"OFFICIAL PLAT"

PETERSEN SECOND SUBDIVISION

YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-3058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Radcliffe Homes, Inc., a Minnesota Corporation, and Farmers State Bank of Elkton, mortgagee, being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 33 minutes 55 seconds along the south line of said Northeast Quarter 1315.56 feet to the east line of said Southwest Quarter of the Northeast Quarter; thence northerly 359 degrees 29 minutes 07 seconds azimuth along said east line 562.13 feet to the point of beginning; thence continue northerly 358 degrees 29 minutes 07 seconds azimuth along said east line 711.33 feet; thence westerly 269 degrees 29 minutes 07 seconds azimuth 223.87 feet; thence southwesterly 231 degrees 08 minutes 10 seconds azimuth 127.29 feet; thence southwesterly 216 degrees 02 minutes 08 seconds azimuth 51.50 feet; thence southerly 191 degrees 08 minutes 04 seconds azimuth 193.82 feet; thence southerly 165 degrees 25 minutes 27 seconds azimuth 233.18 feet; thence southwesterly 220 degrees 00 minutes 18 seconds azimuth 97.53 feet; thence northwesterly 4.59 feet on a nontangential curve concave northeasterly, having a radius of 417.00 feet, a central angle of 00 degrees 37 minutes 50 seconds, and a chord azimuth of 310 degrees 19 minutes 13 seconds; thence southwesterly 220 degrees 38 minutes 08 seconds azimuth 186.47 feet; thence southeasterly 125 degrees 37 minutes 19 seconds azimuth 199.84 feet to the northeast corner of Lot 14, Block 1, PETERSEN FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 159 degrees 45 minutes 49 seconds azimuth along the northerly line of said PETERSEN FIRST SUBDIVISION 34.69 feet; thence northeasterly 59 degrees 18 minutes 37 seconds azimuth along said northerly line 118.64 feet; thence easterly 68 degrees 25 minutes 57 seconds azimuth along said northerly line 66.71 feet; thence northeasterly 60 degrees 42 minutes 36 seconds azimuth along said northerly line 215.02 feet to the point of beginning.

Said tract contains 7.16 acres more or less.

Have caused the same to be surveyed and platted as PETERSEN SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements as shown on this plat for utility purposes only.

In witness whereof, said Radcliffe Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 16 day of AUGUST, 2002.

Leslie J. Radcliffe
President

Brenda F. K. Radcliffe
Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 16th day of August, 2002 by Leslie J. Radcliffe, President and Brenda F. K. Radcliffe, Vice President, on behalf of Radcliffe Homes, Inc.

BARBARA K. NEUBAUER
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2005

Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof, said Farmers State Bank of Elkton, has caused these presents to be signed by its proper officer this 14 day of August, 2002

Michael R. Schneider
President

STATE OF MINNESOTA
COUNTY OF MOWER

The foregoing instrument was acknowledged before me this 14th day of August, 2002, by Michael R. Schneider on behalf of Farmers State Bank of Elkton.

BONNIE J. DRAKE
NOTARY PUBLIC-MINNESOTA
My Commission Expires Jan. 31, 2005

Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF STEWARTVILLE

We do hereby certify that on the 16th day of August, 2002 the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony whereof, we have hereunto signed our names this 16th day of August, 2002

Chris Gray
Mayor

Tony Chladec
Clerk–Administrator

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 8 day of August, 2002.

Edward P. Kuisle
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PETERSEN SECOND SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as desigated by July 8, 2003; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 25th day of July, 2002, by Douglas G. Rude, L.S. No. 22422.

BARBARA S. DICKHUT
NOTARY PUBLIC-MINNESOTA
My Commission Expires 1-31-2005

Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2002 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 19th day of August, 2002.

Document Number - A-929659

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 19th day of August, 2002, at 4 ½ o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Olmsted County Director
of Property Records and Licensing

By Wendy VonWald Deputy

370 A

PROJECT NUMBER: 7530 COMPUTER FILE: 7530 S FNPL 01.DWG DATE: 08/04/02 DRAFTSPERSON: JRP

"OFFICIAL PLAT"

PETERSEN SECOND SUBDIVISION

NORTH

0 25 50 100
SCALE IN FEET

MONUMENTS

- ◦ SET 1/2" REBARS
- ○ SET 3/4" IRON PIPES
- ● FOUND MONUMENTS (PIPE, ROD, ETC...)

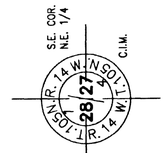
All monuments set have a plastic cap stamped L.S. 22422

UTILITY EASEMENT DEFINED

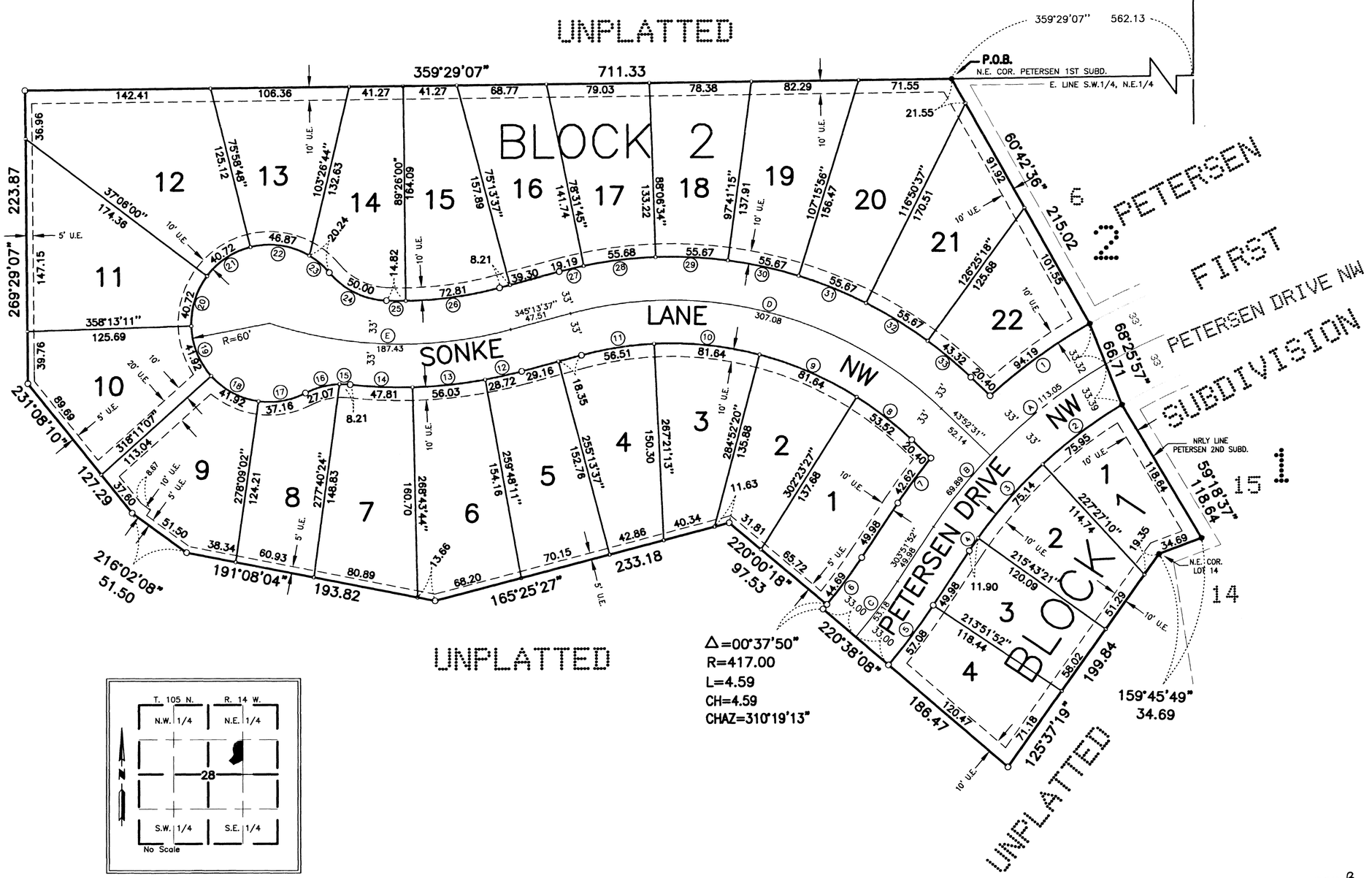
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

BEARINGS
Bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.(NAD 83)



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CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	94.19	12°27'50"	433.00	94.01	144°28'41"
2	75.95	11°51'27"	367.00	75.82	323°22'54"
3	75.14	11°43'49"	367.00	75.01	311°35'16"
4	11.90	01°51'29"	367.00	11.90	304°47'36"
5	57.08	06°46'16"	483.00	57.05	307°15'00"
6	44.69	06°08'26"	417.00	44.67	126°56'05"
7	42.62	05°38'24"	433.00	42.61	126°41'04"
8	53.52	11°29'04"	267.00	53.43	38°07'59"
9	81.64	17°31'07"	267.00	81.32	23°37'53"
10	81.64	17°31'07"	267.00	81.32	06°06'46"
11	56.51	12°07'36"	267.00	56.41	351°17'25"
12	28.72	04°34'34"	359.65	28.72	347°30'54"
13	56.03	08°55'33"	359.65	55.97	354°15'58"
14	47.81	07°37'02"	359.65	47.78	02°32'15"
15	8.21	07°50'19"	60.00	8.20	02°25'37"
16	27.07	25°50'46"	60.00	26.84	345°35'04"
17	37.16	35°29'21"	60.00	36.57	350°24'22"
18	41.92	40°02'05"	60.00	41.08	28°10'05"
19	41.92	40°02'05"	60.00	41.08	68°12'09"
20	40.72	38°52'48"	60.00	39.94	107°39'35"
21	40.72	38°52'48"	60.00	39.94	146°32'24"
22	46.87	44°45'43"	60.00	45.69	188°21'39"
23	20.24	19°19'38"	60.00	20.14	220°24'20"
24	50.00	47°44'39"	60.00	48.56	206°11'49"
25	14.82	02°53'29"	293.65	14.82	180°52'45"
26	72.81	14°12'23"	293.65	72.62	172°19'49"
27	19.19	03°18'08"	333.00	19.19	166°52'41"
28	55.68	09°34'49"	333.00	55.62	173°19'09"
29	55.67	09°34'41"	333.00	55.60	182°53'55"
30	55.67	09°34'41"	333.00	55.60	192°28'36"
31	55.67	09°34'41"	333.00	55.60	202°03'17"
32	55.67	09°34'41"	333.00	55.60	211°37'58"
33	43.32	07°27'13"	333.00	43.29	220°08'55"
A	113.05	16°11'37"	400.00	112.67	114°58'19"
B	69.89	10°00'39"	400.00	69.80	128°52'11"
C	53.18	06°46'16"	450.00	53.15	127°15'00"
D	307.08	58°38'54"	300.00	293.85	14°33'04"
E	187.43	32°52'33"	326.65	184.87	01°39'53"

370 B

PROJECT NUMBER: 7530 COMPUTER FILE: 7530 S FNPL 01.DWG DATE 06/04/02 DRAFTSPERSON JRP