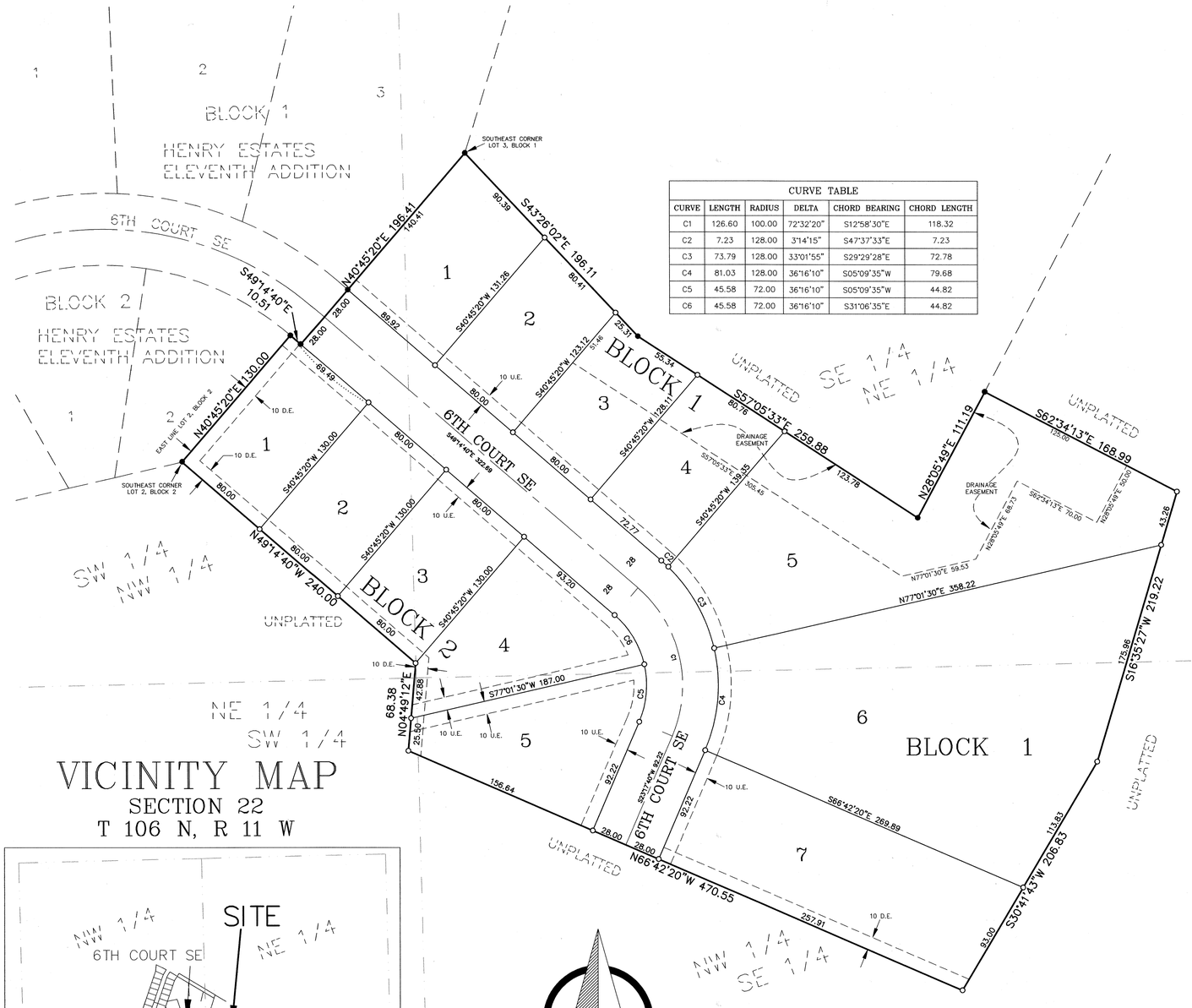
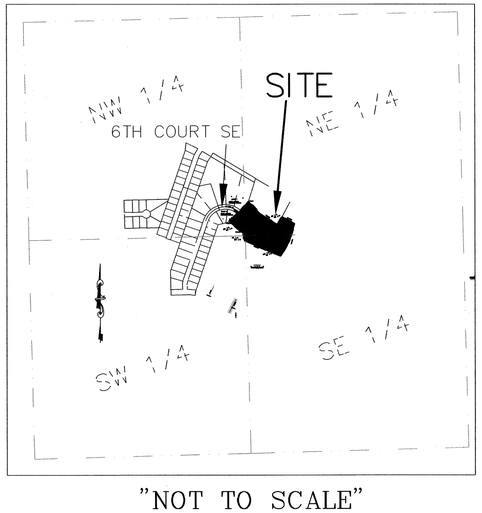
"OFFICIAL PLAT"

HENRY ESTATES THIRTEENTH ADDITION



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	126.60	100.00	72°32'20"	S12°58'30"E	118.32
C2	7.23	128.00	3°14'15"	S47°37'33"E	7.23
C3	73.79	128.00	33°01'55"	S29°29'28"E	72.78
C4	81.03	128.00	36°16'10"	S05°09'35"W	79.68
C5	45.58	72.00	36°16'10"	S05°09'35"W	44.82
C6	45.58	72.00	36°16'10"	S31°06'35"E	44.82

VICINITY MAP
SECTION 22
T 106 N, R 11 W



"NOT TO SCALE"



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)

LEGEND
- BOUNDARY / LOT LINE
- EASEMENT LINE
- SECTION LINE
- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED

BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE OF LOT 2, BLOCK 2, HENRY ESTATES ELEVENTH ADDITION WHICH IS ASSUMED TO BEAR NORTH 40°45'20" EAST.

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011, is the owner of the following described property situated in the City of Dover, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northwest Quarter and that part of the Southwest Quarter of the Northwest Quarter and that part of the Northwest Quarter of the Southeast Quarter and that part of the Northeast Quarter of the Southwest Quarter, all in Section 22, Township 106 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 2, Block 2, HENRY ESTATES ELEVENTH ADDITION, according to the recorded plat thereof, on file and of record at the office of the Olmsted County Recorder; thence on an assumed bearing of North 40°45'20" East, along the east line of said Lot 2, 130.00 feet to the northeast corner of said Lot 2 (the next 2 courses are along the east line of said HENRY ESTATES ELEVENTH ADDITION); thence South 49°14'40" East 10.51 feet; thence North 40°45'20" East 196.41 feet to the southeast corner of Lot 3, Block 1, said HENRY ESTATES ELEVENTH ADDITION; thence South 43°26'02" East 196.11 feet; thence South 57°05'53" East 259.88 feet; thence North 28°05'49" East 111.19 feet; thence South 62°34'13" East 168.99; thence South 16°35'27" West 219.22 feet; thence South 30°41'43" West 206.83 feet; thence North 66°42'20" West 470.55 feet; thence North 04°49'12" East 68.38 feet; thence North 49°14'40" West 240.00 to the point of beginning.

Containing 5.74 acres, more or less

Has caused the same to be surveyed and platted as HENRY ESTATES THIRTEENTH ADDITION and does hereby donate and dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011, has hereunto set her hand this 6 day of July, 2023

Monica G. Griffin, Trustee of the Monica G. Griffin Trust Dated March 21, 2011

STATE OF MINNESOTA
COUNTY OF Olmsted
This instrument was acknowledged before me on this 6 day of July, 2023 by Monica G. Griffin, Trustee of the Monica G. Griffin Trust, dated March 21, 2011.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2025

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 6 day of July, 2023

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted
This instrument was acknowledged before me on this 6 day of July, 2023 by Geoffrey G Griffin, Minnesota Registration No. 21940

Andrew Buck
Notary Public, Olmsted County, Minnesota
My commission expires: 01/31/2025

Andrew Buck
Printed Name

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF DOVER

This plat was approved by the City Council of Dover, Minnesota, on the 6 day of July, 2023 and hereby certifies compliance with all requirements set forth in Minnesota Statues, Section 505.03, Subd. 2.

Dave Idelman
Mayor

Mary Peederson
City Clerk

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 20 day of JULY, 2023

Eric C. Stumo
Olmsted County Surveyor

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 14th day of August, 2023.

DOCUMENT NUMBER . A-1591173

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of August, 2023 at 2½ 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

1593A

G-Cubed
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