OFFICIAL PLAT

THE PRESERVE AT WEST CIRCLE

KNOW ALL PERSONS BY THESE PRESENTS: That The Preserve at West Circle LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Olmsted, State of Minnesota to wit:

The West Half of the Northeast Quarter, Section 29, Township 107 North, Range 14 West, less and except Parcel No. 1 of Olmsted County Highway Right of Way Plat No. 80, filed for record October 15, 1993, as Document No. 667282 in Book N-5 of Miscellaneous Records, Page 46 and excluding those parts platted as Circle 19 Plaza, Circle 19 Plaza First Replat, Circle 19 Plaza Second, Nans Legacy, and Superior Ridge Townhomes Replat CIC 207, Olmsted County, Minnesota.

Has caused the same to be surveyed and platted as THE PRESERVE AT WEST CIRCLE 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 The Preserve at West Circle LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 14th day of July, 2022.

Signed: The Preserve at West Circle LLC

By: _____
Michael Zirbes, Chief Manager

STATE OF Minnesota

COUNTY OF Hennepin

This instrument was acknowledged before me on this 14th day of July, 2022, by Michael Zirbes, Chief Manager of The Preserve at West Circle LLC, a Minnesota limited liability company, on behalf of the company.

_____(Signature)

Joshua Taylor (Print)

Notary Public, Dakota County, Minnesota

My Commission Expires January 31, 2024.

SURVEYOR'S CERTIFICATE

I, Daniel Ekrem, 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 12th day of July, 2022

_____
Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF Minnesota

COUNTY OF Hennepin

This instrument was acknowledged before me on this 12th day of July, 2022, by Daniel Ekrem, Licensed Land Surveyor, Minnesota License No. 57366.

_____(Signature)

Joshua Taylor (Print)

Notary Public, Dakota County, Minnesota

My Commission Expires January 31, 2024

CITY APPROVAL
CITY OF ROCHESTER
COUNTY OF OLMSTED
STATE OF MINNESOTA

This plat of THE PRESERVE AT WEST CIRCLE was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof on the 6th day of JUNE, 2022, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
City Clerk, Rochester, MN

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 27 day of July, 2022.

By: _____
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 2ND day of August, 2022.

DOCUMENT NUMBER: A- 1571037

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 2ND day of August, 2022, at 1 o'clock P. M., and was duly recorded in the Olmsted County records.

Mary Blair-Hoeft
Director of Property Records & Licensing

Wendy von Wald
By: Deputy

1562A

ALLIANT ENGINEERING

THE PRESERVE AT WEST CIRCLE

NE COR OF SEC. 29, T. 107 N, R. 14 W CAST IRON CAP ON TELESPAR PIPE

N87°55'21"E 1294.73

E 1/4 COR OF SEC. 29, T. 107 N, R. 14 W 1-INCH SQUARE PIPE W/CAP

N87°55'21"E 579.35

E. LINE OF W 1/2 OF NE 1/4 OF SEC. 29, T. 107 N, R. 14 W

S87°54'28"W 261.47 [261.34 PLAT-NANS]

S34°37'54"E 946.10

N29°21'14"W 86.32

S60°38'46"W 238.50

S29°21'14"E 342.69

S02°04'43"E 507.21

SUPERIOR RIDGE TOWNHOMES REPLAT COMMON INTEREST COMMUNITY NUMBER 207

NE 1/4 OF SEC 29, T. 107 N, R. 14 W

NANS LEGACY

CIRCLE 19 PLAZA

CIRCLE 19 PLAZA SECOND

HERITAGE PL NW

R=467.00
L=104.05 [103.88 PLAT-CIRCLE]
Δ=12°45'56" [12°44'41" PLAT-CIRCLE]
C.Brg=N08°28'30"W
C.=103.83 [103.66 PLAT-CIRCLE]

R=217.00
L=54.54
Δ=14°24'03"
C.Brg=N22°09'12"W
C.=54.40

N02°05'39"W 104.40

N87°54'21"E 15.15

S87°58'38"W 0.75

[755.79 PLAT-CIRCLE]
S02°05'39"E 755.77

DRAINAGE AND UTILITY EASEMENT

JORDYN RD NW

19TH ST NW

PARCEL I, OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 80

S87°54'27"W 1667.02

S88°18'00"W 90.00

S01°41'43"E 48.33

S02°05'39"E 58.44
S46°54'14"E 38.00
S43°05'46"W 18.95
S43°37'40"W 246.33
S70°07'40"W 50.53
N67°49'27"E 51.70
S67°49'27"W 200.00
N22°14'41"W 110.00
S67°49'27"W 8.00

R=60.00
L=46.44
Δ=44°20'58"

R=1530.00
L=389.58
Δ=14°35'48"

N76°41'31"E 61.96
S76°21'39"W 51.93
S73°29'41"W 50.53

71.01
29.03
66
684.76
350.00
10

NOT TANGENT

OUTLOT E

OUTLOT A

POND

FLOOD WAY

100 YEAR FLOOD ZONE

GEOTHERMAL EASEMENT PER DOC. NO. 1065469

DRAINAGE EASEMENT PER DOC. NO. A-1042687

UTILITY, DRAINAGE AND ROADWAY EASEMENT PER DOC. NO. 847785

S. LINE OF NE 1/4 OF SEC. 29, T. 107 N, R. 14 W

S87°54'27"W 922.38

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT B

INSET B
(SEE SHEET 4 OF 4)

INSET A
(SEE SHEET 3 OF 4)

JORDYN ROAD NW

PRESERVE DRIVE NW

HEARTLAND DRIVE NW

HERITAGE PLACE NW

BADGER RIDGE SUBDIVISION

S01°24'03"E 409.78
S01°24'03"E 410.24
S12°05'11"E 51.85
S12°05'11"E 177.74
S25°33'36"E 267.65
S19°14'51"E 66.38
S31°25'03"E 202.13
S29°13'21"E 121.46
S34°03'46"E 77.98
S46°02'22"E 112.70
S21°27'58"E 139.29
S21°27'58"E 16.04
S21°27'58"E 9.22
N68°32'02"E 110.00
N68°32'02"E 198.00
N21°27'58"W 20.73
N68°32'02"E 198.00
N68°32'09"W 290.03
S07°04'44"W 190.55
N85°35'57"E 100.00
81.17
634.21
N87°55'21"E 715.38
N87°55'21"E 1294.73

N. LINE OF NE 1/4 OF SEC. 29, T. 107 N, R. 14 W

N QTR OF SEC. 29, T. 107 N, R. 14 W

W. LINE OF NE 1/4 OF SEC. 29, T. 107 N, R. 14 W

1147.10

857.42

N00°26'21"E 2601.59

N89°36'35"E 101.88

DRAINAGE AND UTILITY EASEMENT

542.38

54.89

SW COR OF NE 1/4 OF SEC. 29, T. 107 N, R. 14 W COMPUTED INTERSECTION OF QUARTER LINES

UNPLATTED

FOX TRAILS

FOX TRAILS RIDGE TOWNHOMES

ASHLAND DR NW

HERITAGE PL NW

▲ Denotes Brass Nail found

⊙ Denotes Olmsted County cast iron monument

● Denotes monument found 1/2 inch iron pipe marked as shown

○ Denotes 1/2 inch x 18 inch iron monument set within 1 year and marked by license no. 57366 unless otherwise shown

——△—— Denotes Right of Access dedicated to the City of Rochester

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

5 5 10 10

NOT TO SCALE

Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining street lines as shown on this plat, unless otherwise shown.

Scale in feet
0 100 200 300

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON OLMSTED COUNTY COORDINATE SYSTEM NAD83 (1996)

100 YEAR FLOOD BOUNDARY AND FLOODWAY SHOWN ARE AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NO. 27109C0142F REVISED APRIL 19, 2017

[PLAT-NANS] REFERS TO DIMENSIONS AS SHOWN ON THE PLAT OF NANS LEGACY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA.

[PLAT-CIRCLE] REFERS TO DIMENSIONS AS SHOWN ON THE PLAT OF CIRCLE 19 PLAZA SECOND, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA.

NE 1/4 SITE SE 1/4 NW 1/4 SW 1/4

VICINITY MAP
SECTION 29, T107N, R14W
NOT TO SCALE

ALLIANT ENGINEERING

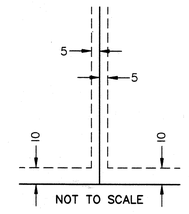
THE PRESERVE AT WEST CIRCLE

INSET A

Scale in feet
0 50 100 150

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON OLMSTED COUNTY COORDINATE SYSTEM NAD83 (1996)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining street lines as shown on this plat, unless otherwise shown.

OUTLOT F

OUTLOT G

OUTLOT D

JORDYN ROAD NW

PRESERVE DRIVE NW

HEARTLAND DR NW

SEE DETAIL A

N07°04'44"E 190.55

S01°24'03"E 410.24

S12°06'17"E 177.74

S21°27'58"E 218.00

S21°27'58"E 16.04

N21°27'58"W 202.09

N01°24'03"W 324.52

220.66

S01°26'38"E 146.93

S87°55'22"W 634.21

277.46

356.75

S87°58'25"W 177.10

S13°18'32"E 97.99

S01°24'00"E 146.88

N00°26'21"E 1147.10

223.35

871.53

S01°24'00"E 149.34

S01°24'00"E 294.96

N01°24'00"W 223.25

S21°27'58"E 232.85

N21°27'58"W 20.73

S21°27'58"E 9.22

S20°49'02"E 88.29

S20°40'34"E 88.43

N19°42'17"W 99.25

N22°02'21"W 99.89

S14°15'56"E 99.00

S21°27'58"E 208.00

S13°18'32"E 52.00

S18°56'41"E 60.36

N08°27'36"W 101.08

S05°25'43"E 111.76

N19°04'14"W 270.12

N19°16'11"W 247.37

S27°27'58"E 42.97

N74°43'28"E 110.41

N13°18'32"W 122.61

S19°14'42"E 52.28

S12°14'01"E 75.54

S12°14'01"E 52.54

S82°12'42"W 5.02

N07°47'18"W 73.20

S11°52'51"E 128.09

N26°39'00"W 44.33

S21°58'05"W 10.43

S87°58'15"E 81.03

S89°36'00"W 7.50

N89°36'00"W 230.03

- Denotes Olmsted County cast iron monument
- ● Denotes monument found 1/2 inch iron pipe marked as shown
- ○ Denotes 1/2 inch x 18 inch iron monument set within 1 year and marked by license no. 57366 unless otherwise shown
- D&U Denotes drainage and utility easement
- ——△—— Denotes Right of Access dedicated to the City of Rochester

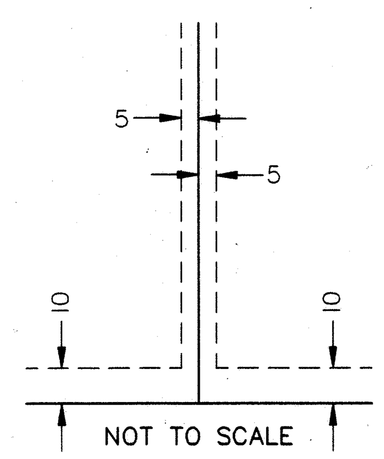
DETAIL A
NOT TO SCALE

ALLIANT ENGINEERING

THE PRESERVE AT WEST CIRCLE

INSET B

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining street lines as shown on this plat, unless otherwise shown.

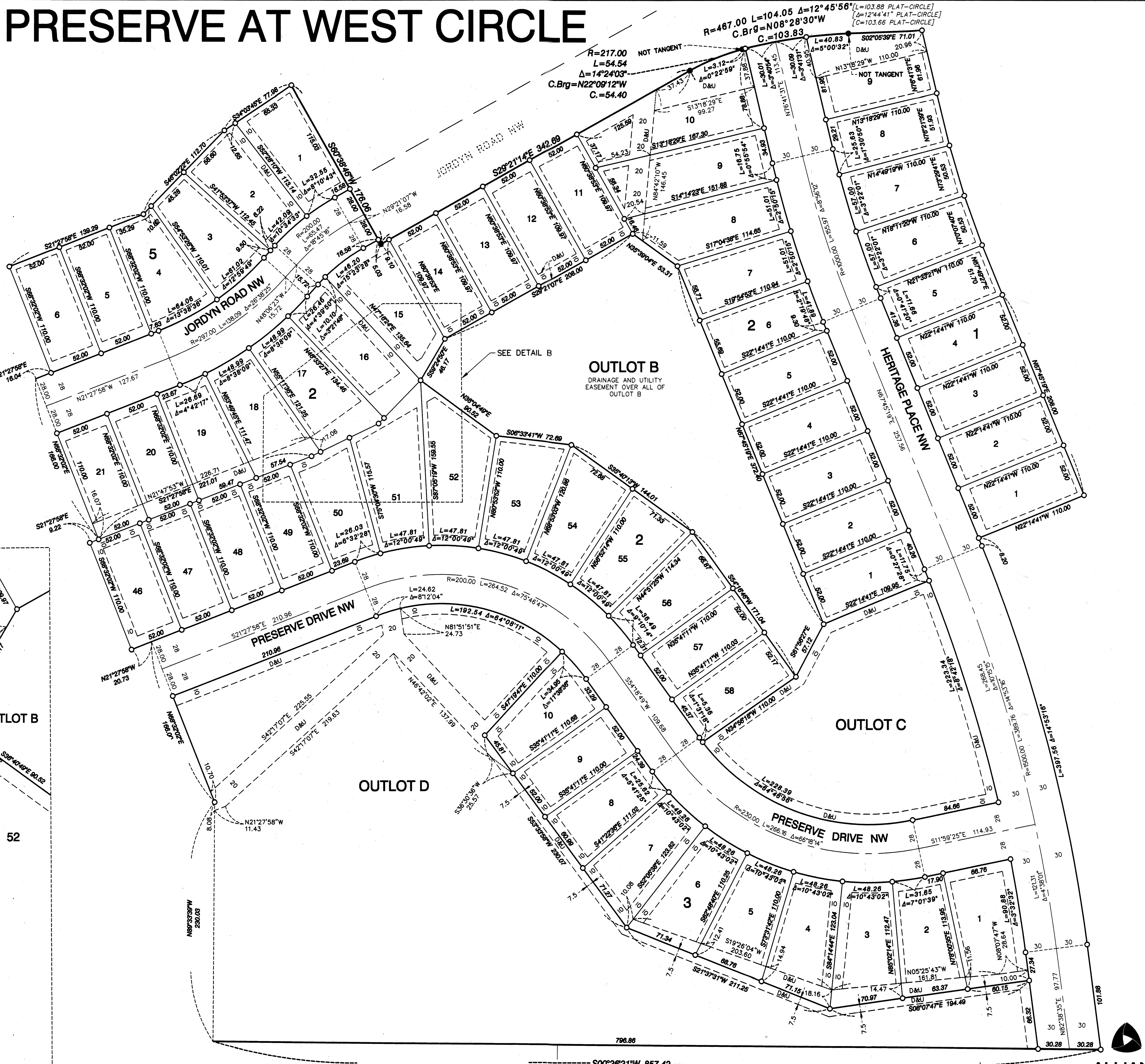
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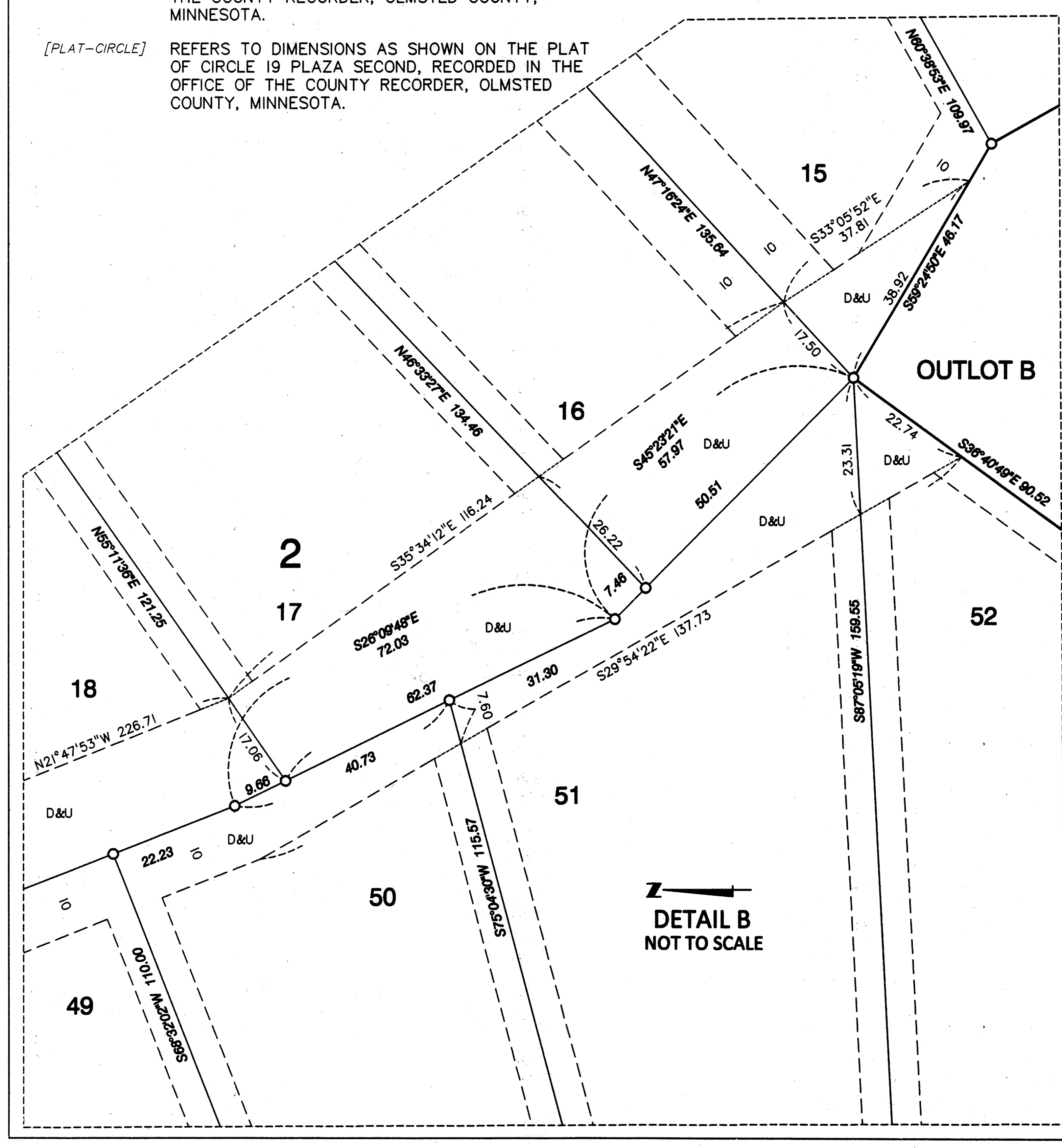
Scale in feet: 0, 50, 100, 150

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON OLMSTED COUNTY COORDINATE SYSTEM NAD83 (1996)

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