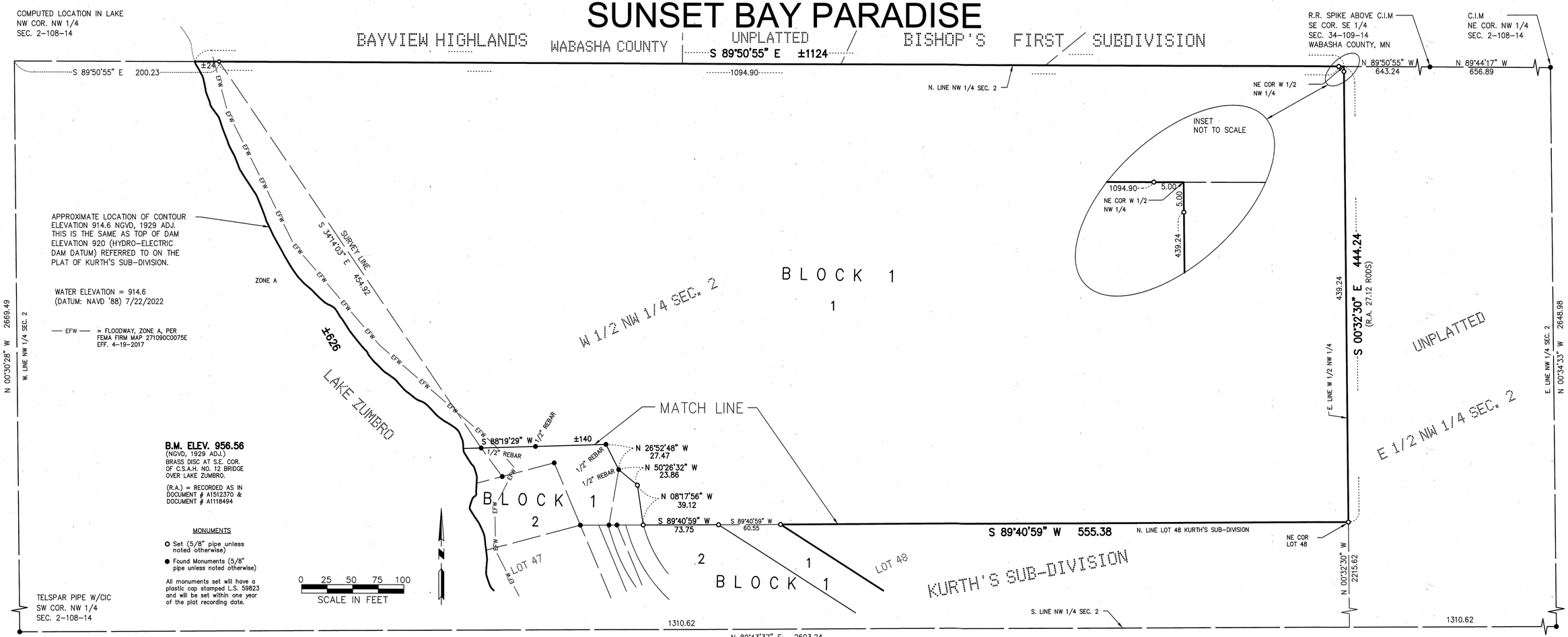
"OFFICIAL PLAT"

SUNSET BAY PARADISE

BAYVIEW HIGHLANDS | WABASHA COUNTY | UNPLATTED | BISHOP'S FIRST SUBDIVISION



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Arthur D. Mergen as Trustee of the Arthur Delaine Mergen Trust under agreement, dated March 18, 2009, and Kevin K. Graner and Marilyn E. Graner as Trustees of the Kevin Kenneth Graner and Marilyn Elizabeth Graner Trust, dated July 15, 2016 and The Freshman Group Inc., a Minnesota corporation, owners of the following described property:

Lot 47 and that part of Lot 46 and Lot 48, KURTH'S SUB-DIVISION according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, and that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 14 West, Olmsted County, Minnesota described as follows:

BEGINNING at the northeast corner of the Northwest Quarter of said Section 2; thence North 89 degrees 44 minutes 17 seconds West, (NOTE: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northwest Quarter, 656.89 feet to the southeast corner of the Southeast Quarter of Section 34, Township 109 North, Range 14 West, Wabasha County, Minnesota; thence North 89 degrees 50 minutes 55 seconds West, along said north line, 643.24 feet to the northeast corner of the West-One Half of said Northwest Quarter and the POINT OF BEGINNING; thence South 00 degrees 32 minutes 30 seconds East, along the east line of the West-One Half of said Northwest Quarter, 444.24 feet to the northeast corner of said Lot 48; thence South 89 degrees 40 minutes 59 seconds West, along the north line of said Lot 48, a distance of 555.38 feet; thence South 57 degrees 17 minutes 34 seconds East, 119.51 feet; thence South 20 degrees 26 minutes 57 seconds East, 70.64 feet; thence South 10 degrees 44 minutes 34 seconds West, 113.91 feet; thence North 76 degrees 41 minutes 57 seconds West, 78.43 feet; thence North 64 degrees 33 minutes 04 seconds West, 61.50 feet to the centerline of Township Road as surveyed in 1999, recorded as Document Number A-1118494; thence Northwesterly 75.19 feet along said centerline and along a non-tangential curve, concave westerly, having a central angle of 75 degrees 10 minutes 56 seconds and radius of 57.30 feet, and the chord of said curve bears North 12 degrees 08 minutes 32 seconds West, 69.91 feet; thence North 49 degrees 44 minutes 00 seconds West, tangent to said curve and along said centerline, 80.66 feet; thence Northwesterly 6.71 feet, along said centerline and along a tangential curve, concave northeasterly, having a central angle of 02 degrees 40 minutes 58 seconds and radius of 143.24 feet; thence South 67 degrees 14 minutes 19 seconds West, not tangent to said curve, 18.94 feet to the west line of said Lot 48; thence North 22 degrees 47 minutes 00 seconds West, along said west line, 23.22 feet; thence South 67 degrees 14 minutes 19 seconds West, 33.00 feet to the northeast corner of the South 23.00 feet of said Lot 46; thence South 75 degrees 05 minutes 50 seconds West, along the north line of the South 23.00 feet of said Lot 46, a distance of 115 feet, more or less, to the water's edge of Lake Zumbro as defined in said KURTH'S SUB-DIVISION; thence Northwesterly 626 feet, more or less, along said water's edge to the north line of said Northwest Quarter; thence South 89 degrees 50 minutes 55 seconds East, along the north line of said Northwest Quarter, 1124 feet, more or less, to the POINT OF BEGINNING.

Have caused the same to be surveyed and platted as SUNSET BAY PARADISE and do hereby dedicate to the public for public use the public way as created by this plat.

In witness whereof said Arthur D. Mergen, Trustee of the Arthur Delaine Mergen Trust under agreement, dated March 18, 2009, has hereunto set his hand this 4th day of October, 2022.

Arthur D. Mergen, TTE

Arthur D. Mergen, Trustee of the Arthur Delaine Mergen Trust under agreement, dated March 18, 2009

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 4th day of October, 2022 by Arthur D. Mergen, Trustee of the Arthur Delaine Mergen Trust under agreement, dated March 18, 2009.

Tracy Iseler-Cleveland
Printed Notary Public Name

Notary Public, Olmsted County, MN
My Commission Expires 12/31/25

In witness whereof said Kevin K. Graner and Marilyn E. Graner, Trustees of the Kevin Kenneth Graner and Marilyn Elizabeth Graner Trust, dated July 15, 2016, have hereunto set their hands this 4th day of October, 2022.

Kevin K. Graner, Trustee of the Kevin Kenneth Graner and Marilyn Elizabeth Graner Trust, dated July 15, 2016

Marilyn E. Graner, Trustee of the Kevin Kenneth Graner and Marilyn Elizabeth Graner Trust, dated July 15, 2016

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 4th day of October, 2022 by Kevin K. Graner and Marilyn E. Graner, Trustees of the the Kevin Kenneth Graner and Marilyn Elizabeth Graner Trust, dated July 15, 2016.

Tracy Iseler-Cleveland
Printed Notary Public Name

Notary Public, Olmsted County, MN
My Commission Expires 12/31/25

In witness whereof said The Freshman Group Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 30 day of September 2022.

The Freshman Group Inc.

James Burke, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on this 30th day of September 2022 by James Burke, Chief Executive Officer, of The Freshman Group Inc., a Minnesota corporation, on behalf of the corporation.

RENEE T. RAHLF
Printed Notary Public Name

Notary Public, OLMSTED County, MN
My Commission Expires 1-31-2025

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 28th day of Sept., 2022

Reinhold W. Zieman
Minnesota L.S. No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 28th day of September, 2022, by Reinhold W. Zieman

Rebecca Ziemann
Printed Notary Public Name

Notary Public, Dodge County, MN
My Commission Expires Jan 31, 2026

OLMSTED COUNTY BOARD

I do herby certify that on the 18th day of October, 2022 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Olmsted County Board Chairperson

ORONOCO TOWNSHIP BOARD

We herby certify that on the 3rd day of October, 2022 the Board of Supervisors for Oronoco 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 19th day of October, 2022.

DOCUMENT NUMBER A- 1575649

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 19th day of October, 2022, at 1 o'clock P M., and was duly recorded in the Olmsted County records.

Mary Blair-Hoff
Director of Property Records & Licensing

Deputy

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 29 day of SEPTEMBER, 2022.

Eric C. Stenman
Olmsted County Surveyor

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

OLMSTED COUNTY ENGINEER

Recommended for approval this 29th day of September, 2022

Olmsted County Engineer

BASIS OF BEARINGS

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

PROPERTY LOCATION MAP

T. 108 N. R. 14 W.

N.W. 1/4 | N.E. 1/4
2
S.W. 1/4 | S.E. 1/4

No Scale

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

1568 A

PROJECT NUMBER: 4017 COMPUTER FILE: 4017SF01

"OFFICIAL PLAT"

SUNSET BAY PARADISE

MATCH LINE

LAKE ZUMBRO

±626

APPROXIMATE LOCATION OF CONTOUR ELEVATION 914.6 NGVD, 1929 ADJ. THIS IS THE SAME AS TOP OF DAM ELEVATION 920 (HYDRO-ELECTRIC DAM DATUM) REFERRED TO ON THE PLAT OF KURTH'S SUB-DIVISION.

WATER ELEVATION = 914.6
(DATUM: NAVD '88)
7/22/2022

EFW = FLOODWAY, ZONE A, PER FEMA FIRM MAP 27109C0075E EFFECTIVE 4-19-2017

ZONE A

BLOCK 1

UNPLATTED

BLOCK 1

KURTH'S SUB-DIVISION

LOT 47

LOT 46

LOT 45

LOT 44

LOT 43

LOT 48

SUNSET BAY LANE NE

S 34°14'03" E 454.92

S 36°32'42" E 34.73

(R.A. S 88°41'31" W) S 88°19'29" W 122.09

1/2" REBAR

134.24) ±140

±18

±26

±30

±115

N 75°13'01" E (R.A. N 75°30'00" E) ±79 72.50)

52.59

N 26°52'48" W (R.A. N 26°21'39" W) 27.47 (R.A. 27.46)

N 50°26'32" W 23.88

39.12

N 08°17'56" W

(R.A. N 10°19'43" E) N 10°00'42" E 54.83

(R.A. S 22°25'00" E 66.00) S 22°47'00" E 65.83

(R.A N 90°00'00" E 27.82)

N 89°40'59" E 27.89

S 89°40'59" W 7.82

S 89°40'59" W 25.77

S 89°40'59" W 73.75

S 89°40'59" W 60.55

S 89°40'59" W 555.38

N. LINE LOT 48 KURTH'S SUB-DIVISION

NE COR LOT 47 KURTH'S SUB-DIVISION

CHISLED "X"

NW COR LOT 48 KURTH'S SUB-DIVISION

REBAR

N. LINE LOT 47 KURTH'S SUB-DIVISION

142.06

S 69°41'41" E

SURVEY LINE

S 22°47'00" E 76.88

℄ PLATTED ROAD (VACATED)

16.5

W. LINE LOT 48 KURTH'S SUB-DIVISION

℄ TOWNSHIP RD. AS SURVEYED IN 1999. RECORDED AS DOC. # A-1118494 (NOW VACATED PER DOC. # A-1560079)

N 57°19'08" W 159.19

S 57°17'34" E 119.51

S 20°26'57" E 70.64

N 20°26'57" W 58.33

S 10°44'34" W 113.91

N 84°10'40" E 45.00

N 69°33'03" E 58.93

N 64°33'04" W 45.00

61.50

N 76°41'57" W 78.43

Δ=10°36'39" L=23.47

60.90

17.11

Δ=09°51'25" R=143.24 L=24.64

S 67°14'19" W (R.A. S 67°35'00" W) 6.19

10.79

26.81

S 67°14'19" W 33.00

N 22°47'00" W 23.22

S 67°14'19" W 18.94

Δ=02°40'58" R=143.24 L=6.71

(R.A. Δ=02°44'00" R=143.24 L=6.83)

C.BRG=N 48°23'31" W C=6.71 (R.A. C.BRG=S 47°56'20" E C=6.83)

85.05

S 75°05'50" W

N. LINE OF THE SOUTH 23' OF LOT 46 KURTH'S SUB-DIVISION

S. LINE LOT 46 KURTH'S SUB-DIVISION

23.00

5/8" ROD

R.R. SPIKE

16.50

80.66

(R.A. S 49°20'20" E 80.61)

N 49°44'00" W 80.66

L=75.19

R=57.30

C.BRG=N 10°28'22" W C=69.91

Δ=75°10'56"

Δ=43°54'40" L=56.56

Δ=31°16'16" L=40.28

Δ=22°51'04" R=57.30 L=22.72

N 48°10'00" E 64.16 (R.A. S 48°33'40" W)

R.R. SPIKE

16.5

B.M. ELEV. 956.56

(NGVD, 1929 ADJ.)
BRASS DISC AT S.E. COR. OF C.S.A.H. NO. 12 BRIDGE OVER LAKE ZUMBRO.

(R.A.) = RECORDED AS IN DOCUMENT # A1512370 & DOCUMENT # A1118494

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.

BASIS OF BEARINGS

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

N

0 10 20 30 40
SCALE IN FEET

PROJECT NUMBER: 4017 COMPUTER FILE: 4017SF01

WSE MASSEY
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