"OFFICIAL PLAT"

MILLIE MEADOW ESTATES THIRD

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That GMR Development INC, a Minnesota corporation, owner, of the following described property in the County of Olmsted, State of Minnesota, to wit:

That part of the West Half of the Northwest Quarter of Section 29, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows: Commencing at the northwest corner of the Northwest Quarter of Section 29; thence on an assumed bearing of North 89°56'19"East, along the north line of said West Half of the Northwest Quarter, 566.00 feet to the east line of the West 566 feet thereof; thence continue North 89°56'19"East, along said north line, 388.42 feet; thence South 04°26'43"East 304.17 feet; thence South 01°03'44"East 303.42 feet; thence South 89°56'19"West 329.62 feet to the point of beginning; thence continuing South 89°56'19"West 589.35 feet to a line which is 66.00 feet easterly of, as measured at right angles to and parallel with, the west line of said West Half of the Northwest Quarter; thence North 00°07'36"East, along said parallel line, 375.95 feet to the south line of the North 230.71 feet of said West Half of the Northwest Quarter; thence South 89°56'19"West, along said south line, 66.00 feet to the southwest corner of said North 230.71 feet of said West Half of the Northwest Quarter; thence South 00°07'36"West, along the west line of said West Half of the Northwest Quarter, 2388.73 feet to the southwest corner of said West Half of the Northwest Quarter; thence North 89°58'51"East, along the south line of said West Half of the Northwest Quarter, 1087.03 feet; thence North 26°43'18"West 142.96 feet; thence North 13°26'24"West 317.78 feet; thence North 01°34'25"West 508.39 feet; thence North 04°28'46"West 215.40 feet; thence North 07°42'43"West 363.53 feet; thence North 36°06'07"West 139.56 feet; thence North 24°48'10"West 128.36 feet; thence North 15°33'13"West 273.92 feet to the point of beginning.

Containing 41.90 acres, more or less.

Has caused the same to be surveyed and platted as MILLIE MEADOW ESTATES THIRD and does hereby dedicate to the public for the public use forever the public ways and the drainage and utility easements as created by this plat.

In witness whereof said GMR Development INC, a Minnesota corporation, has caused these presents to be signed by its proper officer this 28 day of February, 2023.

GMR Development INC

Gene Peters

Gene Peters, President

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 28 day of February, 2023 by Gene Peters, President of GMR Development INC, a Minnesota corporation.

Andrew Buck

Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2028

Andrew Buck
Printed Name

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin 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 22 day of FEBRUARY, 2023.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 22nd day of February, 2023, by Geoffrey G Griffin, Minnesota Registration No. 21940

Notary Public, Fillmore County, Minnesota
My commission expires: Jan 31, 2027

Michelle Hanson
Printed Name

OLMSTED COUNTY ENGINEER

Recommended for approval this 28 day of February, 2023

Olmsted County Engineer

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 28 day of FEBRUARY, 2023

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

ROCHESTER TOWNSHIP BOARD

We hereby certify that on the 28th day of February, 2023 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 21 day of March, 2023 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Gregory C Wright

Olmsted County Board Chairperson

PROPERTY RECORDS AND LICENSING

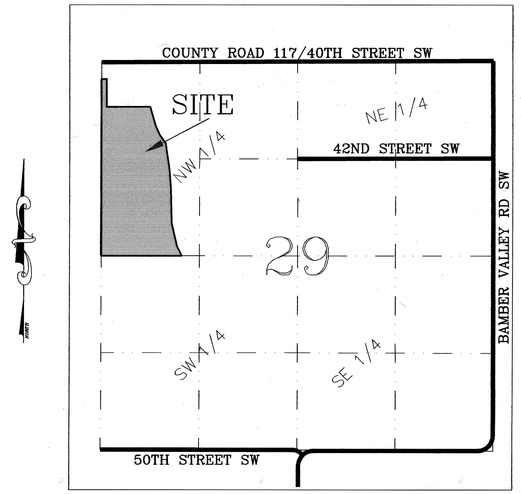
Taxes payable in the year 2023 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 30th day of March, 2023

DOCUMENT NUMBER A1583560

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of March, 2023 at 2 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



VICINITY MAP
T. 106 N., R. 14 W., SEC. 29
"NOT TO SCALE"

1586A

FILE NO:17-082 FP3

G-Cubed
ENGINEERING
SURVEYING
PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
www.gcubed.com

"OFFICIAL PLAT"

MILLIE MEADOW ESTATES THIRD

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	627.42	400.00	89°52'17"	N44°56'15"W	565.05
C2	116.49	400.00	16°41'08"	N81°31'50"W	116.08
C3	510.93	400.00	73°11'09"	N36°35'41"W	476.90
C4	177.34	400.00	25°24'05"	N04°06'41"E	175.89
C5	158.32	425.00	21°20'35"	N12°49'06"W	157.40
C6	14.76	24.00	35°14'35"	N19°46'06"W	14.53
C7	281.75	75.00	215°14'37"	N70°13'53"E	142.96
C8	139.69	375.00	21°20'35"	S12°49'06"E	138.88
C9	154.81	433.00	20°29'03"	N10°14'38"W	153.98
C10	167.08	433.00	22°06'32"	N31°32'26"W	166.05
C11	181.27	433.00	23°59'12"	N54°35'18"W	179.95
C12	27.65	19.00	83°23'38"	S24°53'05"E	25.28
C13	191.97	433.00	25°24'05"	N04°06'41"E	190.40
C14	17.34	19.00	52°16'58"	S17°33'08"W	16.74
C15	60.18	66.00	52°14'29"	N17°34'22"E	58.11
C16	95.24	66.00	82°41'01"	N49°53'22"W	87.19
C17	18.07	375.00	2°45'37"	S22°06'35"E	18.06
C18	121.62	375.00	18°34'58"	S11°26'18"E	121.09
C19	11.62	75.00	8°52'33"	N06°35'05"W	11.61
C20	92.05	75.00	70°19'17"	N46°10'59"W	86.38

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	114.47	75.00	87°27'06"	S54°55'50"W	103.68
C22	63.61	75.00	48°35'41"	S13°05'34"E	61.72
C23	5.95	425.00	00°48'04"	N02°32'51"W	5.94
C24	152.37	425.00	20°32'31"	N13°13'08"W	151.56
C25	51.28	66.00	44°31'02"	S66°30'36"W	50.00
C26	121.09	66.00	105°07'25"	S08°18'37"E	104.81
C27	17.34	19.00	52°16'58"	N34°43'50"W	16.74
C28	158.54	367.00	24°45'06"	N03°47'11"E	157.31
C29	4.16	367.00	0°38'59"	N16°29'14"E	4.16
C30	27.65	19.00	83°23'38"	N58°30'33"E	25.28
C31	76.17	433.00	10°04'46"	N84°50'01"W	76.07
C32	139.92	367.00	21°50'40"	N78°57'04"W	139.08
C33	435.74	367.00	68°01'37"	N34°00'55"W	410.59

LEGEND

- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EASEMENT LINE
- SECTION LINE
- CENTERLINE

UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO LOT LINES UNLESS OTHERWISE SHOWN.

BEARINGS
ALL BEARINGS ARE BASED ON THE WEST LINE OF THE THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29–T106N–R14W WHICH IS ASSUMED TO BEAR N00°07'36"E/S00°07'36"W.

WET LAND DEFINED
WET LAND SHOWN IS BASED ON THE APPROVAL DATE 12/2/2022 FROM OLMSTED SOIL AND WATER CONSERVATION DISTRICT.

GRAPHIC SCALE
100 0 50 100 200
SCALE IN FEET

S00°01'33"E 2621.38

1" SQUARE PIPE W/ CAP RLS#15809

N89°56'19"E 1322.49

LIMESTONE MONUMENT

N89°58'51"E 1325.98

N89°56'19"E 368.06

N89°56'19"E 388.42

N89°56'19"E 566.00

N89°58'51"E 238.94

NORTH LINE OF THE WEST HALF NW1/4

EAST LINE OF THE WEST 566 FEET NW1/4

SOUTH LINE OF THE NORTH 230.71 FEET OF WEST HALF NW1/4

S04°26'43"E 304.17

S01°03'44"E 303.42

S89°56'19"W 329.62

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

POINT OF BEGINNING

S89°56'19"W 589.35

360.11

229.24

66.00 S89°56'19"W

N00°07'36"E 375.95

S00°07'36"W 230.71

NW CORNER NW1/4, SECTION 29–T106N, R14W & POINT OF COMMENCEMENT

1" SQUARE PIPE W/ CAP RLS#15809

S00°07'36"W 2388.73

WEST LINE OF THE WEST HALF NW1/4 SECTION 29–T106N–R14W

SOUTH LINE OF THE WEST HALF NW1/4 SECTION 29–T106N–R14W

N89°58'51"E 1087.03

CAST IRON CAP ON TELSPAR PIPE

RESOLUTION ACCEPTING DEDICATION OF LAND FOR A TOWN ROAD PER DOCUMENT NO. A-1377421

ENVIRONMENTAL CORRIDOR PER DOCUMENT NO. A1583559

WET LAND

BLOCK 2

BLOCK 1

OUTLOT 'A'

OUTLOT 'B'

PAGENHART RD SW

CHRISTOPHERSON LN SW

MILLIE MEADOW ESTATES

MILLIE MEADOW ESTATES SECOND

FILE NO: 17–082 FP3

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ENGINEERING
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14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
www.666.to