"OFFICIAL PLAT"

SCENIC OAKS WEST THIRD

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That YH Dee, LLC, a Minnesota limited liability company, and Hanson & Younge, LLC, a Minnesota limited liability company, owners of the following described property:

The Northeast Quarter of the Northeast Quarter of Section 33, Township 106 North, Range 14 West, Olmsted County, Minnesota, EXCEPT the plat of SCENIC OAKS WEST SECOND, according to the recorded plat thereof on file at the office of the Olmsted County Recorder.

AND

That part of the North Half of the South Half of the Northeast Quarter of Section 33, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:
Commencing at the southeast corner of said Northeast Quarter; thence North 00°14'19" East, along the east line of said Northeast Quarter, 658.65 feet to the southeast corner of said North Half of the South Half of the Northeast Quarter and to the point of beginning; thence continuing North 00°14'19" East, along said east line, 658.65 feet to the northeast corner of said North Half of the South Half of the Northeast Quarter; thence South 89°54'20" West, along the north line of said North Half of the South Half of the Northeast Quarter, 1407.34 feet; thence South 02°06'43" East 658.69 feet to the south line of said North Half of the South Half of the Northeast Quarter; thence North 89°55'13" East, along said south line, 1380.32 feet to the point of beginning.

AND

That part of the East Half of Section 33, Township 106 North, Range 14 West, Olmsted County, Minnesota, being described as follows:
Commencing at the northwest corner of the East Half of said Section 33; thence South 00 degrees 36 minutes 53 seconds East, assumed bearing, along the west line of said East Half, 1974.03 feet to the northwest corner of the South Half of the South Half of the Northeast Quarter of said Section 33; thence North 89 degrees 09 minutes 43 seconds East, along the north line of said South Half of the South Half of the Northeast Quarter, 1175.00 feet for the point of beginning; thence South 00 degrees 36 minutes 53 seconds East, parallel with the west line of the East Half of said Section 33, a distance of 1180.72 feet; thence North 89 degrees 09 minutes 43 seconds East, parallel with the north line of said South Half of the South Half of the Northeast Quarter, 1470.49 feet to a point on the east line of the Southeast Quarter of said Section 33, distant 794.52 feet northerly of the southeast corner of the North Half of said Southeast Quarter; thence North 00 degrees 22 minutes 25 seconds West along said east line, 522.09 feet to the northeast corner of said Southeast Quarter; thence North 00 degrees 31 minutes 36 seconds West, along the east line of the Northeast Quarter of said Section 33, a distance of 658.65 feet to the northeast corner of the South Half of the South Half of said Northeast Quarter; thence South 89 degrees 09 minutes 43 seconds West, along the north line of said South Half of the South Half of said Northeast Quarter, 1473.70 feet to the point of beginning.

EXCEPT

The West 500.00 feet of the above described parcel.

Containing 60.06 acres, more or less.

Have caused the same to be surveyed and platted as SCENIC OAKS WEST THIRD and do 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 YH Dee, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30 day of October, 2024.

Signed: YH Dee, LLC

Mark D. Hanson, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 30 day of October, 2024
by Mark D. Hanson, Chief Manager of YH Dee, LLC, a Minnesota limited liability company.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2028

Andrew Buck
Printed Name

In witness whereof said Hanson & Younge, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30 day of October, 2024

Signed: Hanson & Younge, LLC

Mark D. Hanson, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 30 day of October, 2024
by Mark D. Hanson, Chief Manager of Hanson & Younge, LLC, a Minnesota limited liability company.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2028

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 30 day of October, 2024.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me this 30 day of October, 2024
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 14 day of NOVEMBER, 2024.

Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of the City of Rochester, Minnesota, on the 21st day of OCTOBER, 2024 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk

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 26th day of November, 2024.

DOCUMENT NUMBER **A1615372**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 26th day of November, 2024 at 8 o'clock A M., and was duly recorded in the Olmsted County Records.

by Wendy von Wald
Deputy

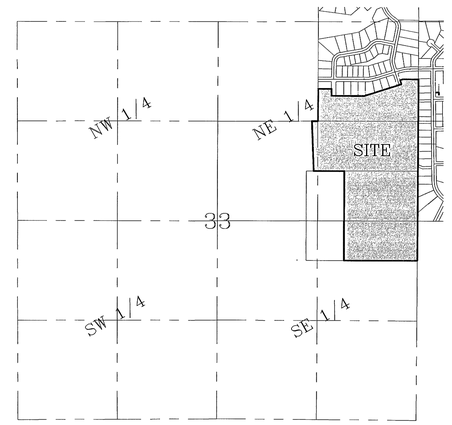
Mary Blair-Hoelt
Director of Property Records & Licensing

LEGEND

- ○ 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
- S.M.U.E. SANITARY MAIN UTILITY EASEMENT
- EASEMENT LINE
- UNDERLYING PLAT LINE
- SECTION LINE
- CENTERLINE
- PAGE MATCH LINE
- EFF 100 YEAR FLOODPLAIN
- (S90°00'00"W) DENOTES BEARING AND/OR DISTANCE OF RECORD PER DOCUMENT No. A-1137853
- WETLANDS, BASED ON THE APPROVAL DATED 5/28/2024 FROM OLMSTED COUNTY LGU PROJECT NO.: R2024-003WET

10 U.E.
STREET LINE
UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 33, WHICH IS ASSUMED TO BEAR NORTH 00°14'19" EAST / SOUTH 00°14'19" WEST



VICINITY MAP
SECTION 33 T. 106 N., R. 14 W.
(NOT TO SCALE)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	93.61	300.00	17°52'40"	S08°41'49"E	93.23
C2	3.84	330.00	0°39'57"	S17°18'11"E	3.84
C3	99.13	330.00	17°12'43"	S08°21'50"E	98.76
C4	84.25	270.00	17°52'40"	S08°41'49"E	83.91
C5	179.30	275.00	37°21'26"	S18°55'14"W	176.14
C6	70.70	305.00	13°16'53"	S06°52'57"W	70.54
C7	100.17	305.00	18°49'04"	S22°55'56"W	99.72
C8	27.99	305.00	5°15'29"	S34°58'13"W	27.98
C9	148.13	245.00	34°38'28"	S17°33'45"W	145.88
C10	11.61	245.00	2°42'58"	S36°14'28"W	11.61

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C11	326.83	500.00	37°27'07"	S71°07'37"E	321.04
C12	78.23	528.00	8°29'22"	S85°36'29"E	78.16
C13	86.03	528.00	9°20'06"	S76°41'45"E	85.93
C14	86.03	528.00	9°20'07"	S67°21'39"E	85.93
C15	85.61	528.00	9°17'23"	S58°02'54"E	85.51
C16	9.24	528.00	1°00'09"	S52°54'08"E	9.24
C17	73.70	472.00	8°56'46"	S85°22'47"E	73.62
C18	91.42	472.00	11°05'51"	S75°21'29"E	91.28
C19	91.42	472.00	11°05'50"	S64°15'38"E	91.28
C20	51.99	472.00	6°18'40"	S55°33'23"E	51.96

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	138.10	150.00	52°45'07"	S26°01'30"E	133.28
C22	109.47	120.00	52°16'05"	S25°46'58"E	105.71
C23	1.01	120.00	0°29'02"	S52°09'32"E	1.01
C24	79.02	180.00	25°09'05"	S12°13'29"E	78.38
C25	84.18	180.00	26°47'42"	S38°11'53"E	83.41
C26	2.53	180.00	0°48'20"	S51°59'54"E	2.53
C27	116.08	275.00	24°11'05"	S25°30'25"W	115.22
C28	103.42	245.00	24°11'05"	S25°30'25"W	102.65
C29	128.74	305.00	24°11'05"	S25°30'25"W	127.79
C30	63.46	275.00	13°13'17"	S06°48'13"W	63.32

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	180.94	200.00	51°50'05"	S25°43'28"E	174.83

1627A

FILE NO: 23-329 FP

G-Cubed
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"OFFICIAL PLAT"

SCENIC OAKS WEST THIRD

SCENIC POINT DRIVE SW

EXCEPTION

SCENIC OAKS WEST SECOND BLOCK 5

BLOCK 4 SCENIC OAKS WEST SECOND

UNPLATTED

NW 1/4 NE 1/4

S00°08'50"W 1315.92

CAST IRON CAP ON TELSPAR PIPE

N89°38'56"W 177.00

N00°21'04"E 90.01

BENTLEY DRIVE SW

N89°51'10"W 431.56

S72°21'51"W 516.63

S17°38'09"E 54.64

SCENIC DRIVE SW

40.00 SCENIC OAKS WEST SECOND THIRD ADDITION

N89°45'29"W 203.83

BLOCK 5 SCENIC OAKS TENTH ADDITION BLOCK 1

BLOCK 1 (1–5)

BLOCK 3 (1–5)

BLOCK 2 (1–14)

BLOCK 4 (1–12)

BLOCK 5 (1–13)

S00°11'35"W 429.37

S89°54'20"W 82.45

N89°54'20"E 1242.43

S89°51'10"E 213.26

LOUIE DRIVE SW

BENTLEY DRIVE SW

SCENIC DRIVE SW

SCENIC VIEW DRIVE SW

SCENIC PARK PLACE SW

BRANDWOOD ROAD SW

BRITWOOD LANE SW

EXSTING 30 PEDESTRIAN FACILITIES EASEMENT PER DOC NO. A1613642

OUTLOT B

SCENIC OAKS NINTH ADDITION

SCENIC OAKS TENTH ADDITION

SCENIC OAKS EIGHTH ADDITION

SCENIC OAKS SIXTH ADDITION

OUTLOT 'A'

OUTLOT 'B'

N 1/2 SW 1/4 NE 1/4

N 1/2 SE 1/4 NE 1/4

S02°06'43"E 658.69

620.23

N00°14'19"E 1872.14

1198.35

SOUTH LINE NE 1/4 NE 1/4

NORTH LINE N 1/2 S 1/2 NE 1/4

S89°45'53"E 219.70

CAST IRON MONUMENT

N00°14'19"E 782.47

COMPUTED INTERSECTION OF QUARTER LINES

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

MATCH LINE TO SHEET 3

MATCH LINE TO SHEET 3

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G-Cubed ENGINEERING SURVEYING PLANNING

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SHEET 2 OF 3

"OFFICIAL PLAT"

SCENIC OAKS WEST THIRD

N89°55'13"E 406.60 UNPLATTED

N89°55'13"E 1175.00
(N89°09'43"E)

28
33
4

CAST IRON CAP
ON TELSPAR PIPE

(S00°36'53"E 1974.03)
S00°08'50"W 1973.88
WEST LINE NE 1/4

(N89°09'43"E)
N89°55'13"E 1175.00

UNPLATTED

S00°08'50"W 657.96

EXCEPTION:
WEST 500

S 1/2
SW 1/4
NE 1/4

EXCEPTION

UNPLATTED

708.13

S37°52'

S89°55'13"W 1473.72
(S89°09'43"W 1473.70)

S89°55'13"W 973.72

SOUTH LINE N 1/2 SE 1/4 NE 1/4

SE COR N 1/2 S 1/2 NE 1/4

MATCH LINE TO SHEET 2

C30

20 S.M.U.E.

S89°48'37"E 171.57

10
10

S89°48'37"E 30.00

S00°11'35"W 195.45
147.94

S00°14'07"W 93.37

OUTLOT 'B'

74.91
N19°35'33"E

S89°45'48"E 145.50

10
10

45.96
S55°54'39"E

S68°35'42"E 213.66

N89°20'04"E
60.00

24

S00°11'35"W 250.05

60
U.E. & D.E.

C31

30

30

S19°49'42"E 277.65

OUTLOT 'B'

OUTLOT 'A'

S 1/2
SE 1/4
NE 1/4

OUTLOT 'B'

1198.35

N00°14'19"E 658.65
(N00°31'36"W)

N00°14'19"E 1872.14

24 D.E.

S64°12'02"E 242.83

S49°59'54"W 289.13

S38°21'30"W 30.00

20 D.E.

40.38

10

S38°21'30"W 150.00

S51°38'30"E 339.17

317.59

60
U.E. & D.E.

SCENIC OAKS
SEVENTH ADDITION

BLOCK 1

2

1

SCENIC VIEW DRIVE SW

1

BLOCK 2

SCENIC OAKS
SIXTH ADDITION

2

483.68

S00°08'50"W 1180.72

(S00°36'53"W)
S00°08'50"W 1180.72

S89°56'07"W
1323.84

SOUTH LINE S 1/2 SE 1/4 NE 1/4
S89°56'07"W 1323.83

100.27

S38°21'30"W
34.74

10

S51°38'30"E 135.01

33
CENTER SECTION
NORTH LINE N.R. 14 W.

COMPUTED INTERSECTION
OF QUARTER LINES

CAST IRON
MONUMENT

33
4

S00°08'50"W 2618.14

NW 1/4
SE 1/4

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)

OUTLOT 'C'

(ALL OF OUTLOT 'C' IS A DRAINAGE EASEMENT)

S62°40'48"E 388.95

219.80

80.84
N80°37'31"E

472.59

N00°23'18"E 522.09
(N00°22'25"W)

302.29

WET LAND

WET LAND

EFF

NE 1/4
SE 1/4

UNPLATTED

EXCEPTION

UNPLATTED

S00°23'18"W
2111.17

33
34
4
3

CAST IRON CAP
ON TELSPAR PIPE

(N89°09'43"E)
N89°55'13"E 500.00

UNPLATTED

(N89°09'43"E)
N89°55'13"E 970.47

UNPLATTED

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SHEET 3 OF 3