"OFFICIAL PLAT"

THEINS DEER FARM

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Dennis J. Thein and Marjorie M. Thein, husband and wife, owners of the following described property:

Lot 6, Block 1, ZARIN'S FIRST SUBDIVISION, Olmsted County, Minnesota, and also a Tract of land being in the Northeast One-Fourth, Section 12, Township 107, Range 14, described as follows: BEGINNING at the northwest corner of Lot 6, Block 1, of ZARIN'S FIRST SUBDIVISION, Olmsted County, Minnesota; thence on an assumed bearing of South 15 degrees 00' West along the westerly line of said Lot 6 a distance of 295.00 feet; thence along said lot line South 37.99 feet to the southwest corner of said Lot 6; thence North 77 degrees 19' 11" West, 100.00 feet; thence North 27 degrees 38' 41" West, 265.33 feet; thence North 15 degrees 00' East, 150.00 feet; thence South 73 degrees 00' East, 270.00 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH:

A tract of land being in the Northeast Quarter of Section 12, Township 107, Range 14, Olmsted County, Minnesota, described as follows: Beginning at the Northwesterly corner of Lot 1, Block 1, of ZARIN'S FIRST SUBDIVISION, thence South 15°29'10" West, (for purposes of this description bearings are assumed) along the westerly line of said Lot 1, a distance of 283.18 feet; thence North 75°00'00" West along the northerly line of Lot 7 in said Subdivision a distance of 250.00 feet to the northwesterly corner of said Lot 7; thence South 15°00'00" West, along the westerly line of said Lot 7, 205.00 feet to the southwesterly corner of said Lot 7; thence North 73°00'00" West, 270.00 feet; thence South 15°00'00" West, 150.00 feet; thence South 27°38'41" East, 265.33 feet; thence North 77°19'11" West, 100.00 feet; thence North 53°08'00" West, 678.34 feet to the center line of Trunk Highway No. 63; thence North 36°52'00" East along said center line 789.21 feet to a prolongation westerly of the southerly right of way of Terrace Lane; thence South 65°38'00" East along said southerly right of way 535.42 feet; thence continuing along said line on a curve to the right which has (radius of 921.93 feet, a delta angle of 8°33' and an arc distance of 137.58 feet) a chord bearing of South 61°21'30" East, a chord distance of 137.46 feet; thence South 57°05'00" East along said southerly right of way line, 122.07 feet to the point of beginning; subject to Highway right of way on the West and containing 13.85 acres including said right of way and 12.48 acres excluding said right of way.

Said parcel contains 17.55 acres more or less.

Have caused the same to be surveyed and platted as THEINS DEER FARM and do hereby dedicate to the public for public use, the public ways and the utility easements as created by this plat.

In witness whereof, Mark Thein, Attorney-In-Fact for Dennis J. Thein and Marjorie M. Thein, husband and wife, has hereunto set his hand this 14th day of March 2023.

Mark Thein, Attorney-In-Fact for
Dennis J. Thein and Marjorie M. Thein,
husband and wife

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 14th day of March, 2023 by Matt Thein, Attorney-In-Fact for Dennis J. Thein and Marjorie M. Thein.

Rebecca Zieman
Notary Printed Name

Notary Public, Dodge County, 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 10th day of March, 2023.

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

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 10th day of March, 2023 by Reinhold W. Zieman.

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

Notary Public, Dodge County, MN

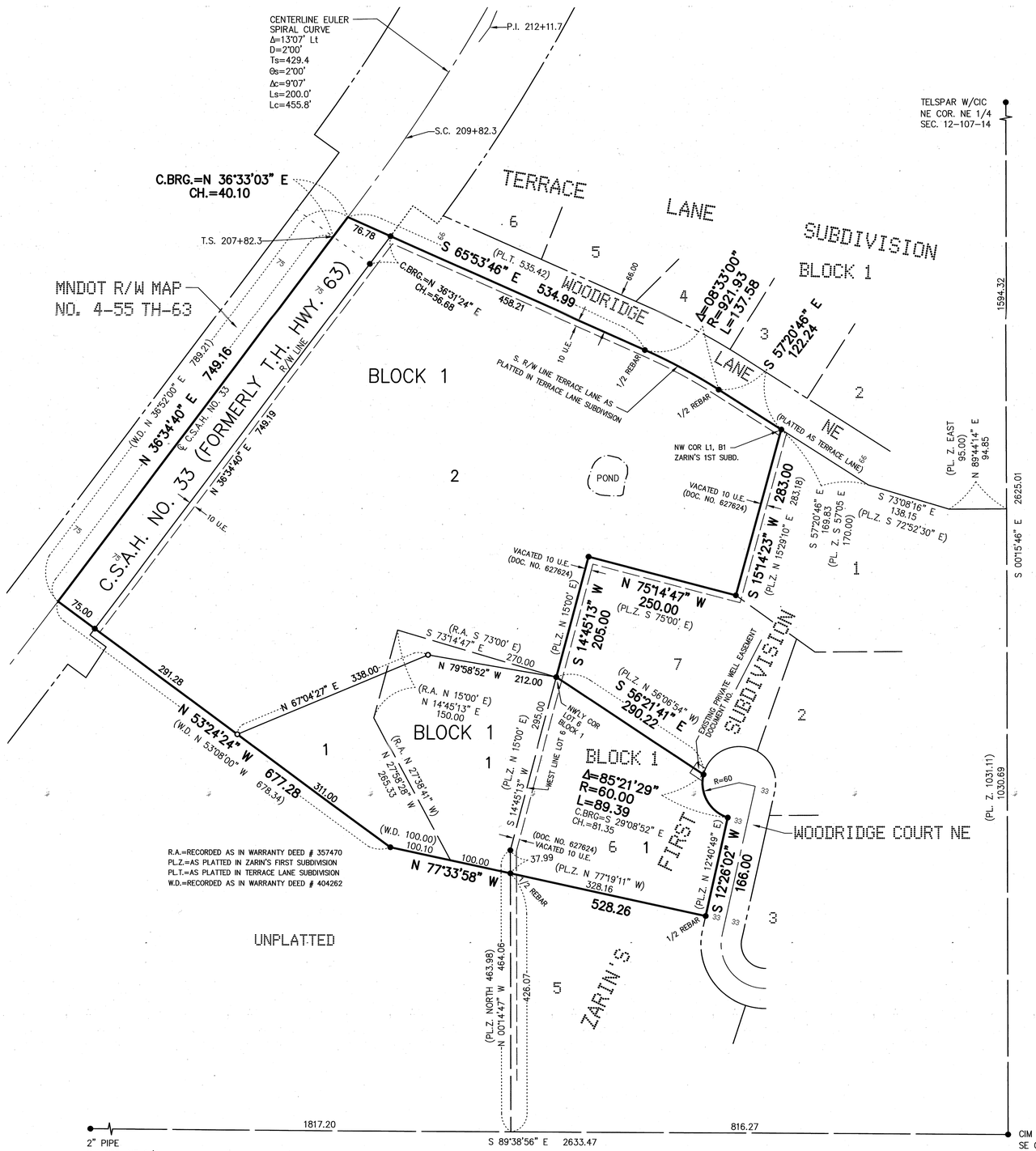
COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has has been reviewed and approved this 14 day of MARCH, 2023

Olmsted County Surveyor

COMPUTER FILE: 4015SF01.DWG

PROJECT NUMBER: 4015



R.A.=RECORDED AS IN WARRANTY DEED # 357470
PL.Z.=AS PLATTED IN ZARIN'S FIRST SUBDIVISION
PL.T.=AS PLATTED IN TERRACE LANE SUBDIVISION
W.D.=RECORDED AS IN WARRANTY DEED # 404262

OLMSTED COUNTY BOARD

I do hereby certify that on the 4th day of April, 2023 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Olmsted County Board Chairperson

OLMSTED COUNTY HIGHWAY ENGINEER

Recommended for approval this 14th day of March, 2023.

Olmsted County Engineer

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 12th day of April, 2023

DOCUMENT NUMBER A1584253

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this, 12th day of April, 2023, at 4½ o'clock PM., 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 DEPARTMENT-INSPECTIONS DIVISION

The Olmsted County Planning Department-Inspections Division Well and Septic Staff has approved the plans for the water supply and sewage treatment for the plat.

Olmsted County Planning Department
Environmental Specialist

CASCADE TOWNSHIP BOARD

We hereby certify that on the 14th day of MARCH, 2023 the Board of Supervisors for Cascade Township, Olmsted County, Minnesota, approved this plat.

Chairperson

Sara Rudquist
Town Clerk

0 50 100 150 200
SCALE IN FEET

NOTE:

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

U.E. = UTILITY EASEMENTS

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

MONUMENTS

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

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

BASIS OF BEARINGS

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

PROPERTY LOCATION MAP

SEC. 12 T. 107 N. R. 14 W.

N.W. 1/4 | N.E. 1/4 | 12 | S.W. 1/4 | S.E. 1/4

No Scale

WSE MASSEY
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1588A

THEINS DEER FARM