"OFFICIAL PLAT"

WOODLAND VALLEY ESTATES

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Woodland Valley Estates, Inc., a Minnesota corporation, owner of the following described property:

That part of the Southeast Quarter of Section 18, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 18; thence North 00 degrees 32 minutes 29 seconds West, assumed bearing, along the west line of said Southeast Quarter, 658.50 feet; thence North 16 degrees 10 minutes 31 seconds East, 837.99 feet (previously described as 839.02 feet); thence South 88 degrees 06 minutes 13 seconds East, 650.12 feet (previously described as 659.49 feet); thence South 79 degrees 34 minutes 13 seconds East, 427.80 feet; thence South 02 degrees 03 minutes 34 seconds West, 548.09 feet; thence South 01 degree 03 minutes 34 seconds East, 0.95 feet; thence North 89 degrees 11 minutes 26 seconds East, 33.00 feet; thence South 01 degree 06 minutes 04 seconds East, 202.17 feet for the point of beginning; thence North 88 degrees 53 minutes 56 seconds East, 524.88 feet; thence North 01 degree 06 minutes 04 seconds West, 615.52 feet to the centerline of the Township road as described in Book T-4 of Miscellaneous Records on Page 778 in the Office of the Olmsted County Recorder (the next two courses are along said centerline); thence South 69 degrees 50 minutes 24 seconds East, 564.38 feet; thence easterly 290.76 feet along a tangential curve, concave northerly, central angle of 20 degrees 21 minutes 11 seconds, radius of 818.51 feet, and the chord of said curve bears South 80 degrees 01 minute 00 seconds East, 289.23 feet, to the east line of said Southeast Quarter; thence South 00 degrees 38 minutes 21 seconds East, along said east line and not tangent to said curve, 982.37 feet to the southeast corner of said Southeast Quarter; thence South 89 degrees 43 minutes 48 seconds West, 1131.62 feet; thence North 28 degrees 25 minutes 34 seconds West, 50.70 feet; thence North 45 degrees 20 minutes 34 seconds West, 246.50 feet; thence North 01 degree 06 minutes 04 seconds West, 389.03 feet to the point of beginning.

ALSO:

That part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 106, Range 14, lying easterly of a line described as commencing at a point 196.1 feet east of the northwest corner and on the north line of said Quarter-quarter and terminating at the southwest corner of said Quarter-Quarter.

Containing 63.90 acres, more or less.

Has caused the same to be surveyed and platted as WOODLAND VALLEY ESTATES 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, Woodland Valley Estates, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 22 day of August 2022.

Woodland Valley Estates, Inc.

Ian Keith, President

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me this 22nd day of August, 2022. by Ian Keith, President, Woodland Valley Estates, Inc. a Minnesota corporation.

Rebecca Fireman
Notary Printed Name

Notary Public, Olmsted, MN
My Commission Expires Jan 31. 2026

SURVEYOR'S CERTIFICATE

I Reinhold W. Zieman 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 22nd day of August, 2022.

Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 22nd day of August, 2022 by Reinhold W. Zieman.

Rebecca M. Zieman

Notary Public, Olmsted County, MN
My Commission Expires Jan 31. 2026

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has has been reviewed and approved this 22 day of August, 2022.

Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 22 day of August, 2022.

Olmsted County Engineer

ROCHESTER TOWNSHIP BOARD

We herby certify that on the 11th day of August, 2022 the Board of Supervisors for Rochester Township, Olmsted County, Minnesota, approved this plat.

Chairperson

Town clerk

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 23RD day of September 2022.

DOCUMENT NUMBER A- 1574194

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 23RD day of September, 2022, at 8½ o'clock A.M., and was duly recorded in the Olmsted County records.

Mary Blair-Hoeft
Director of Property Records & Licensing

Jaye Wendy von Wald
Deputy

OLMSTED COUNTY BOARD

I do herby certify that on the 20 day of September, 2022 the Board of Commissioner of Olmsted County, Minnesota, approved this plat.

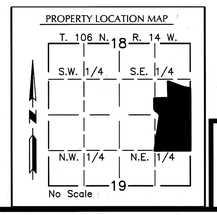
Olmsted County Board Chairman

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

PROPERTY LOCATION MAP



WSE + MASSEY
ENGINEERING & LAND SURVEYING, LLC
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING



PROJECT NUMBER: 80-21376 COMPUTER FILE: 80-21376SF01

1566A

WOODLAND VALLEY ESTATES

"OFFICIAL PLAT"

WOODLAND VALLEY ESTATES

PROJECT NUMBER: 80-213761 COMPUTER FILE: 80-213761SF01

UNPLATTED

TELSPAR W/CIC NE COR SE 1/4 SEC 18-106-14

S 00°38'20" E 1637.24

(M.B. S 00°38'21" E) S 00°38'20" E 932.37 982.37

E. LINE SE 1/4 SEC. 18

TELSPAR W/CIC SE COR SE 1/4 SEC 18-106-14

TELSPAR W/CIC NE COR NE 1/4 SEC 19-106-14

ROYAL OAKS FARM DRIVE SW

(M.B. S 00°05'19" W 1311.10) S 00°05'18" W 1311.09

S 00°05'18" W 1311.08

E. LINE NE 1/4 SEC. 19

SE COR NE 1/4 NE 1/4

TELSPAR W/CIC SE COR NE 1/4 SEC 19-106-14

N. LINE SE 1/4 SEC. 18

N 89°51'18" E 2649.14 1324.57

S. LINE NE 1/4 SEC. 19

S 89°37'32" W 1323.85 (M.B. 1323.86)

N 89°31'11" E 2641.92 1320.96

S. LINE NE 1/4 NE 1/4 SEC. 19 879.40

W. LINE NE 1/4 NE 1/4 SEC. 19

S 00°02'20" E 1313.50

S. LINE NW 1/4 NE 1/4 SEC. 19 1323.85

W. LINE SE 1/4 SEC. 18

N 00°32'34" W 1966.92

N 00°32'34" W 658.50 (M.B. N 00°32'29" W)

W. LINE NE 1/4 SEC. 19 1315.93

N 00°09'56" W 2631.85

S. LINE NE 1/4 SEC. 19 1315.92

N 00°09'56" W 2631.13

N 00°32'34" W 2627.51 1324.57

TELSPAR W/CIC NW COR NE 1/4 SEC 18-106-14

1" SQ. PIPE W/CAP NW COR SW 1/4 SEC 18-106-14

TELSPAR W/CIC SW COR SE 1/4 SEC 18-106-14

TELSPAR W/CIC NW COR NE 1/4 SEC 19-106-14

1" SQ. PIPE W/CAP SE COR NW 1/4 SEC 19-106-14

1" SQ. PIPE W/CAP SW COR SE 1/4 SEC 19-106-14

OUTLOT A

OUTLOT B

OUTLOT C

DRAINAGE EASEMENT

OUTLOT D

MEADOW CROSSING ROAD SW

S 69°30'23" E 564.40

(M.B. S 69°30'24" E 564.38)

544.94

MEADOW CROSSING LANE SW

WOODLAND VALLEY LANE SW

MEADOW CROSSING ROAD SW ROADWAY CENTERLINE

CENTERLINE TOWNSHIP ROAD EASEMENT

100 FT TOWNSHIP ROAD EASEMENT RECORDED IN BOOK 114 OF MISC, PAGE 779

CONTROLLED ACCESS

DRAINAGE EASEMENT

D.E.

WETLAND

WETLAND BOUNDARY (TYP.)

WILDLIFE CORRIDOR AND D.E. LINE

WILDLIFE CORRIDOR

EASEMENT

DRAINAGE

WETLAND

NE 1/4 NE 1/4 SEC. 19

SE 1/4 NE 1/4 SEC. 19

SW 1/4 NE 1/4 SEC. 19

NW 1/4 NE 1/4 SEC. 19

UNPLATTED

S 69°30'23" E 282.68

109.45

53.65

N 01°06'09" W 615.45 (M.B. N 01°06'04" W 615.52)

S 73°25'12" E 279.12

N 26°32'03" W 62.43

S 01°06'09" E 524.88 (M.B. N 88°53'56" E)

N 88°53'51" E 524.88

N 01°06'09" W 184.27

S 01°06'09" E 197.93

S 89°43'50" W 0.97

N 01°06'09" W 389.08 (M.B. N 01°06'04" W 389.03)

CORNER IS 2.09' W. OF 1/16 LINE

(M.B. S 01°06'04" E) S 01°06'09" E 202.17

67.00

S 02°03'29" W 548.09 (M.B. S 02°03'34" W)

N 45°20'32" W 246.50

N 28°25'32" W 50.70

N 08°26'51" E 1328.84

771.83

307.01

250.00

S 00°02'20" E 1313.50

S 89°37'32" W 543.29

492.03

327.08

609.03

S 20°08'27" E 268.52

S 41°48'02" E 130.05

S 84°45'30" E 104.00

S 57°24'48" E 89.50

S 08°26'51" E 63.62

S 28°23'52" E 33.85

N 52°23'19" W 265.29

S 82°54'00" W 155.48

S 82°54'00" W 177.59

S 08°26'51" E 75.12

174.59

14.25

(M.B. N 45°20'34" W)

(M.B. S 89°43'48" W) 1130.65

(M.B. S 89°43'50" W 1130.66)

1131.62

1130.65

1130.66

1326.75

N 89°43'50" E 196.10

195.13

S 89°43'50" E 196.10

N 89°43'50" W 1326.75

S 89°43'50" W 0.95

(M.B. N 28°25'34" W)

N 28°25'32" W 50.70

N 08°26'51" E 1328.84

NOT TO SCALE

INSET

(M.B. S 88°06'13" E) (M.B. S 79°34'13" E)

S 79°34'18" E 427.80

S 88°06'18" E 650.12 (P.D. 659.49)

(M.B. (P.D. 839.02) N 16°10'26" E) N 16°10'31" E 837.99

(M.B. S 01°03'34" E) S 01°03'39" E 0.95

N 89°11'21" E 33.00 (M.B. N 89°11'26" E)

S 89°37'32" W 1323.85 (M.B. 1323.86)

SE 1/4 NE 1/4 SEC. 19

SW 1/4 NE 1/4 SEC. 19

S 89°37'32" W 543.29

871.00

958.35

551.92

492.03

327.08

609.03

S 25°31'20" E

S 52°45'29" W

S 00°42'41" E 155.21

S 04°18'13" E 189.29

S 46°35'16" E 686.82

S 50°41'38" E 386.91

S 41°51'38" W 441.42 491.48

S 08°01'19" E 170.89

S 72°36'58" W 243.34

S 66°14'02" W 250.18

S 42°53'05" E 379.93

S 00°06'36" W 624.42

N 89°28'56" W 264.21

S 05°02'33" W 403.21

S 17°07'04" E 50.00

S 89°44'02" E 93.97

S 22°25'35" E 23.48

S 47°23'32" E 102.26

S 42°20'59" E 391.52

S 85°54'43" W 229.64

S 31°10'17" E 301.81

124.48 499.94

S 89°43'50" W 233.32

S 81°15'04" W 183.47

S 20°21'58" E 259.68

S 16°45'28" E 227.41

S 07°38'57" E 135.03

S 85°37'59" E 82.82

S 85°37'59" W 100.14

S 00°38'20" E 71.25

N 89°21'40" E 44.81

S 82°21'03" W 27.00

N 89°51'18" E 2580.59

1" SQ. PIPE W/CAP NW COR SW 1/4 SEC 18-106-14

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	05°08'03"	818.51	73.35
C2	02°41'36"	868.51	40.83
C3	56°37'59"	60.00	59.31
C4	09°30'31"	233.00	38.67
C5	34°10'52"	167.00	99.63
C6	03°36'30"	200.00	12.60
C7	09°06'31"	200.00	31.80

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	86.29
L2	S 74°11'12" W	100.99
L3	S 84°57'27" E	27.00
L4	S 84°57'27" E	123.89
L5	S 00°05'18" W	33.12
L6	S 00°05'18" W	33.12
L7	S 00°00'00" E	34.06
L8	S 00°38'20" E	71.25
L9	N 89°21'40" E	44.81
L10	S 82°21'03" W	27.00

MONUMENTS

○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

● FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

D.U.E = DRAINAGE AND UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
C.A. = CONTROLLED ACCESS

0 50 100 150 200
SCALE IN FEET

NOTE:
(M.B.) = PER McGHIE & BETTS SURVEY DATED 2/14/06 RECORDED AS DOCUMENT NO. 1094397 AND AS DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 1566992
(P.D.) = PREVIOUSLY DESCRIBED
WETLAND DELINEATION BY WSE MASSEY LTD., 11/18/2021

BASIS OF BEARINGS
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

PROPERTY LOCATION MAP
T. 106 N. R. 14 W.
18
S.W. 1/4 S.E. 1/4
N.W. 1/4 N.E. 1/4
19
No Scale

WSE MASSEY
ENGINEERING & LAND SURVEYING, INC.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING