OFFICIAL PLAT

STENCIL SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That NSKW LAND, LLC, a South Dakota limited liability company, owner of the following described property:

That part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Beginning at the northeast corner of said Northwest Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from North of 267 degrees 40 minutes 02 seconds along the north line of said Northwest Quarter 1318.58 feet to the west line of said Northeast Quarter of the Northwest Quarter; thence southerly 178 degrees 55 minutes 32 seconds azimuth along said west line 582.23 feet to the northwest corner of BADGER HILLS THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence easterly 88 degrees 52 minutes 29 seconds azimuth along the north line of said BADGER HILLS THIRD SUBDIVISION 329.29 feet; thence easterly 49.68 feet along said north line on a tangential curve concave southerly, having a radius of 560.00 feet and a central angle of 05 degrees 04 minutes 58 seconds, to the northwest corner of BADGER HILLS SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence continue easterly 108.27 feet along the north line of said BADGER HILLS SUBDIVISION on said tangential curve concave southerly, having a radius of 560.00 feet, a central angle of 11 degrees 04 minutes 37 seconds; thence easterly 105 degrees 02 minutes 04 seconds azimuth along said north line 130.09 feet; thence easterly 716.75 feet along said north line on a tangential curve concave northerly, having a radius of 1953.00 feet, and a central angle of 21 degrees 01 minutes 39 seconds, to the east line of said Northeast Quarter of the Northwest Quarter; thence northerly 178 degrees 49 minutes 51 seconds azimuth along said east line 738.47 feet to the point of beginning.

LESS AND EXCEPT:
That part platted as STENCIL ADDITION.

Has caused the same to be surveyed and platted as STENCIL SECOND ADDITION 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 said NSKW LAND, LLC, a South Dakota limited liability company, has caused these presents to be signed by its proper officer this 13th day of December, 2024.

Signed: NSKW LAND, LLC

Nathan Stencil, President

STATE OF South Dakota
COUNTY OF Lincoln

This instrument was acknowledged before me on this 13th day of December, 2024, by Nathan Stencil, President of NSKW LAND, LLC, a South Dakota limited liability company.

Signature — Printed Name, Notary: Jean Weber

Notary Public, South Dakota County, Minnehaha
My Commission Expires 12/12/27

SURVEYORS CERTIFICATION

I, Max L. Stanislowski, 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 11TH day of DECEMBER, 2024.

Max L. Stanislowski, Licensed Land Surveyor,
Minnesota License No. 48988

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 11th day of December, 2024, by Max L. Stanislowski.

Signature — Printed Name, Notary: Brian Tschocek

Notary Public, Washington County, Minnesota
My Commission Expires January 31, 2027

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of STENCIL SECOND ADDITION was approved by the Community Development Department of Rochester, Minnesota, on the 17th day of December, 2024, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

Community Development Director

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 24 day of DECEMBER, 2024.

By:
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 on this 31st day of December, 2024.

Document Number A1617142

I hereby certify that this instrument was filed in the office of the Property Record and Licensing for record on this 31st day of December, 2024, at 9 o'clock A.M., and was duly recorded in Olmsted County Records.

By: Mary Blair-Hoeft
Director of Property Records and Licensing

By: Wendy von Wald
Deputy

1635A

LOUCKS

OFFICIAL PLAT

STENCIL SECOND ADDITION

BELLA GROVE SUBDIVISION

Block 2

N88°26'10"E 659.32

599.30

Water Main Easement Per Doc. No. A-1548549

S88°26'10"W 543.54

North Line Of NW 1/4, Sec. 20, T. 107, R. 14

N88°26'10"E 1318.64 [Az 267°40'02" 1318.58]

N88°26'10"E 659.32

NE Corner Of NW 1/4, Sec. 20, T. 107, R. 14
Cast Iron Cap On Telspar Pipe

N88°26'10"E 1318.64

NW Corner Of Sec. 20, T. 107, R. 14
1 Inch Square Pipe W/Cap PLS#42638

46th Avenue NW

60

60.02

32.00

33.31

S00°18'40"E

S43°26'10"W 16.20

N01°33'55"W 48.56

S89°35'46"W 16.79

24.35

Fire Lane Access Esm't Per Doc. No. A-1601707

EXCEPTION

SUBDIVISION

BELLA GROVE

Block 1

OUTLOT A

[Az 179°55'32" 582.31]
N00°18'40"W 582.31

428.47

West Line Of NE 1/4, NW 1/4, Sec. 20, T. 107, R. 14

West Line Of STENCIL ADDITION; Also West Line Of E 1/2, NE 1/4, NW 1/4, Sec. 20, T. 107, R. 14

372.30

572.89

S00°21'27"E 668.14

S00°13'06"E 2628.01

L=205.56 Δ=42°03'45" R=280.00

L=189.15 Δ=42°03'45" R=257.80

22.50
S68°50'38"W

Drainage & Utility Easement

S42°21'05"E 50.69

L=123.81 Δ=25°19'04" R=280.00

Public ROW Esm't Per Doc. No. A-1378530

S42°21'05"E 50.69

L=92.43 Δ=24°04'19" R=220.00

Drainage & Utility Easement

46th Ave. NW

Lot 1
Block 1

S73°18'20"W 63.64

S88°40'16"W 133.25

Water Main Easement Per Doc. No. A-1548549

110.65

N03°55'16"E 98.00

N80°04'44"W 203.99

93.34

N89°35'55"E 364.89

N80°19'44"W 80.70

S51°12'22"E 145.54

S17°02'21"E 92.36

Public Drainage Easement Per Doc. No. A-1311829

OUTLOT A

Public Drainage Esm't Per Doc. No. A-1311829

N19°19'23"E 15.03

C4 C5 C6 C7

L=91.67 Δ=14°30'33" R=362.00

19.97

L=174.63 Δ=15°38'02" R=640.00

S74°12'01"E 163.20

C1 C2 C3

Drainage & Utility Easement

110.80

65.25

92

NW

Badger Hills Drive NW

N89°38'16"E 200.12

Public Utility Esm't Per Doc. No. A-1200414

121.84

55

S00°21'43"E 101.79

30

Badger Hills Drive NW

UNPLATTED

N89°38'24"E 329.33
[Az 88°52'29" 329.29]

NW Corner Of BADGER HILLS THIRD SUBDIVISION

10

Block 6

BADGER HILLS THIRD SUBDIVISION

46th Avenue NW

60

North Line Of BADGER HILLS THIRD SUBDIVISION

1

Block 5

2

BADGER HILLS SUBDIVISION

L=49.68 Δ=5°04'58" L=157.95

R=560.00 Δ=16°09'35"

L=108.27 Δ=11°04'37"

NW Corner Of BADGER HILLS SUBDIVISION

14

13

S74°12'01"E [Az 105°02'04"] 130.09

North Line Of BADGER HILLS SUBDIVISION

Block 12

BADGER HILLS SUBDIVISION

L=51.35 Δ=1°30'24" R=1953.00 C=51.35 CB=S74°57'12"E

8

11

10

L=716.75

R=1953.00 L=665.40

Δ=21°01'39" Δ=19°31'15"

C=662.18 CB=S85°28'02"E

North Line Of BADGER HILLS SUBDIVISION; Also South Line Of STENCIL ADDITION

East Line Of NE 1/4, NW 1/4, Sec. 20, T. 107, R. 14

[Az 179°49'51"]
N00°24'14"W 738.47

N00°24'14"W 2620.67

1882.20

West 1/4 Corner Of Sec. 20, T. 107, R. 14
Cast Iron Cap On Telspar Pipe

Center Of Sec. 20, T. 107, R. 14
1 Inch Copper Plug W/Punch Mark

S88°16'52"W 2645.95

N

0 40 80

SCALE IN FEET

BEARINGS ARE BASED ON THE EAST LINE OF E 1/2, NE 1/4, NW 1/4, SEC 20, TWP 107N, RNG 14W HAVING A BEARING OF SOUTH 00°24'14" EAST.

○ DENOTES 1/2 INCH X 14 INCH IRON MONUMENT SET, MARKED "LS 48988"

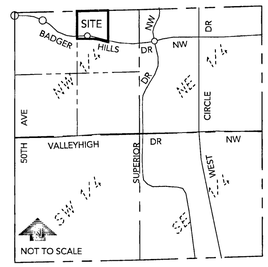
● DENOTES 1/2 INCH X 14 INCH IRON MONUMENT FOUND, MARKED "LS 48988"

◉ DENOTES FOUND OLMSTED COUNTY MONUMENT, AS NOTED

[ ] PER DEED DOCUMENT NO. A1530717

CURVE TABLE					
CURVE NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	24.84	1861.00	0°45'53"	24.84	S74°34'58"E
C2	58.86	60.00	56°12'17"	56.53	S61°43'54"E
C3	46.33	160.00	16°35'25"	46.17	S25°20'03"E
C4	49.25	75.00	37°37'31"	48.37	S00°30'38"W
C5	23.87	82.00	16°40'36"	23.78	S27°39'40"W
C6	12.99	25.00	29°46'42"	12.85	S50°53'20"W
C7	37.56	737.00	2°55'11"	37.55	S81°44'49"W

VICINITY MAP



SECTION 20, TOWNSHIP 107, RANGE 14, OLMSTED COUNTY, MINNESOTA

LOUCKS