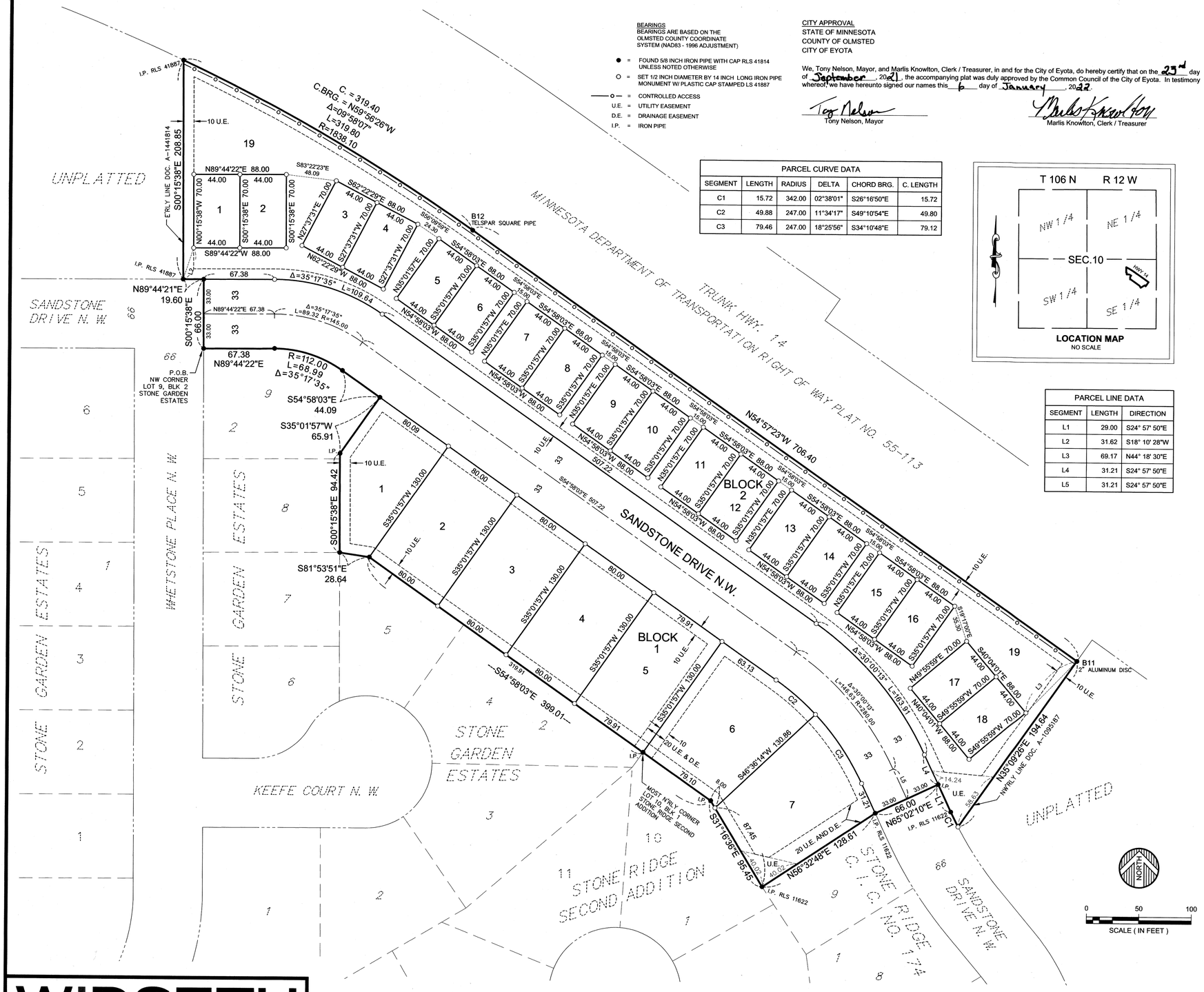
OFFICIAL

STONE GARDEN ESTATES SECOND



PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BRG.	C. LENGTH
C1	15.72	342.00	02°38'01"	S26°16'50"E	15.72
C2	49.88	247.00	11°34'17"	S49°10'54"E	49.80
C3	79.46	247.00	18°25'56"	S34°10'48"E	79.12

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	29.00	S24° 57' 50"E
L2	31.62	S18° 10' 28"W
L3	69.17	N44° 18' 30"E
L4	31.21	S24° 57' 50"E
L5	31.21	S24° 57' 50"E

LOCATION MAP
NO SCALE

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF EYOTA

We, Tony Nelson, Mayor, and Marlis Knowlton, Clerk / Treasurer, in and for the City of Eyota, do hereby certify that on the 25th day of September, 2021, the accompanying plat was duly approved by the Common Council of the City of Eyota. In testimony whereof, we have hereunto signed our names this 6 day of January, 2022.

Tony Nelson, Mayor

Marlis Knowlton, Clerk / Treasurer

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That 4D Development, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of Lot 9, Block 2, STONE GARDEN ESTATES, according to the plat thereof on file at the County Recorder's office, said Olmsted County; the next seven calls follow the northeasterly line of said Block 2; thence North 89 degrees 44 minutes 22 seconds East 67.38 feet; thence 68.99 feet easterly on a tangential curve concave to the South, having a radius of 112.00 feet and a central angle of 35 degrees 17 minutes 35 seconds; thence South 54 degrees 58 minutes 03 seconds East 44.09 feet; thence South 35 degrees 01 minute 57 seconds West 65.91 feet; thence South 00 degrees 15 minutes 38 seconds East 94.42 feet; thence South 81 degrees 53 minutes 51 seconds East 28.64 feet; thence South 54 degrees 58 minutes 03 seconds East 319.91 feet to the most northerly corner of Lot 10, Block 1, STONE RIDGE SECOND ADDITION, according to the plat thereof on file at said County Recorder's office; thence South 54 degrees 58 minutes 03 seconds East along the northeasterly line of said Lot 10 a distance of 79.10 feet; thence South 31 degrees 16 minutes 36 seconds East along said northeasterly line a distance of 95.45 feet to the northwesterly line of Lot 9, Block 1, STONE RIDGE COMMON INTEREST COMMUNITY NUMBER 174, according to the plat thereof on file at said County Recorder's office; thence North 56 degrees 32 minutes 48 seconds East along said northwesterly line a distance of 128.61 feet to the southwesterly right-of-way line of Sandstone Drive N.W., as platted in said STONE RIDGE COMMON INTEREST COMMUNITY NUMBER 174; thence North 65 degrees 02 minutes 10 seconds East 66.00 feet to the northeasterly right-of-way line of said Sandstone Drive N.W.; thence South 24 degrees 57 minutes 50 seconds East along said northeasterly right-of-way line a distance of 29.00 feet; thence southeasterly 15.72 feet along said northeasterly right-of-way line on a tangential curve concave to the northeast, having a radius of 342.00 feet and a central angle of 02 degrees 38 minutes 01 second, to the northwesterly line of Quit Claim Deed, Doc. A-1095187, as recorded in said County Recorder's office; thence North 35 degrees 09 minutes 26 seconds East, not tangent to said curve, along said northwesterly line 194.64 feet to right-of-way monument B11 of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-113; thence North 54 degrees 57 minutes 23 seconds West along the southwesterly line of said MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-113 a distance of 706.40 feet; thence northwesterly 319.80 feet along said southwesterly line on a tangential curve concave to the southwest, having a radius of 1838.10 feet and a central angle of 09 degrees 58 minutes 07 seconds, to the easterly line of Warranty Deed Doc. A-1441814, as recorded in said County Recorder's office; thence South 00 degrees 15 minutes 38 seconds East along said easterly line a distance of 208.85 feet to the northerly right-of-way line of Sandstone Drive N.W., as platted in said STONE GARDEN ESTATES; thence North 89 degrees 44 minutes 22 seconds East along said northerly right-of-way line 19.60 feet to the easterly right-of-way line of Whetstone Place N.W., as platted in said STONE GARDEN ESTATES; thence South 00 degrees 15 minutes 38 seconds East along said easterly right-of-way line a distance of 66.00 feet to the point of beginning.

Said tract contains 5.93 acres more or less.

Has caused the same to be surveyed and platted as STONE GARDEN ESTATES SECOND and does hereby dedicate to the public for public use the public way and the utility and drainage easements as created by this plat.

In witness whereof said 4D Development, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this 3rd day of January, 2022.

4D Development, LLC

Jason Bye, Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 3rd day of January, 2022, by Jason Bye, Manager of 4D Development, LLC, a Minnesota limited liability company.

Andrea Jill Butler
Printed Notary Name

Notary Public
Olmsted County, Minnesota
My Commission Expires: 01/31/2023

ANDREA JILL BUTLER
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31 2023

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 easements are shown and labeled on this plat.

Dated this 30th day of December, 20___.

Peter G. Oetliker, Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 30th day of December, 2021, by Peter G. Oetliker.

Melissa Barbour
Printed Notary Name

Notary Public
Olmsted County, Minnesota
My Commission Expires: 1/31/2026

MELISSA BARBOUR
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2026

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 30 day of DECEMBER, 2021.

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2022 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 18th day of MARCH, 2022.

Document Number A- 1561546

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18th day of MARCH, 2022, at 9 1/2 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

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

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