OFFICIAL PLAT

# MAYO WOODLANDS THIRD

KNOW ALL PERSONS BY THESE PRESENTS: That Clark Development, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southeast Quarter of Section 17, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 01 degree 05 minutes 42 seconds West, assumed bearing, along the west line of said Southeast Quarter, 194.78 feet for the point of beginning; thence South 74 degrees 23 minutes 12 seconds East, 401.64 feet; thence easterly 729.56 feet along a tangential curve, concave northerly, central angle of 43 degrees 46 minutes 26 seconds, and a radius of 954.93 feet to the most westerly corner of MAYOWOOD ESTATES, according to the recorded plat thereof (the next 2 courses are along the northwesterly line of said MAYOWOOD ESTATES); thence continue 253.95 feet along the continuation of said curve, central angle of 15 degrees 14 minutes 13 seconds and a radius of 954.93 feet; thence North 46 degrees 36 minutes 09 seconds East, tangent to said curve, 1014.51 feet; thence North 43 degrees 23 minutes 51 seconds West, 83.03 feet; thence South 70 degrees 05 minutes 55 seconds West, 162.92 feet; thence North 57 degrees 03 minutes 15 seconds West, 284.45 feet; thence North 11 degrees 39 minutes 05 seconds West, 278.57 feet; thence North 42 degrees 54 minutes 38 seconds West, 128.31 feet; thence North 72 degrees 41 minutes 09 seconds West, 302.23 feet; thence North 17 degrees 36 minutes 50 seconds West, 97.76 feet to the most easterly corner of Lot 2, Block 15, MAYO WOODLANDS, according to the recorded plat thereof (the next 12 courses are along the southerly line of said MAYO WOODLANDS); thence South 21 degrees 00 minutes 14 seconds West, 160.06 feet; thence South 72 degrees 27 minutes 09 seconds West, 94.88 feet; thence North 57 degrees 17 minutes 50 seconds West, 101.36 feet; thence South 30 degrees 05 minutes 48 seconds West, 43.62 feet; thence South 54 degrees 20 minutes 52 seconds East, 122.93 feet; thence South 11 degrees 07 minutes 11 seconds West, 48.08 feet; thence South 35 degrees 47 minutes 12 seconds West, 128.22 feet; thence South 01 degree 14 minutes 46 seconds West, 452.71 feet; thence North 65 degrees 21 minutes 24 seconds West, 274.32 feet; thence northwesterly 299.46 feet along a tangential curve, concave northeasterly, central angle of 64 degrees 15 minutes 42 seconds and a radius of 267.00 feet; thence South 88 degrees 54 minutes 18 seconds West, not tangent to said curve, 66.00 feet; thence North 01 degree 05 minutes 42 seconds West, 16.43 feet to the southeast corner of Lot 2, Block 1, MAYO WOODLANDS SECOND, according to the recorded plat thereof; thence South 88 degrees 54 minutes 18 seconds West, along the south line of said Lot 2, a distance of 426.00 feet to the west line of said Southeast Quarter; thence South 01 degree 05 minutes 42 seconds East, along said west line, 1046.98 feet to the point of beginning.

Containing 44.11 acres, more or less.

Has caused the same to be surveyed and platted as MAYO WOODLANDS THIRD and does hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said Clark Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 28 day of October, 2021.

SIGNED: Clark Development, LLC

Edward Clark, Chief Officer / Manager

STATE OF Minnesota
COUNTY OF Olmsted

This instrument was acknowledged before me on October 29, 2021 by Edward Clark, Chief Officer / Manager of Clark Development, LLC, a Minnesota limited liability company.

Notary Public, Rice County, Minnesota — Tabitha Walsh, Notary Printed Name

My commission expires: Jan. 31, 2024

SURVEYOR'S CERTIFICATE

I, Jeffrey J. Rolfson, 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 25TH day of OCTOBER, 2021.

Jeffrey J. Rolfson, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on October 25th 2021 by Jeffrey J. Rolfson.

Notary Public, Olmsted County, Minnesota — Chelsé Elvi, Notary Printed Name

My commission expires 1/31/2022

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 26 day of OCTOBER, 2021.

Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 26 day of October, 2021.

Olmsted County Engineer

OLMSTED COUNTY PLANNING ADVISORY COMMISSION

The Olmsted County Planning Advisory Commission has approved the plans for the water supply and sewage treatment for the plat.

Olmsted County Planning Department
Environmental Specialist

ROCHESTER TOWNSHIP BOARD

We hereby certify that on the 14 day of October, 2021 the Board of Supervisors for Rochester Township, Olmsted County, Minnesota, approved this plat.

Chairman

Town Clerk

OLMSTED COUNTY BOARD

I do hereby certify that on the 16 day of November, 2021 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Olmsted County Board Chairman

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2021 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 23RD day of November, 2021.

DOCUMENT NUMBER A- 1553030

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 23RD day of November, 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

3701 40th Avenue NW
Rochester, MN 55901
wsb
507-218-3745
www.wsbeng.com

0156-30

1534A

# MAYO WOODLANDS THIRD

(SEE SHEET 3 OF 3 SHEETS)

N17°36'50"W 97.76
S21°00'14"W 160.06
MOST EASTERLY COR. LOT 2, BLOCK 15
S72°27'09"W 94.88
S57°17'50"W 101.36
SOUTHERLY LINE MAYO WOODLANDS
BLOCK 15
MAYO WOODLANDS
ALL OF LOT 1 IS A DRAINAGE EASEMENT
N35°46'38"E 167.36
N14°32'10"E 181.41
N82°30'28"W 1
N89°21'29"W 172.10
N77°03'48"W 200.50
N63°20'58"W 174.47
161.27
N01°14'46"E 243.88
82.61
S54°20'52"E 122.93
S11°07'11"W 48.08
S35°47'12"W 128.22
S01°14'46"W 452.71
S30°05'48"W 43.62
GALENA PLACE SW
(GALENA LANE SW)
OUTLOT 'K'
MAYO WOODLANDS
BLOCK 13
BLOCK 14
GALENA PLACE SW
MAYO WOODLANDS
SOUTHERLY LINE MAYO WOODLANDS
OUTLOT 'L'
GLENWOOD ROAD SW
N65°21'24"W 274.32
S65°21'24"E 286.43
225.32
Chd=N33°13'33"W
Chd L=284.01
299.46 R=267.00
Δ=64°15'42"
338.47 R=300.00
Δ=64°38'42"
Δ=08°36'40"
50.05
N47°31'18"E 55.40
S47°31'18"W 55.40
S88°54'18"W 66.00
N01°05'42"W 16.43
215.50
Δ=37°04'40"
49.46
N06°01'31"E
SE COR. LOT 2, BLOCK 1
GLENWOOD ROAD SW
BLOCK 1
SOUTHERLY LINE MAYO WOODLANDS SECOND
MAYO WOODLANDS SECOND
S88°54'18"W 426.00
N86°47'01"W 494.73
N81°06'27"W 351.87
S87°19'04"W 295.58
NW COR. SE¼ CAST IRON CAP ON TELSPAR PIPE
W. LINE SE¼
180.00
200.27
298.74
315.77
S01°05'42"E 1046.98
UNPLATTED
ALL OF LOT 1 IS A DRAINAGE EASEMENT
146.79
Δ=21°57'33"
134.14 R=350.00
Δ=21°57'33"
121.49
Δ=21°57'33"
N46°38'09"E 324.75
DRAINAGE EASEMENT
OUTLOT A
N43°43'35"E 200.00
N13°53'32"W 75.11
S13°53'32"E 78.51
663.68 Δ=42°01'15"
729.56 R=954.93
Δ=43°46'26"
Chd=N83°43'35"E
Chd L=711.95
MOST WESTERLY COR. MAYOWOOD ESTATES
UNPLATTED
195.51
S23°37'55"W 372.13
176.62
S01°22'36"E 400.52
230.76
105.81
169.76
N12°42'48"E 156.11
N31°37'40"E 155.92
394.46
N24°16'42"E 72.91
N12°50'29"E 93.03
S78°18'20"E 356.02
S46°20'56"E
203.93
R=275.00
Δ=42°29'15"
44.97
91.95
37.24
R=51.00
Δ=41°49'57"
71.61
Δ=80°26'58"
N05°02'03"E 136.92
OUTLOT B
21.89
R=325.00
Δ=03°51'30"
S05°02'03"W 136.92
37.24
R=51.00
Δ=41°49'57"
44.10
Δ=49°32'56"
59.49
Δ=66°50'00"
51 RAD
218.12
R=325.00
Δ=38°37'45"
S20°29'04"W 361.73
S74°23'12"E 401.64
(401.74 DESC.)
MEADOW CROSSING ROAD SW
MEADOW CROSSING ROAD SW
UNPLATTED
S. LINE SE¼
SW COR. SE¼ SEC. 17-106-14 CAST IRON CAP ON TELSPAR PIPE
(194.97 DESC.)
N01°05'42"W 194.78
268.34 Δ=16°59'24"
TOWNSHIP ROAD EASEMENT PER DOC. NO. 490453
213.41
203.23
52.20
N15°48'38"E 30.00
N74°23'12"W 66.88
N74°14'57"E 66.88
S89°34'25"E 114.78
S89°34'25"E 42.73
S89°34'25"E 45.78
S89°34'25"E 66.88
S89°34'25"E 114.78
S87°51'35"E 114.78
N86°28'15"E 63.44
N86°28'15"E 92.88
S13°53'32"E 78.51
30 FOOT D.E. PER DOC. NO. 490453
15 U.E.
10 U.E.
5 U.E.
30 D.E.
20 D.E.
10 D.E.
5 D.E.
C.A.
N
0 60 120
SCALE IN FEET

BASIS OF BEARING SYSTEM : ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE OF THE SE QUARTER OF SEC. 17, T106N, R14W, WHICH IS ASSUMED TO BE S01°05'42"E.

PROPERTY LOCATION MAP
SECTION 17, TOWNSHIP 106N, RANGE 14W
NOT TO SCALE

NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

D.E. = DRAINAGE EASEMENT

U.E. = UTILITY EASEMENT

C.A. = CONTROLLED ACCESS

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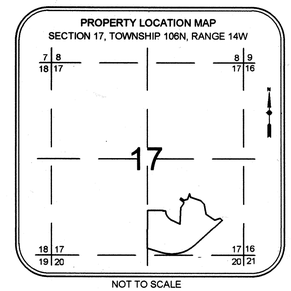
OFFICIAL PLAT

# MAYO WOODLANDS THIRD

0 60 120
SCALE IN FEET

BASIS OF BEARING SYSTEM :
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PROPERTY LOCATION MAP
SECTION 17, TOWNSHIP 106N, RANGE 14W




NOT TO SCALE

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D.E. = DRAINAGE EASEMENT

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C.A. = CONTROLLED ACCESS

UNPLATTED

SE 1/4 SE 1/4

MEADOW CROSSING ROAD SW

MAYOWOOD ESTATES

GLENWOOD ROAD SW

MAYOWOOD ESTATES

BLOCK 4

BLOCK 1

BLOCK 15 MAYO WOODLANDS

OUTLOT C

OUTLOT A

ALL OF LOT 21 IS A DRAINAGE EASEMENT

ALL OF LOT 11 IS A DRAINAGE EASEMENT

ALL OF LOT 1 IS A DRAINAGE EASEMENT

DRAINAGE EASEMENT

TOWNSHIP ROAD EASEMENT PER DOC. NO. 496453

NORTHWESTERLY LINE MAYOWOOD ESTATES

10 FOOT PEDESTRIAN FACILITIES EASEMENT PER DOC. NO. A1252161

MOST EASTERLY COR. LOT 2, BLOCK 15

SOUTHERLY LINE MAYO WOODLANDS

MOST WESTERLY COR. MAYOWOOD ESTATES

GALENA PLACE SW

(SEE SHEET 2 OF 3 SHEETS)


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