"OFFICIAL PLAT"

MAYO WOODLANDS FOURTH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Clark Development, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southeast Quarter of Section 17, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence North 89°21'52" East, assumed bearing, along the south line of said Southeast Quarter, 1051.10 feet; thence North 22°25'53" West, 121.29 feet; thence northeasterly 95.20 feet along a nontangential curve, concave northwesterly, central angle of 05°42'44", radius of 954.93 feet and a chord which bears North 64°41'44" East, 95.16 feet to the most westerly corner of MAYOWOOD ESTATES, according to the recorded plat thereof (the next 2 courses are along the northwesterly line of said MAYOWOOD ESTATES); thence continue northeasterly 253.95 feet along said curve, concave northwesterly, central angle of 15°14'13", radius of 954.93 feet and a chord which bears North 54°13'16" East, 253.20 feet; thence North 46°36'09" East, tangent to said curve, 1014.51 feet for the point of beginning; thence North 43°23'51" West, 83.03 feet; thence South 70°05'55" West, 162.92 feet; thence North 57°03'15" West, 284.45 feet; thence North 11°39'05" West, 278.57 feet; thence North 42°54'38" West, 128.31 feet; thence North 72°41'09" West, 302.23 feet; thence North 17°36'50" West, 97.76 feet to the most easterly corner of Lot 2, Block 15, MAYO WOODLANDS, according to the recorded plat thereof (the next 11 courses are along the easterly, southerly and westerly lines of said MAYO WOODLANDS); thence continue North 17°36'50" West, 94.61 feet; thence North 48°09'45" West, 102.56 feet; thence northerly 31.87 feet along a nontangential curve, concave westerly, central angle of 05°28'58", radius of 333.00 feet and a chord which bears North 02°38'13" East, 31.85 feet; thence North 00°06'16" West, tangent to said curve, 310.88 feet; thence North 89°53'44" East, 39.96 feet; thence southeasterly 160.61 feet along a tangential curve, concave southwesterly, central angle of 34°27'57" and a radius of 267.00 feet; thence South 55°38'19" East, tangent to said curve, 243.73 feet; thence southeasterly 264.67 feet along a tangential curve, concave northeasterly, central angle of 35°01'17" and a radius of 433.00 feet; thence North 89°20'24" East, tangent to said curve, 186.03 feet; thence southeasterly 302.73 feet along a tangential curve, concave southwesterly, central angle of 47°15'45" and a radius of 367.00 feet; thence South 43°23'51" East, tangent to said curve, 551.66 feet to the northwesterly line of MAYOWOOD HILLS SOUTH SECOND, according to the recorded plat thereof; thence South 46°36'09" West, along said northwesterly line and the northwesterly line of said MAYOWOOD ESTATES, 636.98 feet to the point of beginning.

Containing 20.78 acres, more or less.

Has caused the same to be surveyed and platted aa MAYO WOODLANDS FOURTH 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 Clark Development, LLC, a Minnesota limited liabilty company, has caused these presents to be signed by its proper officer this 17 day of April, 2023.

Clark Development, LLC

Edward Clark, Chief Officer / Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 17 day of April, 2023 by Edward Clark, Chief Officer / Manager of Clark Development, LLC, a Minnesota limited liability company.

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 14th day of April, 2023.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 14 day of April, 2023 by Geoffrey G Griffin, Minnesota Registration No. 21940

Andrew Buck
Notary Public, Olmsted County, Minnesota
My commission expires: 01/31/2028

Andrew Buck
Printed Name

OLMSTED COUNTY ENGINEER

Recommended for approval this 21 day of April, 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 21 day of APRIL, 2023.

Eric C. Stenlund
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 18th day of April, 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 6 day of JUNE, 2023 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

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 9th day of JUNE, 2023.

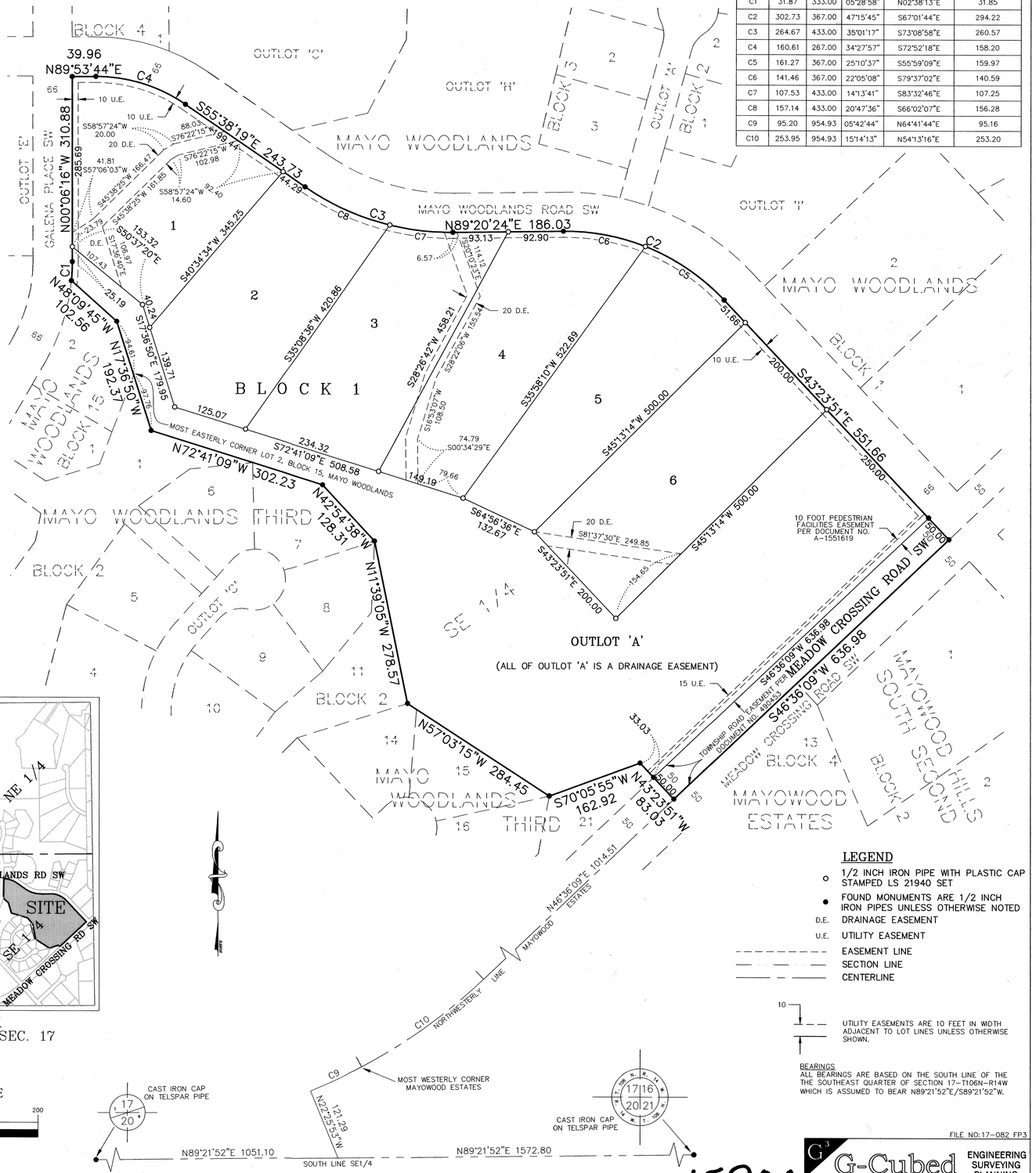
DOCUMENT NUMBER A1587430

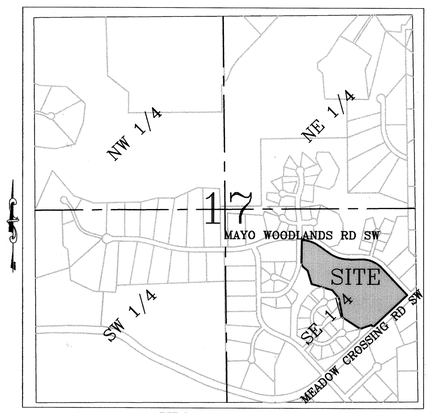
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 9th day of JUNE, 2023 at 11 1/2 o'clock A M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

by Wendy von Wald
Deputy

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	31.87	333.00	05°28'58"	N02°38'13"E	31.85
C2	302.73	367.00	47°15'45"	S67°01'44"E	294.22
C3	264.67	433.00	35°01'17"	S73°08'58"E	260.57
C4	160.61	267.00	34°27'57"	S72°52'18"E	158.20
C5	161.27	367.00	25°10'37"	S55°59'09"E	159.97
C6	141.46	367.00	22°05'08"	S79°37'02"E	140.59
C7	107.53	433.00	14°13'41"	S83°32'46"E	107.25
C8	157.14	433.00	20°47'36"	S66°02'07"E	156.28
C9	95.20	954.93	05°42'44"	N64°41'44"E	95.16
C10	253.95	954.93	15°14'13"	N54°13'16"E	253.20





VICINITY MAP
T. 106 N., R. 14 W., SEC. 17
"NOT TO SCALE"

GRAPHIC SCALE
100 0 50 100 200
SCALE IN FEET

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

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE THE SOUTHEAST QUARTER OF SECTION 17-T106N-R14W WHICH IS ASSUMED TO BEAR N89°21'52"E/S89°21'52"W.

FILE NO:17-082 FP3

1590A

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