"OFFICIAL PLAT"

PINE PRAIRIE SECOND

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Bigelow Homes LLC, a Minnesota limited liability company, owner of the following described property in the City of Pine Island, State of Minnesota, to wit:

That part of the North Half of the Southwest Quarter of Section 3, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:
Commencing at the southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence on an assumed bearing of North 89°16'01" West, along the south line of said Southeast Quarter of the Southwest Quarter, 1303.00 feet to the southwest corner of said Southeast Quarter of the Southwest Quarter; thence North 00°00'58" West, along the west line of said Southeast Quarter of the Southwest Quarter and along the west line of the Northeast Quarter of said Southwest Quarter, 1495.20 feet to the point of beginning; thence continuing North 00°00'58 West, along said west line, 78.83 feet; thence South 89°31'44" East, parallel to the south line of said Northeast Quarter of the Southwest Quarter, 840.05 feet; thence North 00°28'16" East 165.94 feet; thence North 66°19'08" East 145.67 feet; thence North 46°37'54" West 113.32 feet; thence North 23°40'52" West 145.65 feet; thence North 66°19'08" East 2.94 feet; thence North 20°52'20" West 60.07 feet; thence South 66°19'08" West 155.00 feet; thence North 23°40'52" West 95.00 feet; thence South 66°19'08" West 91.05 feet; thence South 89°49'08" West 1070.85 feet to the northeast corner of Lot 6, Block 2, PINE PRAIRIE FIRST, according to the recorded plat thereof, on file at the Olmsted County Recorder's Office; (the next five courses are along the northerly and easterly lines of said PINE PRAIRIE FIRST) thence South 00°10'52" East 120.00 feet; thence North 89°49'08" East 19.12 feet; thence South 00°10'52" East 180.00 feet; thence North 89°49'08" East 379.85 feet; thence South 00°10'52" East 251.31 feet to the northeast corner of Lot 6, Block 5, said PINE PRAIRIE FIRST; thence North 89°49'08" East 118.43 feet to the point of beginning.

Containing 13.67 acres, more or less.

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

In witness whereof said Bigelow Homes LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 19 day of September, 2023

Signed: Bigelow Homes LLC

Tony Bigelow, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on September 19, 2023 by Tony Bigelow, Chief Manager of Bigelow Homes LLC, a Minnesota limited liability company.

Angela Connelly Notary Public, Olmsted County, Minnesota

Angela Connelly
Printed Name

My commission expires: 1.31.2025

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 13 day of September, 2023

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on September 13th, 2023 by Geoffrey G Griffin, Minnesota Registration No. 21940.

Andrew Buck Notary Public, Olmsted County, Minnesota

Andrew Buck
Printed Name

My commission expires: 01/31/2028

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 22 day of SEPTEMBER, 2023

Eric C. Stenman
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF PINE ISLAND

This plat was approved by the City Council of the City of Pine Island, Minnesota, on the 17th day of April, 2023 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
Elizabeth Howard, City Administrator

By: _____
David Friese, Mayor

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 26th day of September, 2023

DOCUMENT NUMBER A1593529

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 26th day of September, 2023 at 12 1/2 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

1600A

G-Cubed ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-3665
Fax 507-867-3665
www.gcubed.com

"OFFICIAL PLAT"

PINE PRAIRIE SECOND

CAST IRON MONUMENT

COMPUTED INTERSECTION OF QUARTER LINES

N89°47'21"W 1310.62 — NORTH LINE SW1/4 — N89°47'21"W 1310.63

UNPLATTED

S89°49'08"W 1070.85

BLOCK 1: 1 (78.00) 2 (81.00) 3 (84.00) 4 (86.00) 5 (86.00) 6 (95.00); 10 D.E. & U.E.; 30.00 wide

BLUE STEM AVENUE SE (30.00 wide)

BLOCK 2: 1 (95.00) 2 (78.00) 3 (78.00) 4 (78.00) 5 (85.00) 6 (80.00) 7 (106.56); 10 D.E. & U.E.

91.05 S66°19'08"W — 95.00 N23°40'52"W — 155.00 S66°19'08"W — 60.07 N20°52'20"W

2.94 N66°19'08"E

N23°40'52"W 145.65

BLOCK 2 PINE PRAIRIE FIRST

S00°10'52"E 120.00

N89°49'08"E 19.12

S00°10'52"E 180.00

EXISTING UTILITY EASEMENT PER DOCUMENT NO. A1369182

N89°49'08"E 520.88

ELK RUN DRIVE SE (30.00 wide)

N89°49'08"E 457.76

PINE PRAIRIE FIRST BLOCK 3

BLOCK 3: 1 (86.00) 2 (85.00) 3 (85.00) 4 (78.00) 5 (78.00) 6 (78.88); 10 D.E. & U.E.

OUTLOT A* (30.00 wide)

BLOCK 4: 1 (85.00) 2 (85.00) 3 (85.00) 4 (85.00) 5 (85.00) 6 (97.99) 7 (57.72); 10 D.E. & U.E.

N89°49'08"E 379.85

N89°49'08"E 721.74

OUTLOT B* (30.00 wide)

BLOCK 5: 8 (78.00) 9 (78.00) 10 (78.00); 10 D.E. & U.E.

N66°19'08"E 314.06

113.32 N46°37'54"W

N66°19'08"E 145.67

*(ALL OF OUTLOTS A, B AND C ARE A DRAINAGE AND UTILITY EASEMENT)

OUTLOT C*

EXISTING UTILITY EASEMENT PER DOCUMENT NO. A1369182

S00°11'00"E 1323.95

S00°10'52"E 251.31

PINE PRAIRIE FIRST

OUTLOT B

N89°49'08"E 118.43

N00°00'58"W 78.83

N00°28'16"E 165.94

S89°31'44"E 840.05

N00°08'59"E 1335.80

NW 1/4 SW 1/4

NE 1/4 SW 1/4

SW 1/4 SW 1/4

SE 1/4 SW 1/4

PINE PRAIRIE FIRST BLOCK 5

UNPLATTED

WEST LINE NE1/4 SW1/4 165.33

WEST LINE SE1/4 SW1/4 1329.87

1495.20

N89°31'44"W 1306.79

SOUTH LINE NE1/4 SW1/4

N89°31'44"W 1306.80

SW CORNER SE1/4 SW1/4

N89°16'01"W 1302.99

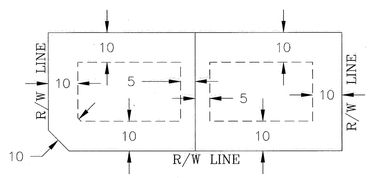
SOUTH LINE SE1/4 SW1/4

N89°16'01"W 1303.00

NO MONUMENT IN PLACE. USED COORDINATE POSITION FROM OLMSTED COUNTY SURVEYOR

NO MONUMENT IN PLACE. USED COORDINATE POSITION FROM OLMSTED COUNTY SURVEYOR

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10.00 FEET IN WIDTH AND ADJOINING ALL STREET RIGHT OF WAY LINES (R/W LINE) AND REAR LOT LINES AND 5.00 FEET IN WIDTH AND ADJOINING ALL INTERIOR SIDE LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT

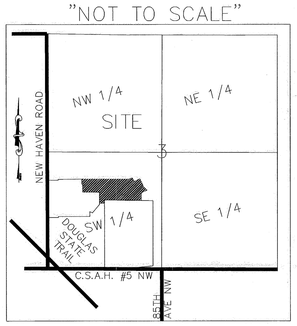
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	82.03	200.00	23°30'00"	N78°04'08"E	81.46
C2	42.38	230.00	10°33'28"	N84°32'24"E	42.32
C3	51.95	230.00	12°56'32"	N72°47'24"E	51.84
C4	68.05	170.00	22°56'02"	N78°21'07"E	67.59
C5	1.68	170.00	00°33'58"	N66°36'07"E	1.68

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE SE1/4 SW1/4, SECTION 3, T. 108 N., R. 15 W, WHICH IS ASSUMED TO BEAR N89°16'01"W/S89°16'01"E.

VICINITY MAP

T. 108 N., R. 15 W., SEC. 3

"NOT TO SCALE"



GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

NORTH

○ 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

CENTERLINE

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