°50'34"E	139.19
C18	155.19	500.00	17°46'59"	N81°15'20"E	154.56
C19	71.93	470.00	08°46'08"	N76°44'55"E	71.86

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C20	73.94	470.00	09°00'51"	N85°38'24"E	73.87
C21	55.91	530.00	06°02'38"	N75°23'10"E	55.88
C22	95.13	530.00	10°17'02"	N83°33'00"E	95.00
C23	13.46	530.00	01°27'19"	N89°25'10"E	13.46
C24	137.79	100.00	78°56'43"	N40°26'52"E	127.14
C25	96.45	70.00	78°56'43"	N40°26'52"E	89.00
C26	8.17	130.00	03°35'59"	N02°46'31"E	8.17
C27	82.42	130.00	36°19'26"	N22°44'13"E	81.04
C28	88.54	130.00	39°01'18"	N60°24'35"E	86.84
C29	107.79	150.00	41°10'18"	N59°20'05"E	105.48
C30	28.08	180.00	08°56'20"	N75°27'04"E	28.05
C31	74.44	180.00	23°41'46"	N59°08'02"E	73.91
C32	26.82	180.00	08°32'12"	N43°01'02"E	26.79
C33	86.23	120.00	41°10'18"	N59°20'05"E	84.39
C34	162.47	150.00	62°03'28"	N69°46'40"E	154.64
C35	35.75	180.00	11°22'48"	N44°26'20"E	35.69
C36	100.05	180.00	31°50'52"	N66°03'10"E	98.77
C37	59.16	180.00	18°49'48"	S88°36'30"E	58.89
C38	49.41	120.00	23°35'25"	N50°32'38"E	49.06
C39	80.57	120.00	38°28'03"	N81°34'23"E	79.06
C40	14.05	140.00	05°44'53"	S35°01'21"E	14.04
C41	48.46	472.00	05°52'58"	N86°22'49"E	48.44

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 15 day of October, 2021.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted
This instrument was acknowledged before me this 15 day of October, 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 20 day of OCTOBER, 2021.

Mark E. Severtson
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of the City of Rochester, Minnesota, on the 18 day of October, 2021 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly K Geistler
Kelly Geistler, City Clerk

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 has been entered this 5th day of November, 2021.

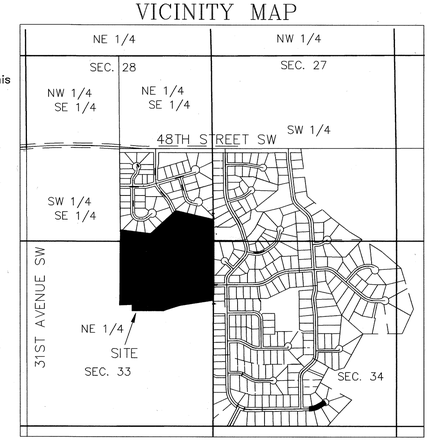
DOCUMENT NUMBER A-1551269

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 5th day of November, 2021, at 8 1/2 o'clock A M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Deputy

by Wendy von Wald
Director of Property Records & Licensing

VICINITY MAP



SECTIONS 28 & 33, TOWNSHIP 106 NORTH, RANGE 14 WEST
"NOT TO SCALE"

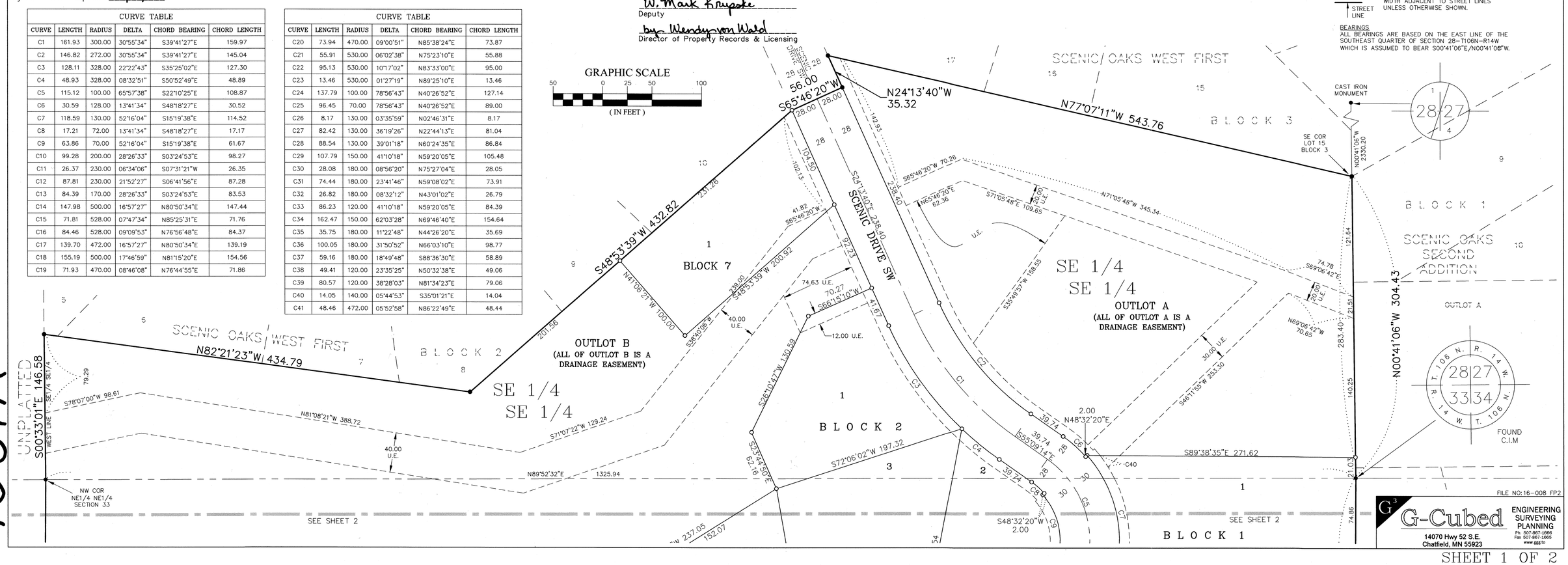
LEGEND

- ○ 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
- UNDERLYING PLAT LINE
- SECTION LINE
- CENTERLINE
- PAGE MATCH LINE

10 U.E. — UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.
STREET LINE

BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28-T106N-R14W WHICH IS ASSUMED TO BEAR S00°41'06"E/N00°41'06"W.

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)



FILE NO: 16-008 FP2

G-Cubed
ENGINEERING SURVEYING PLANNING
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Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
www.gcubed.com

1531A

"OFFICIAL PLAT"

SCENIC OAKS WEST SECOND

NW COR NE1/4 NE1/4 SECTION 33

SEE SHEET 1

NE 1/4 NE 1/4

OUTLOT B
(ALL OF OUTLOT B IS A DRAINAGE EASEMENT)

S00°11'35"W 887.24

WEST LINE NE1/4 NE1/4

N85°25'30"W 181.38

N89°01'29"W 179.27

S89°38'56"E 177.00

S00°21'04"W 90.01

BENTLEY DRIVE SW

S89°51'10"E 431.56

N00°14'19"E 762.47

SCENIC DRIVE SW

SCENIC POINT DRIVE SW

BENTLEY DRIVE SW

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

OUTLOT C
(ALL OF OUTLOT C IS A DRAINAGE EASEMENT)

SCENIC OAKS THIRD ADDITION

SCENIC OAKS THIRD ADDITION BLOCK 5

SCENIC OAKS TENTH ADDITION

SCENIC OAKS TENTH ADDITION BLOCK 1

ROSEWOOD LANE SW

SCENIC POINT DRIVE SW

UNPLATTED

NE 1/4 NE 1/4

CAST IRON MONUMENT

33/34

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
- UNDERLYING PLAT LINE
- SECTION LINE
- CENTERLINE
- PAGE MATCH LINE

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)

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