"OFFICIAL PLAT"

EYOTA EAST

INSTRUMENT OF DEDICATION

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

That part of the Northeast Quarter and that part of the Southeast Quarter all in Section 14, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of Section 14; thence on an assumed bearing of North 89°50'40" East, along the north line of said Southeast Quarter, and along the north line of WHITCOMB'S FIRST ADDITION, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder, 190.00 feet to the northeast corner of Lot 1, Block 1, said WHITCOMB'S FIRST ADDITION and to the point of beginning; thence South 00°48'38" East, along the east line of said WHITCOMB'S FIRST ADDITION and its southerly extension, 853.10 feet; thence southeasterly 68.59 feet, along a non-tangential curve, concave to the southwest, said curve has a radius of 333.00 feet, a central angle of 11°48'03", and the chord of said curve bears South 76°33'34" East 68.47 feet; thence South 70°39'32" East, tangent to said curve, 591.06 feet; thence North 19°20'28" East 225.52 feet; thence North 04°09'16" East 161.69 feet; thence North 00°48'56" West 295.78 feet; thence North 89°11'04" East 12.00 feet; thence North 00°48'56" West 442.84 feet; thence North 16°42'17" East, parallel with the southeasterly line of MATTESON SUBDIVISION, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder, 279.54 feet; thence North 89°11'04" East 602.85 feet; thence North 00°48'56" West 232.96 feet to the easterly extension of the south line of that particular parcel recorded as Warranty Deed Document Number 216760, at the office of the Olmsted County Recorder; thence North 85°54'43" West, along said easterly extension and along said south line, 362.83 feet to the southwest corner of said particular parcel recorded as Warranty Deed Document Number 216760; thence North 04°05'17" East, along the west line of said particular parcel recorded as Warranty Deed Document Number 216760, a distance of 114.93 feet; thence North 73°38'03" West, along the southeasterly extension of the southerly right of way line of Second Street, per said plat of MATTESON SUBDIVISION, 33.77 feet to the northeast corner of Lot 1, Block 2, said MATTESON SUBDIVISION; thence South 04°05'17" West, along the east line of said Lot 1, Block 2, a distance of 134.65 feet to the southeast corner of said Lot 1, Block 2; thence North 73°17'43" West, along the south line of said Lot 1, Block 2, a distance of 145.22 feet to the southwest corner of said Lot 1, Block 2; thence South 16°42'17" West, along said southeasterly line of MATTESON SUBDIVISION, 639.95 feet to said north line of the Southeast Quarter; thence South 89°50'40" West, along said north line, 685.32 feet to the point of beginning.

Containing 19.45 acres, more or less.

Has caused the same to be surveyed and platted as EYOTA EAST and does hereby dedicate to the public for the public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Eyota East, LLC, a Minnesota limited liability company, has casued these presents to be signed by its proper officer this 22 day of MAY, 2025

Signed: Eyota East, LLC

Brian Halvorson, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 22 day of May, 2025 by Brian Halvorson, Chief Manager of Eyota East, LLC, a Minnesota limited liability company.

Andrew Buck
Notary Public, Olmsted County, Minnesota

Andrew Buck
Printed Name

My commission expires: 01/31/2028

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 22 day of MAY, 2025

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me this 22 day of May, 2025 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 23 day of JUNE, 2025

Eric C. Stenner
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Eyota

This plat was approved by the City Council of Eyota, Minnesota, on the 10 day of April, 2025 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: Tammy Myers
City Clerk / Treasurer

By:
Mayor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2025 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 14th day of July, 2025.

DOCUMENT NUMBER A1627655

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of July, 2025, at 12 o'clock P M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoelt
Director of Property Records & Licensing

by Wendy von Wald
Deputy



GRAPHIC SCALE
60 0 30 60 120
(IN FEET)

1654A

FILE NO: 24-137 FP

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"OFFICIAL PLAT"

EYOTA EAST

OUTLOT A

MATTESON SUBDIVISION

ORIGINAL PLAT OF EYOTA

WHITCOMB'S FIRST ADDITION

UNPLATTED

SOUTH AVENUE

WASHINGTON STREET

PINE AVENUE

BLOCK 23

BLOCK 22

BLOCK 1

BLOCK 2

BLOCK 3

S89°49'59"W 2624.75

N89°50'40"E 190.00

S89°50'40"W 685.32

N89°50'40"E 39.59

46.13

S89°50'40"W 1734.25

15/14/4

5/8" COPPER PLUG W/PUNCH MARK

T 106 N R 12 W CENTER SECTION 14

CHISELED X ON MANHOLE COUNTY SURVEYOR RECOMMENDS USING MONUMENTED CENTER OF SECTION

14/13/4

CAST IRON CAP ON TELSPAR PIPE

SE 1/4

SW 1/4

N00°48'38"W 2635.30

N00°48'38"W 1142

COUNTY ROAD NO. 142

SOUTH AVE SE

WASHINGTON AVE SE

PINE AVE SE

S00°48'56"E 370.09

S00°48'56"E 365.90

N00°48'56"W 442.84

S00°48'38"E 853.10

N89°11'04"E 12.00

N00°48'56"W 295.78

215.78

N00°48'56"W 373.04

N04°09'16"E 161.69

N19°20'28"E 225.52

S70°39'32"E 591.06

L=68.59
R=333.00
Δ=11°48'03"
CB=S76°33'34"E
C=68.47

OUTLOT B

OUTLOT C
(ALL OF OUTLOT C IS A DRAINAGE, UTILITY & STREET EASEMENT)

6TH STREET SE

BLOCK 1 3

BLOCK 2 3

BLOCK 2 8

BLOCK 3 3

BLOCK 4 1

BLOCK 5 1

BLOCK 5 2

BLOCK 6 1

25 DUE
30 D.U.E.
20 D.U.E
24 DUE
10 U.E.
10 UE
15

S89°11'04"W 137.61
S89°11'04"W 137.62
S89°11'04"W 137.62
S89°11'04"W 137.63
S88°47'32"W 137.63
S88°47'32"W 137.64
N89°11'04"E 137.64
S86°28'59"E 66.19
N89°11'04"E 148.90
S89°11'04"W 148.90
N89°11'04"E 157.47
N89°11'04"E 363.80
N89°11'04"E 190.47
N89°11'04"E 509.26
N00°48'56"E 335.00
S00°43'21"E
S00°48'56"E 110.50
S00°48'56"E 113.00

137.61
148.91
157.48
148.90
157.47
145.47
149.02
148.77
125
145.47

89.06
87.47
86.71
85.00
83.28
82.52
80.71
74.06
70.94
70.00
66.00
60.00
80.00
75.00

33
33.095

1" SQUARE PIPE W/CAP RLS #15809

14/23/4

UNPLATTED

10 U.E.
STREET LINE

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

GRAPHIC SCALE

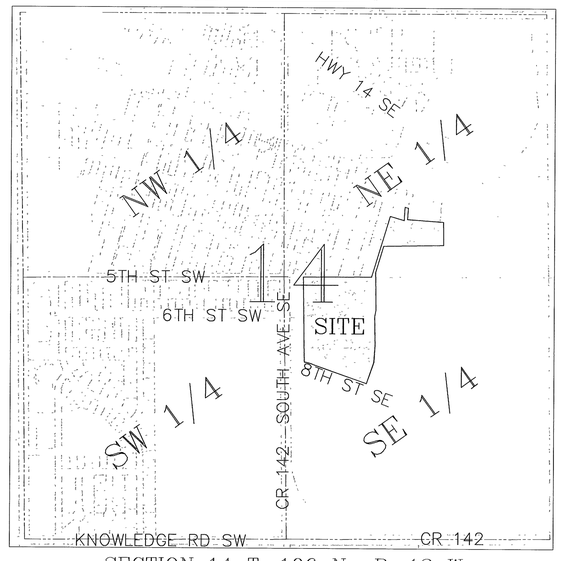
60 0 30 60 120

(IN FEET)

LEGEND

- ○ IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND 3/4" IRON PIPE
- ⊕ DENOTES OLMSTED COUNTY PUBLIC LAND SURVEY CORNER
- △ COMPUTED POINT
- U.E. UTILITY EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT

VICINITY MAP



SECTION 14 T. 106 N., R. 12 W.
(NOT TO SCALE)

BEARINGS
ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, WHICH IS ASSUMED TO BEAR NORTH 89°50'40" EAST / SOUTH 89°50'40" WEST.

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