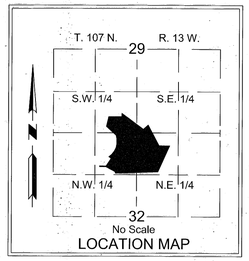
OFFICIAL PLAT

CENTURY VALLEY FOURTH



LOCATION MAP

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CH DISTANCE	CH DIRECTION
C1	91.83	200.00	26°18'26"	91.03	S 63°28'37" E
C2	78.06	170.00	26°18'26"	77.37	N 63°28'37" W
C3	83.26	230.00	20°44'31"	82.81	N 66°15'35" W
C4	22.34	230.00	05°33'55"	22.33	N 53°06'21" W
C5	51.95	530.00	05°36'59"	51.93	S 53°07'53" E
C6	71.03	530.00	07°40'43"	70.98	S 59°46'44" E
C7	92.86	470.00	11°19'11"	92.70	S 55°58'59" E
C8	16.20	470.00	01°58'31"	16.20	S 62°37'50" E
C9	23.31	56.00	23°50'37"	23.14	S 75°32'24" E
C10	15.63	56.00	15°59'40"	15.58	N 84°32'27" E
C11	64.68	56.00	66°10'34"	61.14	S 70°22'06" E
C12	62.22	56.00	63°39'43"	59.07	S 05°26'57" E
C13	62.22	56.00	63°39'44"	59.07	S 58°12'46" W
C14	64.68	56.00	66°10'33"	61.14	N 56°52'05" W
C15	38.94	56.00	39°50'17"	38.16	N 43°41'57" W

LEGEND

- ○ DENOTES 1/2 INCH BY 18 INCH REBAR SET AND MARKED BY LICENSE NO. 47034
- ○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- ● DENOTES FOUND 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE
- U.E. DENOTES UTILITY EASEMENT

0 50 100 200 300
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM; NAD 83 (1996 ADJ.) WHEREIN THE SOUTH LINE OF THE S.W. 1/4 OF SEC. 29, T107N, R13W, BEARS N 89°53'42" E.

DATUM:
ELEVATIONS HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BENCHMARK:
TOP NUT FIRE HYDRANT LOCATED ON NORTH SIDE OF BELLA TERRA ROAD N.E., 400 FEET WEST OF SHANNON OAKS BLVD. N.E.
ELEV. = 1145.39 (NAVD 88)

Mark Hoselius X:\AE\B\BELL\171967\9-survey\92-CAD\15-dwg\BE171967 Final Plat.dwg Tuesday, August 13, 2024

OFFICIAL PLAT

CENTURY VALLEY FOURTH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Roger H. Payne, ~~an individual~~ and LINDA PAYNE, husband and wife, and Payne Company, a Minnesota corporation, owner of the following described property:

Part of Sections 29 and 32, Township 107 North, Range 13 West, Olmsted County, Minnesota, being part of the Southeast Quarter of the Southwest Quarter of Section 29, and part of the Southwest Quarter of the Southeast Quarter of said Section 29, together with part of the Northeast Quarter of the Northwest Quarter of Section 32, and part of the Northwest Quarter of the Northeast Quarter of said Section 32, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 32; thence North 89 degrees 53 minutes 42 seconds East along the north line of said Northwest Quarter 1904.25 feet to the point of beginning; thence South 47 degrees 45 minutes 15 seconds East 115.92 feet; thence South 10 degrees 58 minutes 45 seconds East 130.41 feet; thence South 00 degrees 50 minutes 05 seconds East 129.49 feet; thence South 12 degrees 11 minutes 13 seconds West 129.49 feet; thence South 25 degrees 12 minutes 32 seconds West 129.50 feet; thence South 38 degrees 13 minutes 50 seconds West 129.49 feet; thence South 50 degrees 33 minutes 10 seconds West 119.76 feet; thence South 56 degrees 03 minutes 56 seconds East 89.58 feet to the most northerly corner of that certain public drainage easement, recorded July 22, 2022, in Olmsted County records as Document No. A-1570306; thence South 33 degrees 05 minutes 00 seconds West along said drainage easement 283.00 feet; thence North 89 degrees 52 minutes 45 seconds West along said drainage easement 209.00 feet; thence South 00 degrees 07 minutes 15 seconds West along said drainage easement 30.00 feet; thence South 89 degrees 52 minutes 45 seconds East along said drainage easement 199.00 feet; thence South 62 degrees 19 minutes 00 seconds East along said drainage easement 320.00 feet; thence South 25 degrees 19 minutes 55 seconds East along said drainage easement 53.00 feet to the northerly right of way line of Silver Creek Road NE; thence North 88 degrees 02 minutes 04 seconds East along said northerly right of way line 1345.99 feet to the east line of that certain parkland easement, recorded August 06, 2021, in Olmsted County records as Document No. A-1543201; thence North 24 degrees 09 minutes 42 seconds East along said east line 900.91 feet to the northeast corner of said parkland easement; thence South 89 degrees 58 minutes 25 seconds West along the north line of said parkland easement 339.75 feet; thence North 27 degrees 45 minutes 06 seconds West 736.34 feet; thence South 49 degrees 20 minutes 59 seconds West 204.76 feet; thence North 53 degrees 48 minutes 05 seconds West 848.19 feet to the east line of Block 1 of CENTURY VALLEY THIRD, according to the plat thereof, on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence South 00 degrees 06 minutes 03 seconds East along said east line 105.81 feet to the southeast corner of Lot 8, in said Block 1; thence South 89 degrees 53 minutes 57 seconds West along the southerly line of said CENTURY VALLEY THIRD 414.49 feet; thence South 13 degrees 22 minutes 10 seconds West along said southerly line 316.32 feet to the southeast corner of Lot 1, Block 2, of said CENTURY VALLEY THIRD; thence South 47 degrees 45 minutes 15 seconds East 300.80 feet to the point of beginning.

Said tract contains 55.65 Acres, more or less.

Have caused the same to be surveyed and platted as CENTURY VALLEY FOURTH and do 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 said Payne Company, a Minnesota corporation, has caused these presents to be signed by its proper officer this 21st day of August, 2024.

PAYNE COMPANY

R H Payne

Roger H. Payne
President

STATE OF MINNESOTA
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 21st day of AUGUST, 2024, by, Roger H. Payne, President of Payne Company, a Minnesota corporation on behalf of the corporation.

KAYLEIGH R. FICHTEN
Notary printed name

Kayleigh Fichten
Notary Public,
Washington County, Minnesota

My Commission Expires 1/31/2027

In witness whereof said Roger H. Payne, ~~an individual~~ and Linda Payne, husband and wife, ~~has~~ have hereunto set ~~his~~ their hands this 21st day of August, 2024.

Linda Payne
LINDA PAYNE

R H Payne
Roger H. Payne

STATE OF MINNESOTA
COUNTY OF WASHINGTON

The foregoing instrument was acknowledged before me this 21st day of AUGUST, 2024 by, Roger H. Payne, an individual. husband

KAYLEIGH R. FICHTEN
Notary printed name

Kayleigh Fichten
Notary Public,
Washington County, Minnesota

My Commission Expires 1/31/2027

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5th day of September, 2024, by LINDA PAYNE, wife.

Christina A. Mcvaughlin
Notary Printed Name

Notary Public,
Olmsted County, Minnesota

My Commission Expires Jan 31, 2026

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 5th day of August, 2024, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly Geistler
Kelly Geistler
City Clerk
City of Rochester

COUNTY SURVEYOR

I certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 20 day of AUGUST, 2024.

Eric C. Steuve
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, 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 15 day of August, 2024.

Mark J. Haselius
Mark J. Haselius, Licensed Land Surveyor
Minnesota License No. 47034

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 15 day of August, 2024, by Mark J. Haselius.

Christina A. Mcvaughlin
Notary printed name

Notary Public, Olmsted County, MN

My Commission Expires Jan. 31, 2026

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2024 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 5th day of September, 2024.

Document Number A1610946

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 5th day of September, 2024, at 2 1/2 o'clock P m. and was duly recorded in Olmsted County Records.

Mary Blair-Hoelt
Olmsted County Director of Property Records and Licensing

By Wendy von Wald
Deputy

Mark Haselius K:\AE\B\BELL\171967\9-survey\92-CAD\15-dwg\BE171967 Final Plat.dwg Tuesday, August 13, 2024

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