"OFFICIAL PLAT"

ROYAL OAKS FARM

INSTRUMENT OF DEDICATION

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

That part of the West One-Half of Section 20, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

BEGINNING at the southeast corner of the Southwest Quarter of Said Section 20; thence North 00 degrees 14 minutes 32 seconds West (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the east line of said West One-Half, 2701.00 feet; thence South 89 degrees 45 minutes 28 seconds West, 333.00 feet; thence North 00 degrees 14 minutes 32 seconds West, 138.00 feet; thence South 89 degrees 45 minutes 28 seconds West, 441.00 feet; thence North 82 degrees 19 minutes 24 seconds West, 470.20 feet; thence South 09 degrees 56 minutes 18 seconds West, 206.00 feet; thence South 61 degrees 00 minutes 13 seconds West, 632.00 feet; thence North 27 degrees 34 minutes 26 seconds West, 94.00 feet; thence North 47 degrees 19 minutes 40 seconds West, 840.00 feet; thence North 30 degrees 22 minutes 53 seconds West, 275.00 feet to the west line of the Northwest Quarter of said Section 20; thence South 00 degrees 05 minutes 18 seconds West, along said west line, 609.00 feet to a point that is 162 rods north of the southwest corner of the Southwest Quarter; thence North 89 degrees 36 minutes 05 seconds East, parallel with the north line of said Southwest Quarter, 33.00 feet; thence South 00 degrees 05 minutes 18 seconds West, parallel with the west line of the Northwest Quarter of said Section 20, a distance of 48.00 feet to the north line of the Southwest Quarter; thence South 00 degrees 04 minutes 31 seconds West, along a line 33.00 feet distant as measured perpendicularly from and parallel with the west line of the Southwest Quarter of said Section 20, a distance of 2625.19 feet to the south line of the Southwest Quarter; thence North 89 degrees 56 minutes 19 seconds East, along said south line, 2611.97 feet to the POINT OF BEGINNING.

Said parcel contains 164.81 acres more or less. including the County Road No. 117 right-of-way.

Has caused the same to be surveyed and platted as ROYAL OAKS FARM and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof, Royal Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 1nd day of August, 2023.

Royal Development LLC

Bryan Schoeppner

Bryan Schoeppner, President

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me this 2nd day of August, 2023, by Bryan Schoeppner, President of Royal Development LLC, a Minnesota limited liability company.

Rebecca Zieman
Notary Printed Name

Notary Public, Olmsted, 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 1st day of August, 2023.

RWZ

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

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 1st day of August, 2023 by Reinhold W. Zieman.

Rebecca M. Zieman

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

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 1 day of AUGUST, 2023.

Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 1st day of August, 2023.

Olmsted County Engineer

ROCHESTER TOWNSHIP BOARD

We hereby certify that on the 10th day of August, 2023 the Board of Supervisors for Rochester Township, Olmsted County, Minnesota, approved this plat of ROYAL OAKS FARM and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Janice Neeser
Chairperson

Sandy Staves
Town Clerk

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 25th day of Sept., 2023.

DOCUMENT NUMBER A-1593435

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 25th day of September, 2023, at 12 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 BOARD

I do hereby certify that on the 5th day of September, 2023 the Board of Commissioners of Olmsted County, Minnesota, approved this plat of ROYAL OAKS FARM, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

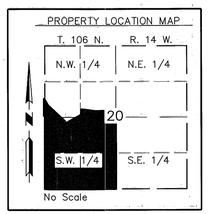
Gregory E. Wright
Olmsted County Board Chairperson

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.

Brad Varble
Olmsted County Planning Department
Environmental Specialist

PROPERTY LOCATION MAP



WSE + MASSEY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

PROJECT NUMBER: 3659 COMPUTER FILE: 3659SF03

1598A

ROYAL OAKS FARM

"OFFICIAL PLAT"

ROYAL OAKS FARM 14

PROPERTY LOCATION MAP
T. 106 N. R. 14 W.
N.W. 1/4 N.E. 1/4
S.W. 1/4 S.E. 1/4
20
No Scale

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.

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

UTILITY EASEMENTS ARE SHOWN THUS

10 U.E.

BEING 10 FEET IN WIDTH AND ADJOINING THE PUBLIC WAYS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°31'18" W	75.84
L2	N 90°00'00" W	84.26
L3	N 81°23'15" W	258.95
L4	N 04°14'25" W	60.17

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°53'35"	200.00	41.51
C2	11°53'35"	200.00	41.51
C3	30°31'18"	300.00	159.81
C4	03°59'53"	1000.00	69.78
C5	39°30'01"	250.00	172.35
C6	39°30'01"	200.00	137.88
C7	08°36'45"	200.00	30.06

0 50 100 150 200
SCALE IN FEET

WSE MASSEY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

PROJECT NUMBER: 3659 COMPUTER FILE: 36595F03

"OFFICIAL PLAT"

ROYAL OAKS FARM

CAST IRON PIPE ON TELSPAR PIPE NW COR NW 1/4 SEC 20-106-14

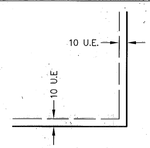
N 00°05'18" E 1965.17

0 50 100 150 200
SCALE IN FEET

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C6	39°30'01"	200.00	137.88
C7	08°36'45"	200.00	30.06

UTILITY EASEMENTS ARE SHOWN THUS



BEING 10 FEET IN WIDTH AND ADJOINING THE PUBLIC WAYS.

WETLAND DELINEATION WSE MASSEY LTD., 11/18/2022

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.

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

MONUMENTS

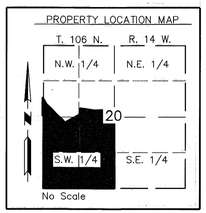
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- ● FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

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BASIS OF BEARINGS

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PROPERTY LOCATION MAP



CAST IRON CAP ON TELSPAR PIPE NE COR NW 1/4 SEC 20-106-14

CAST IRON CAP ON TELSPAR PIPE SW COR NW 1/4 SEC 20-106-14

CIM SE COR NE 1/4 SEC 20-106-14

UNPLATTED

HERITAGE HILLS BLOCK 2

ROYAL OAKS FARM DRIVE SW

ROYAL OAKS LANE SW

ROYAL OAKS FARM LANE SW

WETLANDS

WILDLIFE CORRIDOR DOC #A1593433

66 PUBLIC ACCESS EASEMENT DOC #A1593432

DRAINAGE EASEMENT OVER THE ENTIRETY OF OUTLOT A

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 2

NW 1/4 SEC. 20

SW 1/4 SEC. 20

COMPUTER FILE: 3659SF03

PROJECT NUMBER: 3659

WSE MASSEY
ENGINEERING & LAND SURVEYING LTD
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PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING