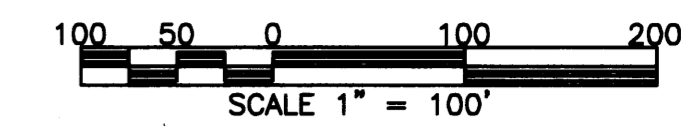


# REFLECTIONS ON MAYO LAKE

SEE SHEET 2 OF 2 SHEETS



BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE SOUTH LINE NW 1/4, SEC 9-107-14  
WHICH IS ASSUMED TO BE N89°48'30"E

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as REFLECTIONS ON MAYO LAKE; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat in feet and hundredths of a foot; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Mark E. Severson  
Mark E. Severson, L.S.  
Minnesota License Number 18887

State of Minnesota  
County of Olmsted  
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 19th day of November, 2010.

Beverly E. Delisle  
Notary Public, Olmsted County, Minnesota  
My commission expires Jan. 31, 2015

COUNTY SURVEYOR  
I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 24th day of November, 2010.

Paul A. Thorsen  
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 20th day of September, 2010, 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 29th day of November, 2010.

Judy K. Scherr  
City Clerk

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2010 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 30th day of November, 2010.

A-1246658  
DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 30th day of November, 2010, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Knapki  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

### DRAINAGE EASEMENT (D.E.) DEFINED:

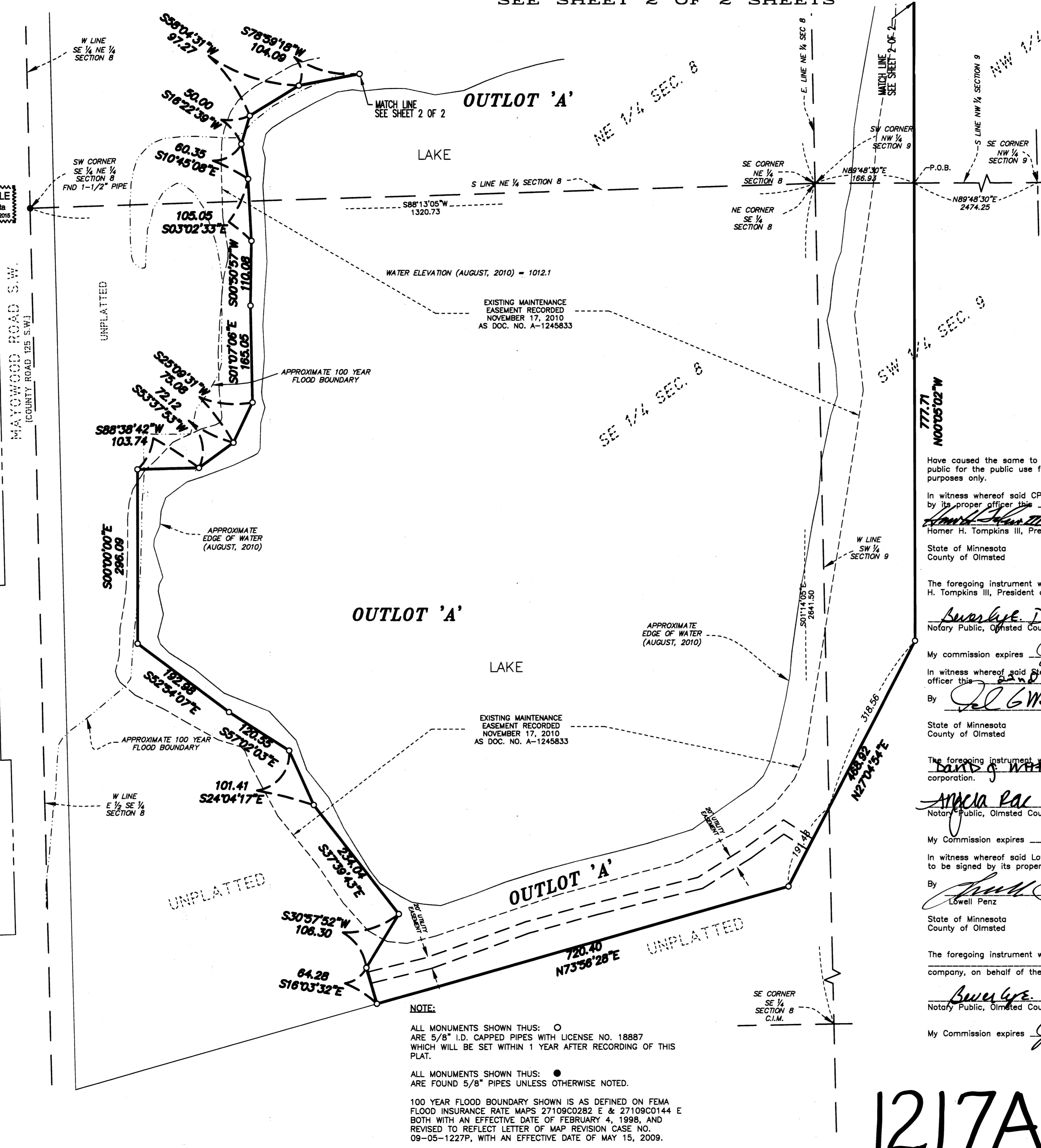
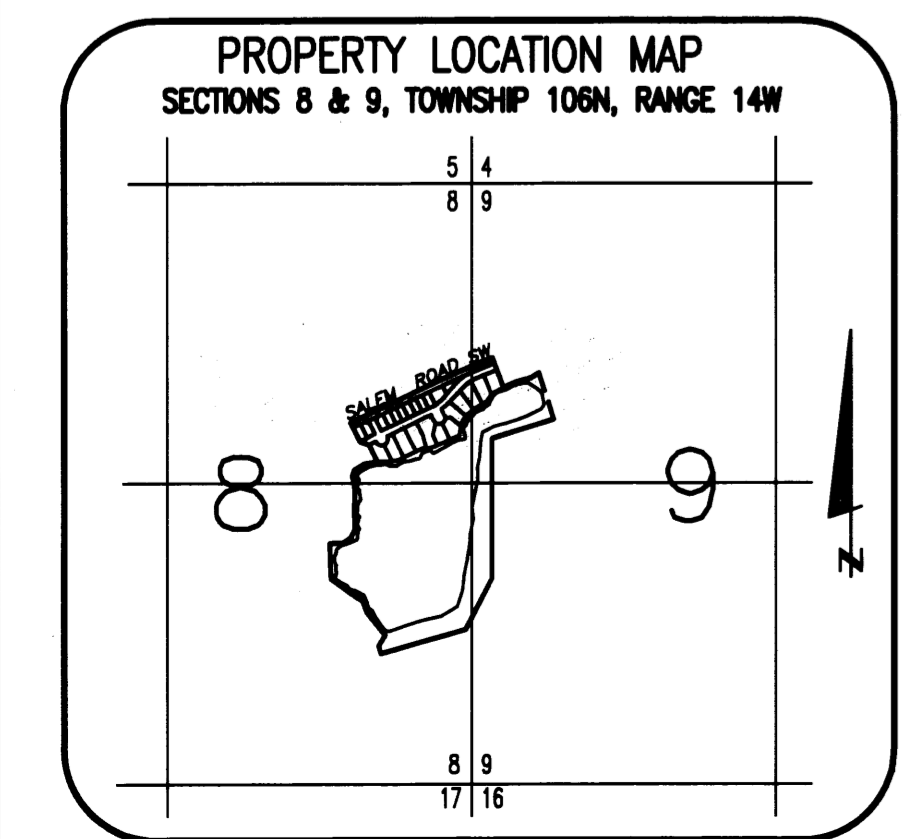
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

### 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.

### CONTROLLED ACCESS DEFINED:

INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.



### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That CPDC Rochester Development, Inc., a Minnesota corporation, owner and proprietor, and Sterling State Bank, a Minnesota corporation, mortgagee, and Lowell Penz and Morris Memorial LLC, a Minnesota limited liability company, collectively as mortgagees of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the East Half of Section 8 and of the West Half of Section 9, all in Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of Section 9, Township 106 North, Range 14 West, then North 89 degrees 48 minutes 30 seconds East, assumed bearing, along the south line thereof, 166.93 feet; for the point of beginning; thence North 00 degrees 05 minutes 02 seconds West, 377.39 feet; thence North 72 degrees 40 minutes 36 seconds East, 520.00 feet; thence North 16 degrees 54 minutes 10 seconds West, 401.02 feet; thence South 59 degrees 32 minutes 29 seconds West, 71.84 feet; thence South 74 degrees 19 minutes 04 seconds West, 120.42 feet; thence South 64 degrees 32 minutes 05 seconds West, 115.38 feet; thence North 20 degrees 48 minutes 10 seconds West, 260.89 feet to the centerline of the old Rochester to Salem Road (also formerly referred to as S.A.R. #3 and presently known as C.S.A.H. No. 25), said line also being the south line of FIRST BAPTIST CHURCH SUBDIVISION (the next two courses are along said centerline); thence southwesterly 496.23 feet along a nontangential curve, concave to the south, radius of 5729.58 feet, central angle of 04 degrees 57 minutes 44 seconds and the chord of said curve bears South 66 degrees 42 minutes 58 seconds West, 496.08 feet; thence South 64 degrees 14 minutes 06 seconds West, tangent to said curve, 775.20 feet; thence South 25 degrees 45 minutes 54 seconds East, 232.50 feet; thence North 64 degrees 14 minutes 06 seconds East, 54.70 feet; thence South 25 degrees 45 minutes 54 seconds East, 151.51 feet; thence South 78 degrees 59 minutes 18 seconds West, 104.09 feet; thence South 58 degrees 04 minutes 31 seconds West, 97.27 feet; thence South 16 degrees 22 minutes 39 seconds West, 50.00 feet; thence South 10 degrees 45 minutes 08 seconds East, 60.35 feet; thence South 03 degrees 02 minutes 33 seconds East, 105.05 feet; thence South 00 degrees 50 minutes 57 seconds West, 110.08 feet; thence South 01 degree 07 minutes 06 seconds East, 165.05 feet; thence South 25 degrees 09 minutes 31 seconds West, 75.08 feet; thence South 53 degrees 37 minutes 53 seconds West, 72.12 feet; thence South 88 degrees 38 minutes 42 seconds West, 103.74 feet; thence South 00 degrees 00 minutes 00 seconds East, 296.09 feet; thence South 52 degrees 54 minutes 07 seconds East, 192.98 feet; thence South 57 degrees 02 minutes 03 seconds East, 120.55 feet; thence South 24 degrees 04 minutes 17 seconds East, 101.41 feet; thence South 37 degrees 39 minutes 43 seconds East, 234.04 feet; thence South 30 degrees 57 minutes 52 seconds West, 106.30 feet; thence South 16 degrees 03 minutes 32 seconds East, 64.28 feet; thence North 27 degrees 04 minutes 54 seconds East, 468.92 feet; thence North 00 degrees 05 minutes 02 seconds West, 777.71 feet to the point of beginning.

Containing 58.19 acres more or less.

Have caused the same to be surveyed and platted as REFLECTIONS ON MAYO LAKE and do hereby donate and dedicate to the public for the public use forever the public ways and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said CPDC Rochester Development, Inc., a Minnesota corporation has caused these presents to be signed by its proper officer this 22 day of November, 2010.

Homer H. Tompkins III  
Homer H. Tompkins III, President

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 22 day of November, 2010, by Homer H. Tompkins III, President of CPDC Rochester Development, Inc., a Minnesota corporation.

Beverly E. Delisle  
Notary Public, Olmsted County, Minnesota

My commission expires Jan. 31, 2015

In witness whereof said Sterling State Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 22nd day of Nov, 2010.

By Paul G. W. V.P.

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 22 day of November, 2010, by Paul G. W. V.P., of Sterling State Bank, a Minnesota corporation, on behalf of the corporation.

Angela Rae Rossow  
Notary Public, Olmsted County, Minnesota

My Commission expires 1-31-14

In witness whereof said Lowell Penz and Morris Memorial LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 19 day of November, 2010.

By Lowell Penz and Sharon M. Penz, Chief Manager

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 19th day of November, 2010, by Lowell Penz and Sharon M. Penz, Lowell Penz and Morris Memorial LLC, a Minnesota limited liability company, on behalf of the company.

Beverly E. Delisle  
Notary Public, Olmsted County, Minnesota

My Commission expires Jan. 31, 2015

NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 18887 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

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

100 YEAR FLOOD BOUNDARY SHOWN IS AS DEFINED ON FEMA FLOOD INSURANCE RATE MAPS 27109C0282 E & 27109C0144 E BOTH WITH AN EFFECTIVE DATE OF FEBRUARY 4, 1998, AND REVISED TO REFLECT LETTER OF MAP REVISION CASE NO. 09-05-1227P, WITH AN EFFECTIVE DATE OF MAY 15, 2009.

# 1217A

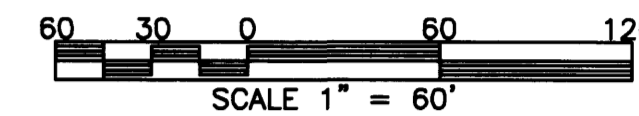
McGhie & Betts, Inc.  
1648 Third Avenue S.E.  
Rochester, MN 55904

Telephone: 507-289-3919  
Fax: 507-289-7333  
mbi@mcghiebetts.com

**McGhie & Betts, Inc.**

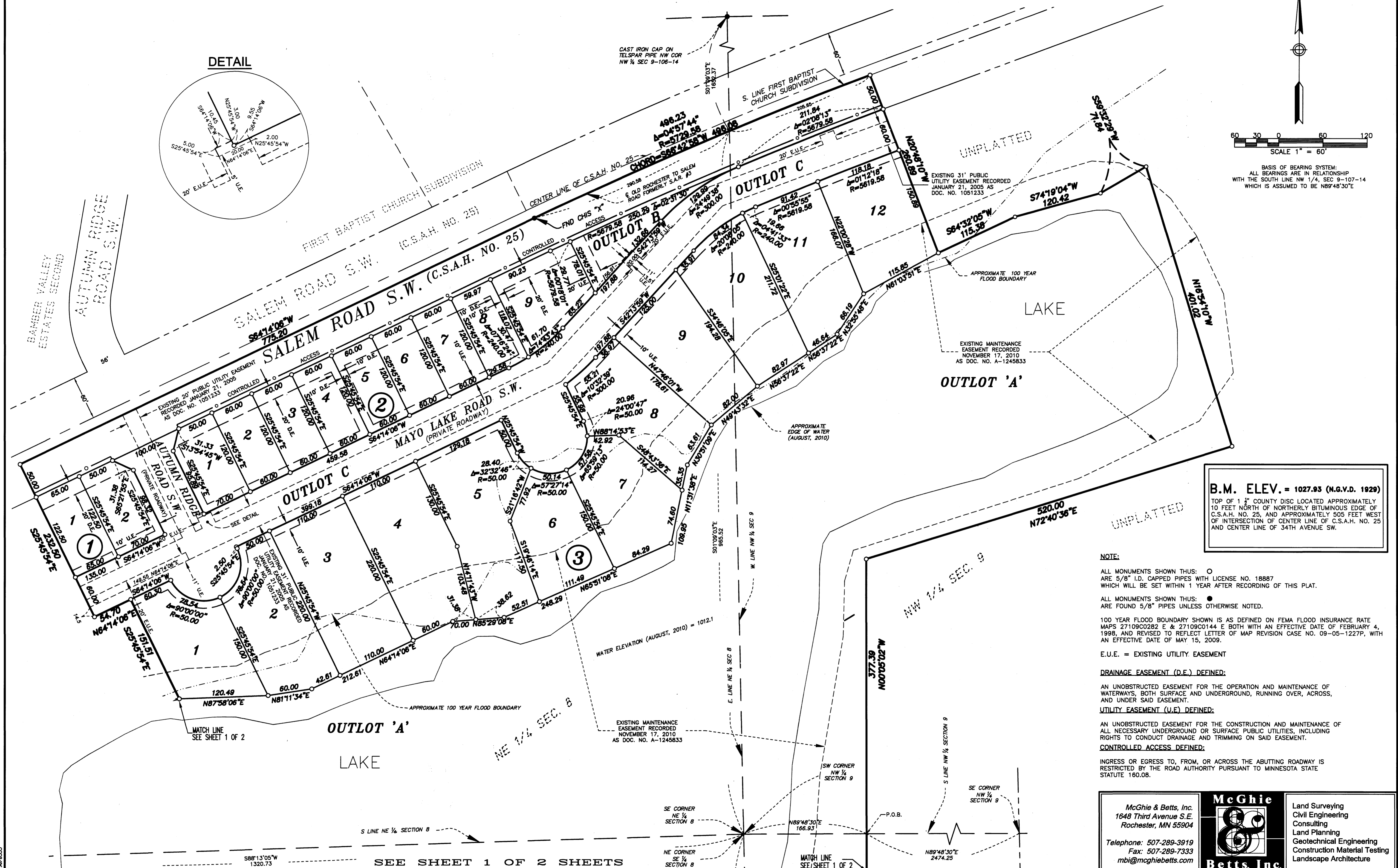
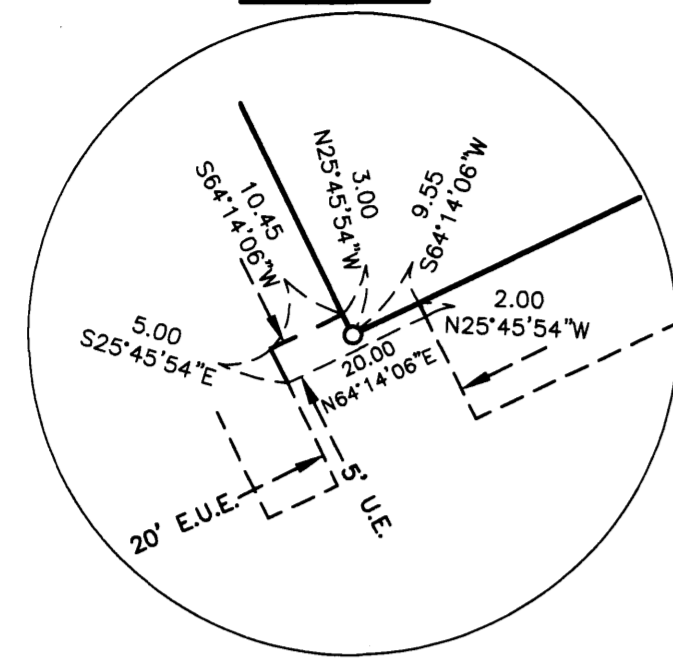
Land Surveying  
Civil Engineering  
Consulting  
Land Planning  
Geotechnical Engineering  
Construction Material Testing  
Landscape Architecture

# REFLECTIONS ON MAYO LAKE



BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE SOUTH LINE NW 1/4, SEC 9-107-14  
WHICH IS ASSUMED TO BE N89°48'30"E

### DETAIL



**B.M. ELEV. = 1027.93 (N.G.V.D. 1929)**  
TOP OF 1" COUNTY DISC LOCATED APPROXIMATELY  
10 FEET NORTH OF NORTHERLY BITUMINOUS EDGE OF  
C.S.A.H. NO. 25, AND APPROXIMATELY 505 FEET WEST  
OF INTERSECTION OF CENTER LINE OF C.S.A.H. NO. 25  
AND CENTER LINE OF 34TH AVENUE SW.

**NOTE:**  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 18887  
WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.  
ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.  
100 YEAR FLOOD BOUNDARY SHOWN IS AS DEFINED ON FEMA FLOOD INSURANCE RATE  
MAPS 27109C0292 E & 27109C0144 E BOTH WITH AN EFFECTIVE DATE OF FEBRUARY 4,  
1998, AND REVISED TO REFLECT LETTER OF MAP REVISION CASE NO. 09-05-1227P, WITH  
AN EFFECTIVE DATE OF MAY 15, 2009.  
E.U.E. = EXISTING UTILITY 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.  
**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.  
**CONTROLLED ACCESS DEFINED:**  
INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS  
RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE  
STATUTE 160.08.

12/20/2009

SEE SHEET 1 OF 2 SHEETS

McGhie & Betts, Inc.  
1648 Third Avenue S.E.  
Rochester, MN 55904

Telephone: 507-289-3919  
Fax: 507-289-7333  
mbi@mcgchiebetts.com

**McGhie & Betts, Inc.**

Land Surveying  
Civil Engineering  
Consulting  
Land Planning  
Geotechnical Engineering  
Construction Material Testing  
Landscape Architecture