

# HART FARM SOUTH

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have surveyed and platted the property described on this plat as HART FARM SOUTH; that this plat is a correct representation of the survey; that all distances are correctly designated on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson  
James E. Swanson, L.S.  
Minnesota License No. 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 6<sup>th</sup> day of March, 2006.

Beth A. Davis  
Notary Public, Dodge County, Minnesota



My commission expires: 1-31-2010

**COUNTY SURVEYOR**

I certify that this plat has been checked mathematically, and that the plat conforms to the applicable laws, this 7<sup>th</sup> day of March, 2006.

Edward P. Kinke  
County Surveyor

**CITY APPROVAL**

State of Minnesota  
County of Olmsted  
City of Rochester

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 22nd day of February, 2006, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 19th day of April, 2006.

Judy K. Scherr  
Judy K. Scherr, City Clerk

**PROPERTY RECORDS AND LICENSING**

Taxes payable in the year 2006 on the land herein have been paid, there are no delinquent taxes and transfer has been entered this 20th day of April, 2006.

DOCUMENT NUMBER A-1097462

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 20th day of April, 2006, at 9 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski  
Director of Property Records & Licensing

Wendy von Wall  
Deputy

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Arcon Development Inc., a Minnesota Corporation, and the City of Rochester, Minnesota, a municipal corporation, owners and proprietors, of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Southwest Quarter of Section 22, Township 106 North, Range 14 West, Rochester, Minnesota, described as follows:

Beginning at the southeast corner of said Southwest Quarter; thence South 88 degrees 50 minutes 11 seconds West, assumed bearing, along the south line of said Southwest Quarter, 1200.00 feet; thence North 01 degree 09 minutes 49 seconds West, 105.63 feet; thence North 31 degrees 11 minutes 33 seconds West, 144.66 feet; thence North 39 degrees 46 minutes 21 seconds West, 60.92 feet; thence North 23 degrees 31 minutes 08 seconds West, 147.13 feet; thence South 69 degrees 25 minutes 00 seconds West, 60.00 feet; thence South 78 degrees 42 minutes 44 seconds West, 70.00 feet; thence North 07 degrees 50 minutes 30 seconds West, 575.36 feet; thence North 01 degree 21 minutes 50 seconds West, 175.86 feet; thence North 07 degrees 49 minutes 31 seconds West, 60.00 feet; thence North 82 degrees 10 minutes 29 seconds East, 38.93 feet; thence easterly 18.79 feet along a tangential curve concave southerly, central angle of 02 degrees 01 minute 53 seconds, radius of 530.00 feet, and the chord of said curve bears North 83 degrees 11 minutes 26 seconds East, 18.79 feet; thence North 01 degree 21 minutes 50 seconds West, 121.71 feet; thence South 88 degrees 48 minutes 20 seconds West, 22.31 feet; thence North 01 degree 11 minutes 40 seconds West, 80.00 feet; thence North 33 degrees 00 minutes 57 seconds West, 135.66 feet; thence North 44 degrees 55 minutes 55 seconds West, 61.81 feet; thence North 30 degrees 10 minutes 15 seconds West, 150.64 feet; thence South 62 degrees 26 minutes 29 seconds West, 70.85 feet; thence South 88 degrees 48 minutes 32 seconds West, 69.19 feet; thence North 01 degree 11 minutes 28 seconds West, 271.70 feet to the southwest corner of Lot 5, Block 4, HART FARM THIRD (the next ten courses are along the southerly lines of said HART FARM THIRD); thence North 80 degrees 19 minutes 53 seconds East, 151.05 feet; thence North 70 degrees 13 minutes 27 seconds East, 60.00 feet; thence northerly 62.63 feet along a nontangential curve concave westerly, central angle of 10 degrees 52 minutes 25 seconds, radius of 330.00 feet and the chord of said curve bears North 25 degrees 12 minutes 45 seconds West, 62.53 feet; thence North 54 degrees 29 minutes 00 seconds East, 88.82 feet; thence northeasterly 31.23 feet along a tangential curve concave southeasterly, central angle of 08 degrees 59 minutes 26 seconds and radius of 199.00 feet; thence South 35 degrees 55 minutes 27 seconds East, 243.59 feet; thence South 30 degrees 23 minutes 06 seconds East, 182.15 feet; thence northeasterly 96.98 feet along a nontangential curve concave southeasterly, central angle of 11 degrees 49 minutes 21 seconds, radius of 470.00 feet, and the chord of said curve bears North 60 degrees 14 minutes 56 seconds East, 96.81 feet; thence South 23 degrees 50 minutes 24 seconds East, 120.16 feet; thence North 72 degrees 33 minutes 30 seconds East, 77.45 feet to the southwest corner of Lot 2, Block 7, HART FARM SECOND (the next two courses are along the southerly boundary of said HART FARM SECOND); thence North 84 degrees 25 minutes 26 seconds East, 67.05 feet; thence South 82 degrees 17 minutes 17 seconds East, 203.04 feet to the westerly line of HART FARM SUBDIVISION (the next three courses are along the westerly and southerly lines of said HART FARM SUBDIVISION); thence South 08 degrees 55 minutes 55 seconds West, 13.00 feet; thence South 01 degree 11 minutes 28 seconds East, 334.79 feet; thence North 88 degrees 48 minutes 20 seconds East, 872.85 feet to the northeast corner of the south half of said Southwest Quarter; thence South 01 degree 07 minutes 33 seconds East, 1318.09 feet to the point of beginning.

**EXCEPTING THEREFROM:**

Parcel 26 as defined on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-61

Containing 53.01 acres.

Have caused the same to be surveyed and platted as HART FARM SOUTH, and do hereby donate and dedicate to the public for the public use forever, the thoroughfares, and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Arcon Development Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 13<sup>th</sup> day of March, 2006.

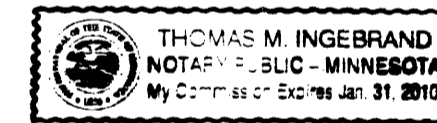
Arcon Development Inc.

By Scott Johnson

State of Minnesota  
County of Hennepin

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March, 2006 by Scott Johnson, of Arcon Development Inc., on behalf of the corporation,

Thomas M. Ingebrand  
Notary Public, Hennepin County, Minnesota



My commission expires 1-31-2010

In witness whereof said City of Rochester, a Municipal Corporation, has caused these presents to be signed by its proper officials this 9th day of MARCH, 2006.

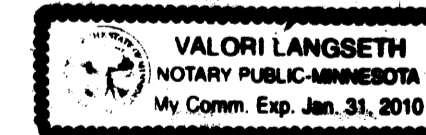
Ardell F. Brede  
Ardell Brede, Mayor

Judy K. Scherr  
Judy K. Scherr, City Clerk

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 9th day of March, 2006, by Ardell Brede, Mayor, and Judy K. Scherr, City Clerk, on behalf of the City of Rochester, Minnesota.

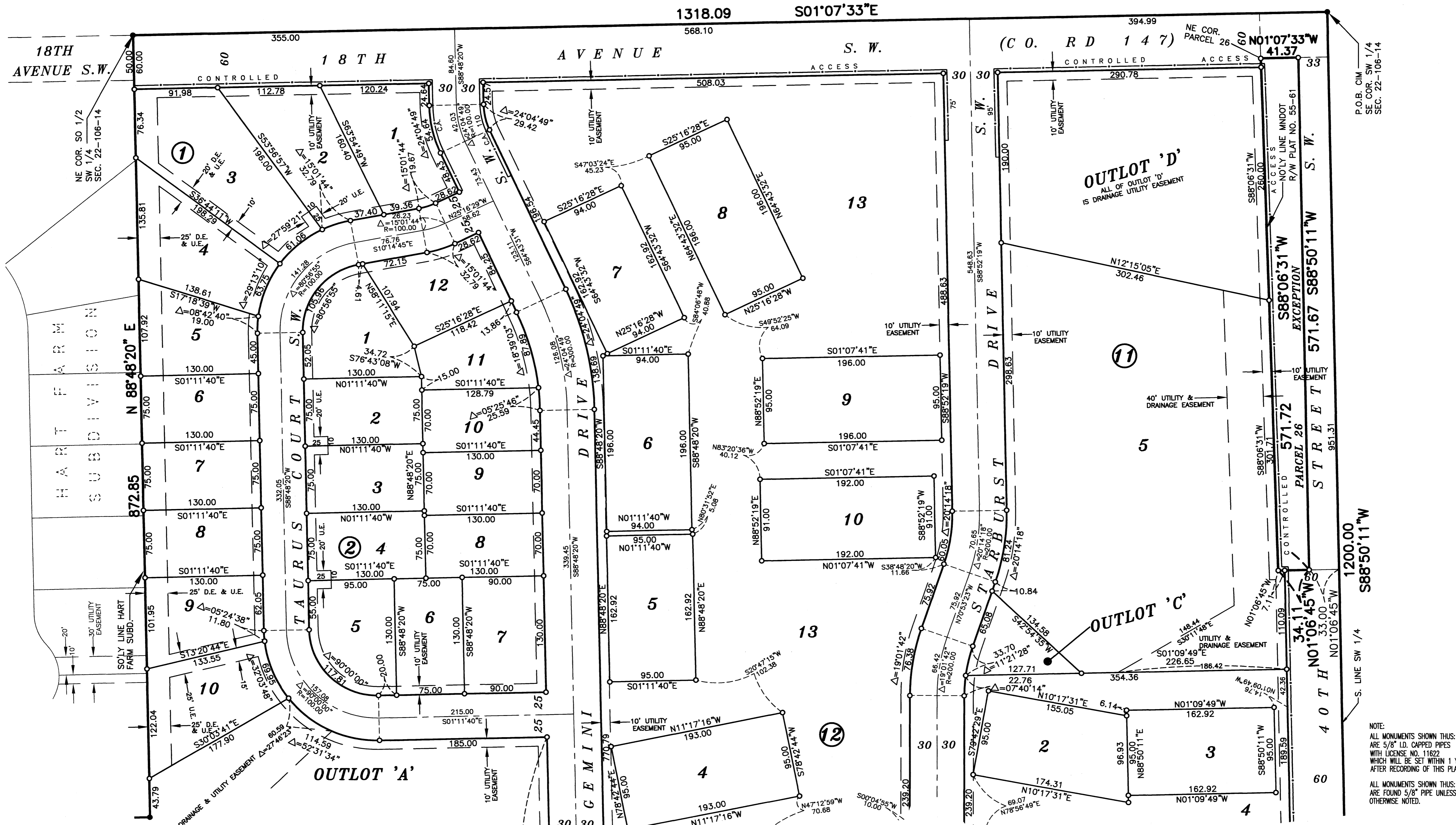
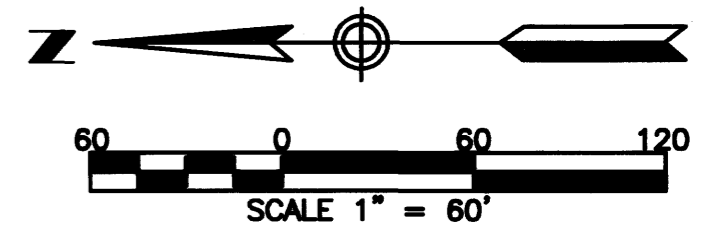
Valori Langseth  
Notary Public, Olmsted County, Minnesota



My Commission expires 01/31/10

1090 A

# HART FARM SOUTH



SEE SHEET 3 OF 4 SHEETS

UTILITY EASEMENT (U.E.) defined:  
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT (D.E.) defined:  
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

CONTROLLED ACCESS (C.A.) defined:  
Ingress or egress to, from, or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

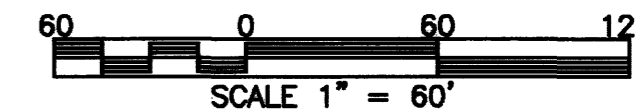
NOTE:  
ALL MONUMENTS SHOWN THIS: ○ ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 11622 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.  
ALL MONUMENTS SHOWN THIS: ● ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED.

PREPARED BY:  
McGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA

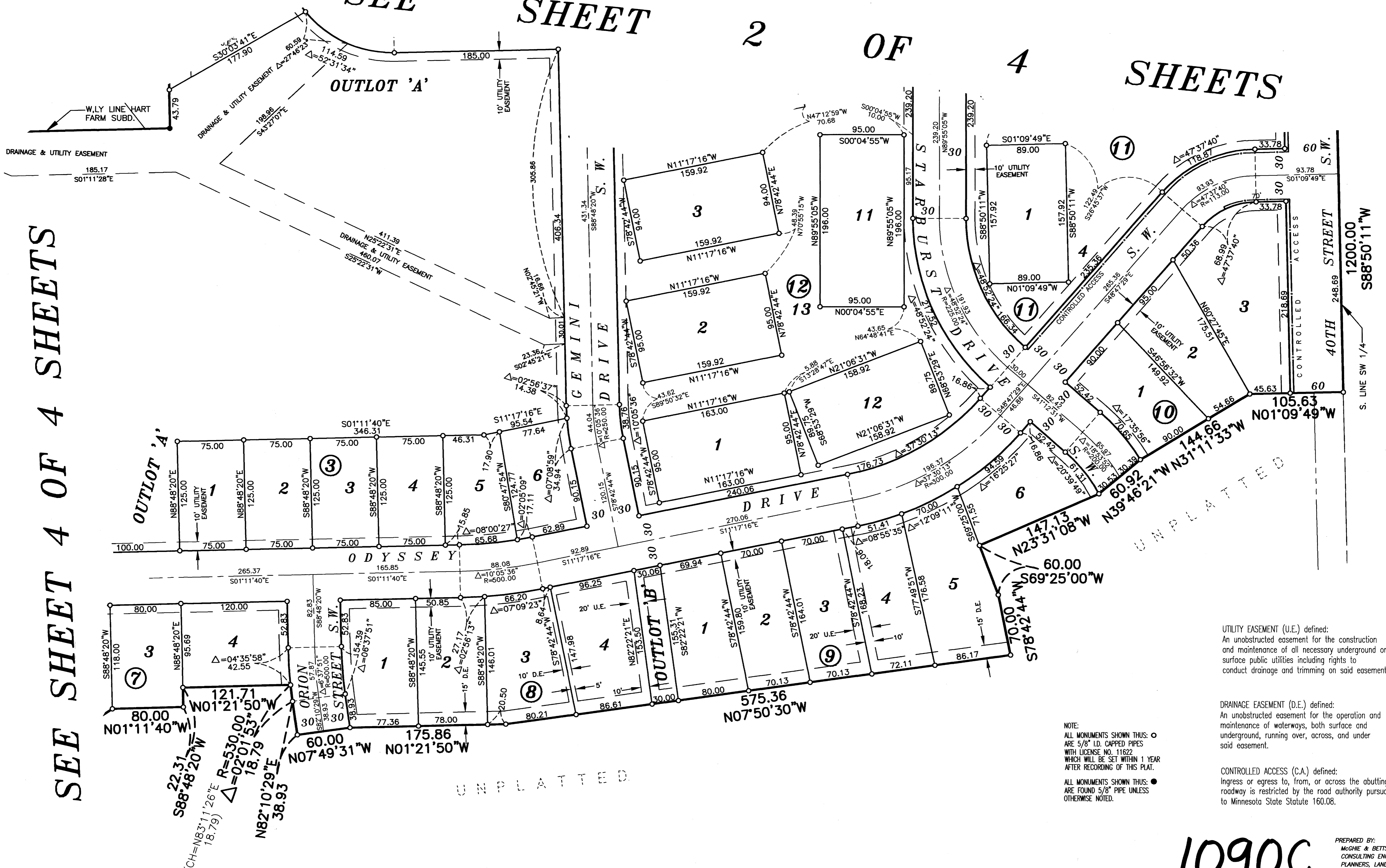
## 1090B

1204/2058

# HART FARM SOUTH



## SEE SHEET 2 OF 4 SHEETS



SEE SHEET 4 OF 4 SHEETS

UNPLATTED

UTILITY EASEMENT (U.E.) defined:  
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 Ingress or egress to, from, or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

NOTE:  
 ALL MONUMENTS SHOWN THUS: ○  
 ARE 5/8" I.D. CAPPED PIPES  
 WITH LICENSE NO. 11622  
 WHICH WILL BE SET WITHIN 1 YEAR  
 AFTER RECORDING OF THIS PLAT.  
 ALL MONUMENTS SHOWN THUS: ●  
 ARE FOUND 5/8" PIPE UNLESS  
 OTHERWISE NOTED.

(CH=N83°11'26"E  
 18.79)  
 R=530.00  
 Δ=02°01'53"  
 18.79  
 N82°10'29"E  
 38.93

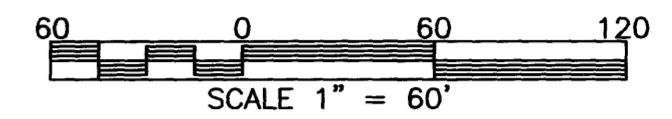
UNPLATTED

# 1090C

PREPARED BY:  
 MCGHEE & BETTS, INC.  
 CONSULTING ENGINEERS  
 PLANNERS, LAND SURVEYORS  
 ROCHESTER, MINNESOTA

# HART FARM SOUTH

HART FARM  
SUBDIVISION



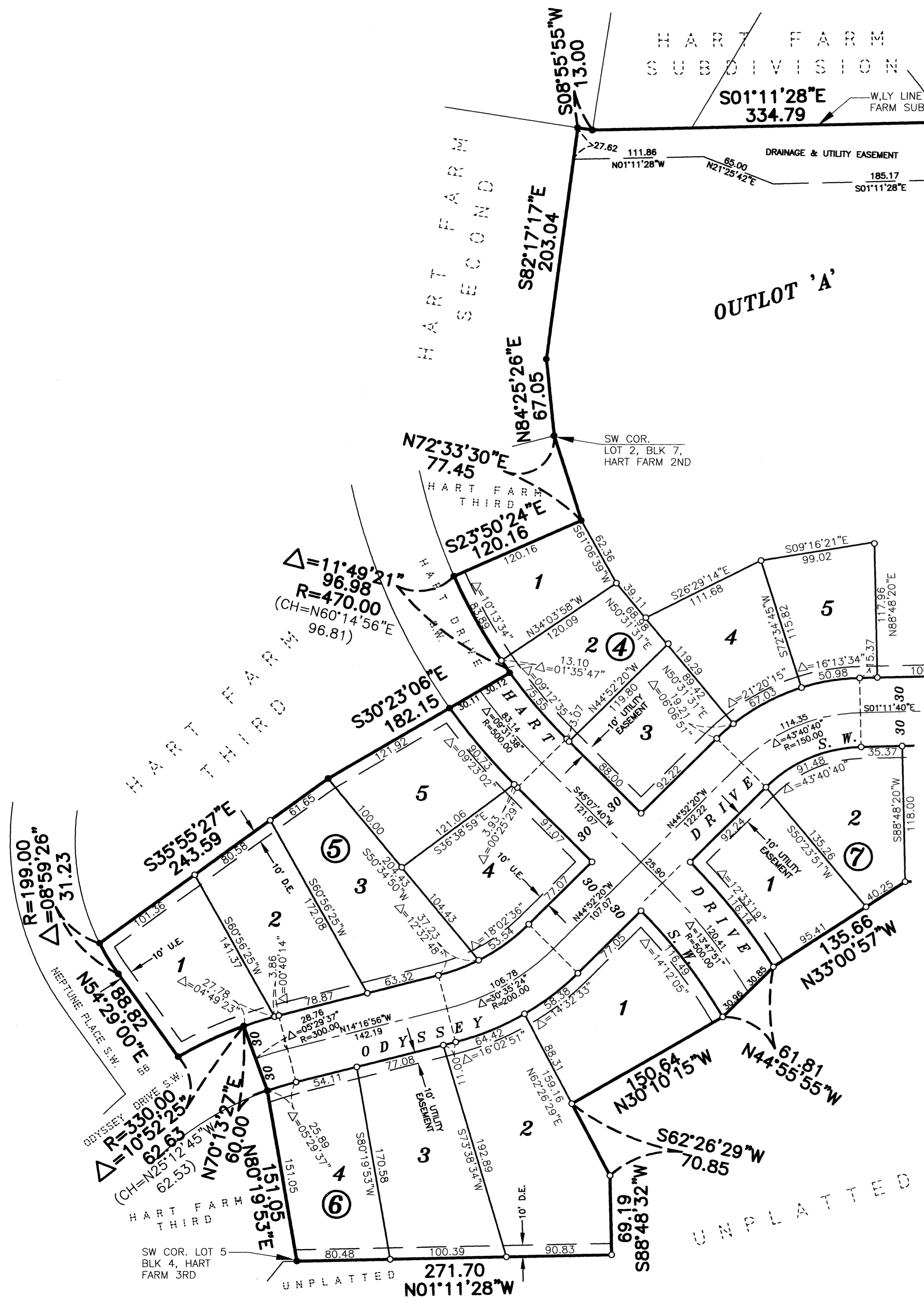
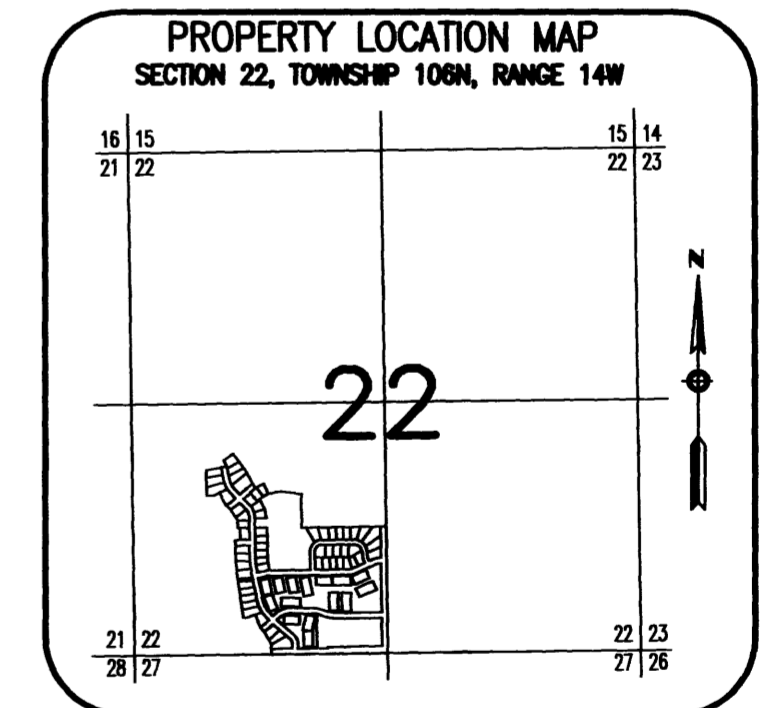
NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES  
WITH LICENSE NO. 11622  
WHICH WILL BE SET WITHIN 1 YEAR  
AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" PIPE UNLESS  
OTHERWISE NOTED.

UTILITY EASEMENT (U.E.) defined:  
An unobstructed easement for the construction  
and maintenance of all necessary underground or  
surface public utilities including rights to  
conduct drainage and trimming on said easement.

DRAINAGE EASEMENT (D.E.) defined:  
An unobstructed easement for the operation and  
maintenance of waterways, both surface and  
underground, running over, across, and under  
said easement.

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roadway is restricted by the road authority pursuant  
to Minnesota State Statute 160.08.



SEE SHEET 3 OF 4 SHEETS

UNPLATTED

# 1090D