"OFFICIAL PLAT"

WOODLAND VALLEY ESTATES SECOND

INSTRUMENT OF DEDICATION

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

OUTLOT A, OUTLOT B, OUTLOT C, and OUTLOT D, WOODLAND VALLEY ESTATES, according to the recorded plat thereof, Olmsted County, Minnesota.

Containing 28.27 acres, more or less.

Has caused the same to be surveyed and platted as WOODLAND VALLEY ESTATES SECOND.

In witness whereof, said Woodland Valley Estates, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 29th day of November, 2022.

Woodland Valley Estates, Inc.

Ian Keith, President

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 29th day of November, 2022, by Ian Keith, President of Woodland Valley Estates, Inc. a Minnesota corporation.

Ryan Schoenfelder
Notary Printed Name

Notary Public Olmsted County, MN
My Commission Expires Jan. 31, 2027

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 November, 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 November, 2022 by Reinhold W. Zieman.

Rebecca M. Zieman

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

OLMSTED COUNTY ENGINEER

Recommended for approval this 22nd day of November, 2022.

Olmsted County Engineer

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 NOVEMBER, 2022.

Eric C. Stenson
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 27th day of DECEMBER, 2022.

DOCUMENT NUMBER A1579364

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 27th day of DECEMBER, 2022, at 12½ o'clock P.M., and was duly recorded in the Olmsted County records.

Mary Blair-Hoeft
Director of Property Records & Licensing

by, Wendy von Wald
Deputy

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

ROCHESTER TOWNSHIP BOARD

We hereby certify that on the 10 day of November, 2022 the Board of Supervisors for Rochester Township, Olmsted County, Minnesota, approved this plat.

Chairperson

Town clerk

OLMSTED COUNTY BOARD

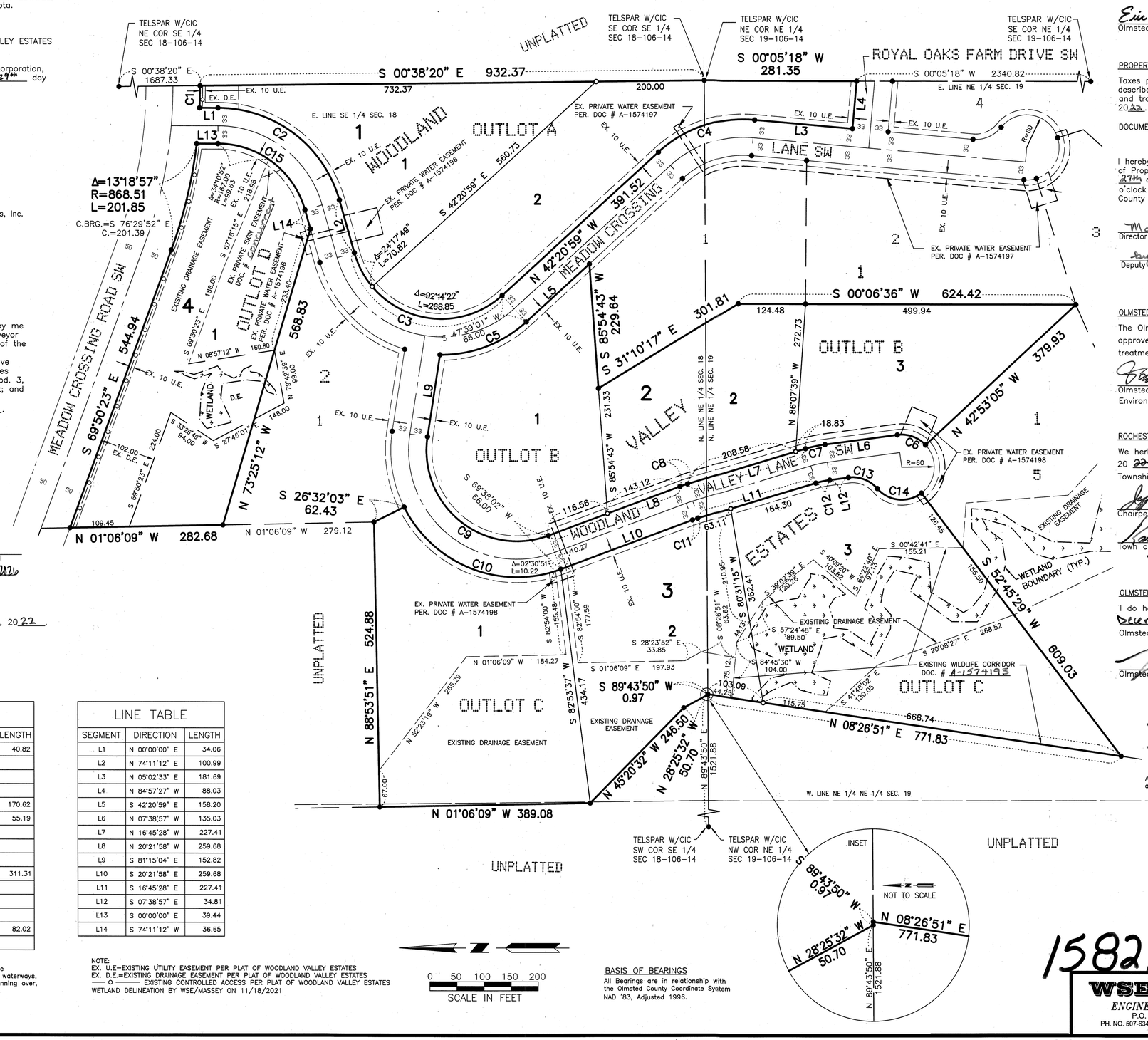
I do hereby certify that on the 20 day of December, 2022 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Olmsted County Board Chairperson

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.



CURVE TABLE					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	40.83	868.51	02°41'36"	S 88°52'19" E	40.82
C2	301.69	233.00	74°11'12"		
C3	339.67	167.00	116°32'11"		
C4	192.73	233.00	47°23'32"		
C5	174.69	233.00	42°57'23"	S 20°52'18" E	170.62
C6	57.35	60.00	54°45'52"	N 19°43'59" E	55.19
C7	37.04	233.00	09°06'31"		
C8	14.67	233.00	03°36'30"		
C9	347.18	167.00	119°06'54"		
C10	340.91	233.00	83°49'55"	S 21°32'59" W	311.31
C11	10.52	167.00	03°36'30"		
C12	26.55	167.00	09°06'31"		
C13	59.31	60.00	56°37'59"		
C14	90.31	60.00	86°14'29"	S 05°51'47" W	82.02
C15	216.23	167.00	74°11'12"		

LINE TABLE		
SEGMENT	DIRECTION	LENGTH
L1	N 00°00'00" E	34.06
L2	N 74°11'12" E	100.99
L3	N 05°02'33" E	181.69
L4	N 84°57'27" W	88.03
L5	S 42°20'59" E	158.20
L6	N 07°38'57" W	135.03
L7	N 16°45'28" W	227.41
L8	N 20°21'58" W	259.68
L9	S 81°15'04" E	152.82
L10	S 20°21'58" E	259.68
L11	S 16°45'28" E	227.41
L12	S 07°38'57" E	34.81
L13	S 00°00'00" E	39.44
L14	S 74°11'12" W	36.65

UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all underground or surface public utilities including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT defined:
An unobstructed easement for the construction and maintenance of waterways, both surface and underground running over, across and under said easement.

NOTE:
EX. U.E=EXISTING UTILITY EASEMENT PER PLAT OF WOODLAND VALLEY ESTATES
EX. D.E.=EXISTING DRAINAGE EASEMENT PER PLAT OF WOODLAND VALLEY ESTATES
—— O ——— EXISTING CONTROLLED ACCESS PER PLAT OF WOODLAND VALLEY ESTATES
WETLAND DELINEATION BY WSE/MASSEY ON 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

1582A

WSE + MASSEY
ENGINEERING & LAND SURVEYING LTD.
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