OFFICIAL

MERCY HILL SECOND

INSTRUMENT OF DEDICATION

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

Lot 1, Block 2, MERCY HILL FIRST, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

Said tract contains 28.61 acres more or less.

Has caused the same to be surveyed and platted as MERCY HILL SECOND and does hereby dedicate to the public for public use the public ways and the utility easements, the drainage easements, the watermain easement and the sanitary sewer easement as created by this plat.

IN WITNESS WHEREOF said Farmland LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4th day of September, 2024.

Farmland LLC

Craig Johnson
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on September 4th, 2024, by Craig Johnson, President of Farmalnd LLC, a Minnesota limited liability company.

Notary Signature

Andrea Till Buttler
Notary Printed Name

My Commission Expires: 01/31/2028

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 4th day of September, 2024.

Peter G. Oetliker
Peter G. Oetliker, Licensed Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on September 4th 2024, by Peter G. Oetliker.

Notary Signature

Andrea Till Buttler
Notary Printed Name

My Commission Expires: 01/31/2028

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 3rd day of June, 2024, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly Geistler
City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 5 day of SEPTEMBER, 2024.

Eric C. Stemmes
Olmsted County Surveyor

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 12th day of SEPTEMBER 2024.

Document Number A1611344

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 12th day of Sept., 2024, at 9 o'clock A.M. and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records and Licensing

by Wendy von Wald
Deputy

WIDSETH
ARCHITECTS ENGINEERS SCIENTISTS SURVEYORS

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1616A

MERCY HILL SECOND

NORTH

0 60 120
SCALE (IN FEET)

BEARINGS
BEARINGS ARE BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)

● = DENOTES A FOUND 1/2 INCH INTERIOR DIAMETER BY 14 INCHES LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887 UNLESS OTHERWISE NOTED

◉ = DENOTES A FOUND SECTION CORNER MONUMENT

○ = SET 1/2 INCH INTERIOR DIAMETER BY 14 INCHES LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887

DE = DRAINAGE EASEMENT

UE = UTILITY EASEMENT

T 107 N R 14 W
NW 1/4 NE 1/4 SEC.9 SW 1/4 SE 1/4
LOCATION MAP
NO SCALE

NORTH ORCHARD PARK THIRD BLOCK 1 | NORTH ORCHARD PARK SUBDIVISION | BLOCK 1 | OUTLOT A
WINESAP DR NW
MERCY HILL FIRST BLOCK 1 LOT 2
MERCY HILL FIRST BLOCK 2 LOT 1
OUTLOT A
OUTLOT B
OUTLOT A
BLOCK 3 5STH STREET ESTATES FIRST SUBDIVISION
N00°55'52"W 1266.97
1241.97
1/2" IP LS26371
S89°47'22"W 178.02
EXIST. 10 UE
Δ=36°25'48" L=209.82 R=330.00
166.21
N36°13'10"E 67.52
N53°46'50"W 401.19 135.00
N20°39'25"E 89.66 64.23
---N00°14'33"W 360.00---
---N05°43'21"W 361.65---
S89°05'01"W 175.67
EXIST. 25 UE
N14°49'52"W 317.88
S89°04'08"W 65.00
N44°43'33"W 341.16 260.65
N89°05'01"E 890.67
SOUTH LINE NW1/4 OF SEC. 9-107-14
N20°35'02"E 272.70
S35°45'26"E 133.12
S73°35'36"E 69.52
N89°34'13"E 128.35
Δ=16°09'48" R=270.00 L=76.17 C.E. = N63°51'14"W 75.92
Δ=36°27'43" R=250.00 L=159.10
CODY PL NW
CODY LN NW
S00°14'33"E 426.32
S00°14'33"E 436.22
BLOCK 1
BLOCK 2
BLOSSOM ST NW
S89°45'27"W 111.98
N80°01'05"W 178.30 145.90
N72°17'45"W 136.25
S00°14'33"E 1616.55
S02°04'45"W 132.28
S39°54'56"W 194.46
S05°26'32"E 81.10
S77°45'07"W 120.16
N76°45'27"E 104.17
S89°22'41"E 37.28
N89°45'27"E 290.00 162.35
271.35
WEST LINE NW1/4 SEC. 9-107-14
SW COR. NW1/4 SEC. 9-107-14 C.I.C. ON TELSPAR PIPE
EXIST 25 UE
EXIST. 15 UE
37 AVE NW
ORCHARD RIDGE FIRST ADDITION
BLOCK 6
BLOCK 7
OUTLOT C

[A] = 20 FT UTILITY EASEMENT DOC. A-901204

[B] = PER MERCY HILL FIRST, DOC. A1576633

(E1) = 30 FT WATERMAIN & SANITARY SEWER EASEMENT
(E2) = 20 FT SANITARY SEWER EASEMENT
(E3) = 20 FT WATERMAIN EASEMENT

PARCEL CURVE DATA					
SEGMENT	DELTA	LENGTH	RADIUS	CH BRNG	CH. LENGTH
C1	6°14'15"	30 48	280 00	S33°06'02"W	30 47
C2	12°16'40"	60.00	280.00	S23°50'35"W	59.89
C3	12°16'40"	60.00	280 00	S11°33'56"W	59.89
C4	5°40'08"	27 70	280.00	S02°35'31"W	27.69
C5	12°00'20"	14.67	70.00	S06°14'43"E	14.64
C6	37°50'11"	46 23	70 00	S31°09'59"E	45.39

PARCEL CURVE DATA					
SEGMENT	DELTA	LENGTH	RADIUS	CH.BRNG	CH. LENGTH
C7	37°50'11"	46.23	70.00	S69°00'09"E	45.39
C8	37°50'11"	46.23	70.00	N73°09'40"E	45 39
C9	37°50'10"	46 23	70.00	N35°19'29"E	45.39
C10	37°50'11"	46.23	70.00	N02°30'42"W	45.39
C11	43°26'09"	53 07	70.00	N43°08'52"W	51.81
C12	51°10'06"	62.51	70.00	N39°16'53"W	60.46

PARCEL CURVE DATA					
SEGMENT	DELTA	LENGTH	RADIUS	CH.BRNG	CH. LENGTH
C13	13°27'17"	16.44	70.00	N06°58'12"W	16 40
C14	7°13'21"	27.73	220 00	N03°22'08"E	27.71
C15	29°14'22"	112.27	220.00	N21°35'59"E	111.06

MISC. LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	15.45	N89° 45' 27"E
L2	14.68	S00° 14' 33"E
L3	13 49	S21° 14' 58"E
L4	76.29	S54° 15' 00"E
L5	60.22	N87° 15' 08"E

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