OFFICIAL PLAT

CENTURY VALLEY THIRD

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Payne Company, a Minnesota corporation, owner 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 2642.15 feet to the southeast corner of said Southwest Quarter; thence North 42 degrees 52 minutes 38 seconds West 695.07 feet to the point of beginning; thence South 89 degrees 53 minutes 57 seconds West 414.49 feet; thence South 13 degrees 22 minutes 10 seconds West 316.32 feet; thence South 84 degrees 43 minutes 26 seconds West 272.81 feet to the easterly line of CENTURY VALLEY SECOND, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence North 00 degrees 17 minutes 58 seconds West along said easterly line 16.21 feet; thence South 89 degrees 42 minutes 02 seconds West along said easterly line 100.00 feet; thence North 00 degrees 17 minutes 58 seconds West along said easterly line 130.00 feet; thence North 25 degrees 43 minutes 07 seconds East along said easterly line 66.77 feet; thence North 00 degrees 17 minutes 58 seconds West along said easterly line 120.00 feet; thence North 89 degrees 42 minutes 02 seconds East along said easterly line 70.60 feet; thence North 00 degrees 20 minutes 11 seconds West along said easterly line 462.17 feet to the northeast corner of Lot 4, Block 1 of said CENTURY VALLEY SECOND; thence North 89 degrees 50 minutes 53 seconds East 20.00 feet; thence North 00 degrees 09 minutes 07 seconds West 120.00 feet; thence North 08 degrees 12 minutes 03 seconds East 60.64 feet; thence North 00 degrees 09 minutes 07 seconds West 163.84 feet to the north line of said South Half of the Southwest Quarter; thence North 89 degrees 54 minutes 06 seconds East along said north line 734.51 feet to a line that bears North 00 degrees 06 minutes 03 seconds West from the point of beginning; thence South 00 degrees 06 minutes 03 seconds East along said line 799.98 feet to the point of beginning.

Said tract contains 16.68 acres, more or less.

Has caused the same to be surveyed and platted as CENTURY VALLEY 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 Payne Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this 2 day of August, 2022.

PAYNE COMPANY

Roger H. Payne
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2 day of August, 2022 by, Roger H. Payne, President of Payne Company, a Minnesota corporation on behalf of the corporation.

Christina Mclaughlin
Notary printed name

Notary Public,
Olmsted County, Minnesota

My Commission Expires Jan. 31, 2026

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 18th day of July, 2022, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

~~Kelly Gaistler~~ Kimberly Grenach
Deputy 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 1 day of August, 2022.

Mark E. Severtson
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 2 day of AUGUST, 2022

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 2 day of August, 2022, by Mark J. Haselius.

Christina Mclaughlin
Notary printed name

Notary Public, Olmsted County, MN

My Commission Expires Jan. 31, 2026

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 5th day of August, 2022.

Document Number A- 1571333

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 5th day of August, 2022, at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

Mary Blair-Hoeft
Olmsted County Director of Property Records and Licensing

By Wendy Von Wald
Deputy

Mark Haselius X:\AE\B\BELLI\164196\9-survey\92-CAD\15-dwg\BE164196 F-Plat.dwg Wednesday, July 27, 2022

CENTURY VALLEY THIRD

SHANNON OAKS FOURTH SUBDIVISION

UNPLATTED

OUTLOT A

OUTLOT C

SHANNON OAKS BLVD. N.E.

SHANNON OAKS 2ND

SHANNON OAKS 4TH

NEIGHBORHOOD

THE

BELLA TERRA ROAD N.E.

CENTURY VALLEY SECOND

SEC. 29 T. 107 R. 13 W.

S 1/2 - S.W. 1/4

S 00°06'03" E 799.98 (799.96) DEED

P.O.B.

N 42°52'38" W 695.07 (695.07) DEED

C.I.M. AT SE COR. SW 1/4, SEC. 29, T. 107 N., R. 13 W.

S. LINE SW 1/4, SEC. 29, T. 107 N., R. 13 W.

N 89°53'42" E 2642.15 (2642.41) DEED

1-INCH SQ. PIPE AT SW COR. SW 1/4, SEC. 29, T. 107 N., R. 13 W.

117.63 | 80.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 102.35

S 89°53'57" W 414.49

N 89°53'57" E 570.14

420.12 N 89°39'49" E

569.18 N 89°39'49" E

572.20 N 89°39'49" E

571.79 N 89°39'49" E

571.37 N 89°39'49" E

570.96 N 89°39'49" E

570.55 N 89°39'49" E

N 89°54'06" E 734.51

429.83

191.96

132.06

77.87

91.00

100.00 S 45°18'33" E

21.75 S 67°49'11" W

4.62

Δ = 35°52'04" L = 211.40

Δ = 09°09'34" L = 43.00

57.18 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00

7.26 N 45°18'33" W

34.13 S 39°20'02" W

R = 300.00

Δ = 45°01'38" L = 235.76

L = 186.30 Δ = 35°34'52"

L = 49.46 Δ = 09°26'46"

S 00°20'11" E 712.52

Δ = 25°48'19" L = 149.08 CH. = 147.82 CH. BRG. = S 26°25'52" W

N. LINE OF S 1/2 OF SW 1/4, SEC. 29, T. 107 N., R. 13 W.

S 89°50'53" W 138.18

L = 19.36 Δ = 03°21'03"

S 89°39'49" W 129.00

S 89°42'02" W 129.00

S 89°42'02" W 109.60

S 44°39'49" W 13.70

N 45°20'11" W 13.70

N 89°42'02" E 100.26

S 45°20'11" E 13.70

N 44°39'49" E 13.70

S 00°20'11" E 136.34

R = 300.00 L = 25.86 Δ = 04°56'23"

S 84°43'26" W 272.81

S 00°17'58" E 146.21

N 00°17'58" W 16.21

S 89°42'02" W 100.00

N 25°43'07" E 66.77

N 00°17'58" W 130.00

N 00°17'58" W 120.00

S 13°22'10" W 316.32

135.16

155.65

115.63

L = 54.87 Δ = 13°40'08"

L = 40.56 Δ = 13°40'08"

L = 23.19 Δ = 04°56'23"

L = 28.54 Δ = 04°56'23"

96.63

59.54

59.56

80.00

130.81

119.26

245.54

99.99

90.00

100.00

33.39

N 89°54'06" E 163.84

N 08°12'03" E 60.64

N 00°09'07" W 120.00

N 89°50'53" E 20.00

N 00°20'11" W 462.17

S 89°50'53" W 120.00

94.26 | 92.00 | 92.00 | 92.00 | 91.91

EXISTING 20 FT. W.M.U.E. DOC. NO. A-1543198

NE COR. LOT 4, BLK. 1 CENTURY VALLEY SECOND

EXISTING 20 W.M.U.E.

EXISTING 10 D.E.

EXISTING 10 FT. PUBLIC D.E. DOC. NO. 1543198

EXISTING 20 FT. PUBLIC U.E. DOC. NO. 1543198

EXISTING 20 FT. PUBLIC UTILITY EASEMENT DOC. NO. 1432110

E'RLY LINE CENTURY VALLEY SECOND

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

1 2 3 4 5 6 7 8 9 10

22 21 20 19 18 17 16

SCALE IN FEET

50 25 0 50 100

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.

T. 107 N. R. 13 W.

N.W. 1/4 N.E. 1/4 29 S.W. 1/4 S.E. 1/4

No Scale

LOCATION MAP

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
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- W.M.U.E. DENOTES WATER MAIN UTILITY EASEMENT
- (XXX.XX) DEED DENOTES DISTANCE DESCRIBED IN QUIT CLAIM DEED DOC. No. A-1036202, RECORDED IN OLMSTED COUNTY, MN

UTILITY EASEMENT DETAIL

10 U.E. 10 U.E. 10 U.E. 10 U.E. R/W LINE R/W LINE

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

SEH

Mark Haselius X:\AE\B\BELLT\164196\9-survey\92-CAD\15-dwg\BE164196 F-Plat.dwg Wednesday, July 27, 2022

Document No. **A1577670**
OFFICE OF THE COUNTY RECORDER
OLMSTED COUNTY, MN
I hereby certify that this document was filed
in this office on 11-23-2022 at 2:48 PM
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING
Fee Amount: $46.00 Pages: 3

SURVEYOR'S CERTIFICATE OF PLAT CORRECTION-HASELIUS

**"COVER SHEET ADDED BY OLMSTED COUNTY PROPERTY RECORDS OFFICE FOR RECORDING PURPOSES.
THIS PAGE IS NOW THE NEW FIRST PAGE OF YOUR DOCUMENT."**

SURVEYOR'S CERTIFICATE OF PLAT CORRECTION

Pursuant to the provisions of Minnesota Statutes, Chapter 505.174, I, Mark J. Haselius, a duly Licensed Land Surveyor in and for the State of Minnesota declares as follows:

1. That I prepared the plat of CENTURY VALLEY THIRD, dated August 02, 2022 and filed on August 05, 2022 in the Office of the County Recorder, Olmsted County, Minnesota, as Document No. A-1571333.
2. That said plat contains errors, omissions, or defects described in particular as follows:

   The dimension of the east line of Lot 5, Block 1 was unintentionally omitted.

3. That said plat is hereby corrected in particular as follows:

   The correct distance of the east line of Lot 5, Block 1 is 100.00 feet.

I hereby certify that this Surveyor's Certificate of Plat Correction was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 6th day of October, 2022.



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

11-23-2022
SEH
WV

This Surveyor's Certificate of Plat Correction to the plat of CENTURY VALLEY THIRD, was approved by the City Council of the City of Rochester, Minnesota, at a regular meeting, held this 2nd day of November, 2022.

Kimberly Gierach

Kimberly Gierach ~~Kelly Geistler~~, City Clerk (Deputy)
City of Rochester

This Surveyor's Certificate of Plat Correction to the plat of CENTURY VALLEY THIRD, has been reviewed and is approved this 6 day of OCTOBER, 2022.

Eric Stennes
Olmsted County Surveyor

This instrument drafted by:
Short Elliott Hendrickson
717 3rd Ave S.E. Suite 101
Rochester, MN 55904