

# HART FARM SOUTH THIRD

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Arcon Development Inc., a Minnesota corporation, owner of the following described property:

All of lots 5, 6 and 7, Block 12, HART FARM SOUTH, Rochester, Minnesota, and that part of Lots 4 and 13 in said Block 12 lying northerly and easterly of the following described line:

Commencing at the northeast corner of Lot 13, Block 12, HART FARM SOUTH; thence South 01 degree 07 minutes 33 seconds East, assumed bearing, along the east line of said Block 12, a distance of 142.34 feet for the point of beginning of the line to be described; thence South 64 degrees 43 minutes 31 seconds West, 276.12 feet; thence South 88 degrees 48 minutes 20 seconds West, 335.06 feet; thence South 01 degree 11 minutes 40 seconds East, 36.57 feet to the northeast corner of Lot 17, Block 1, HART FARM SOUTH SECOND; thence South 88 degrees 48 minutes 20 seconds West, along the north line of Lots 17 and 16 of said Block 1, a distance of 144.00 feet to the southeast corner of Lot 1 of said Block 1; thence North 01 degree 11 minutes 40 seconds West, along the east line of said Lot 1, a distance of 176.57 feet to the northeast corner of said Lot 1 and there terminating.

Containing 2.60 acres, more or less.

Has caused the same to be surveyed and platted as HART FARM SOUTH THIRD and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Arcon Development Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 7<sup>th</sup> day of JUNE, 2012.

Signed: ARCON DEVELOPMENT INC.

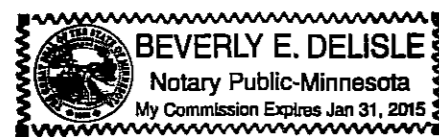
By Thomas M. Ingbrand its vice president

STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me on JUNE 7<sup>th</sup>, 2012 by Thomas M. INGBRAND, the VICE PRES. of Arcon Development Inc., a Minnesota corporation.

Beverly E. Delisle Notary Public, Olmsted County, Minnesota  
Beverly E. Delisle Notary Printed Name

My commission expires Jan. 31, 2015



**SURVEYOR'S CERTIFICATE**

I Mark E. Severson 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 7 day of JUNE, 2012.

Mark E. Severson  
Mark E. Severson, Professional Surveyor  
Minnesota License No. 18887

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The instrument was acknowledged before me on June 7, 2012 by Mark E. Severson.

Beverly E. Delisle Notary Public, Olmsted County, Minnesota  
Beverly E. Delisle Notary Printed Name

My commission expires: Jan. 31, 2015

**COUNTY SURVEYOR**

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 6 day of JUNE, 2012.

Joel O. Thouson  
Olmsted County Surveyor

**CITY APPROVAL**

State of Minnesota  
County of Olmsted  
City of Rochester  
Valori Langseth Deputy  
I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 21<sup>st</sup> day of May, 2012, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 7<sup>th</sup> day of June, 2012.

Valori Langseth  
Judy K. Scherr, City Clerk Deputy  
Valori Langseth

**PROPERTY RECORDS AND LICENSING**

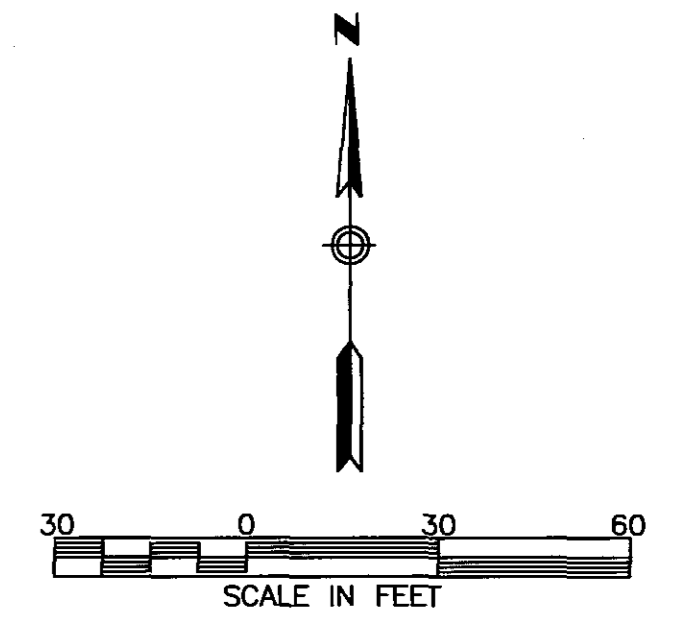
Taxes payable in the year 2012 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 7<sup>th</sup> day of June, 2012.

DOCUMENT NUMBER A-1289963

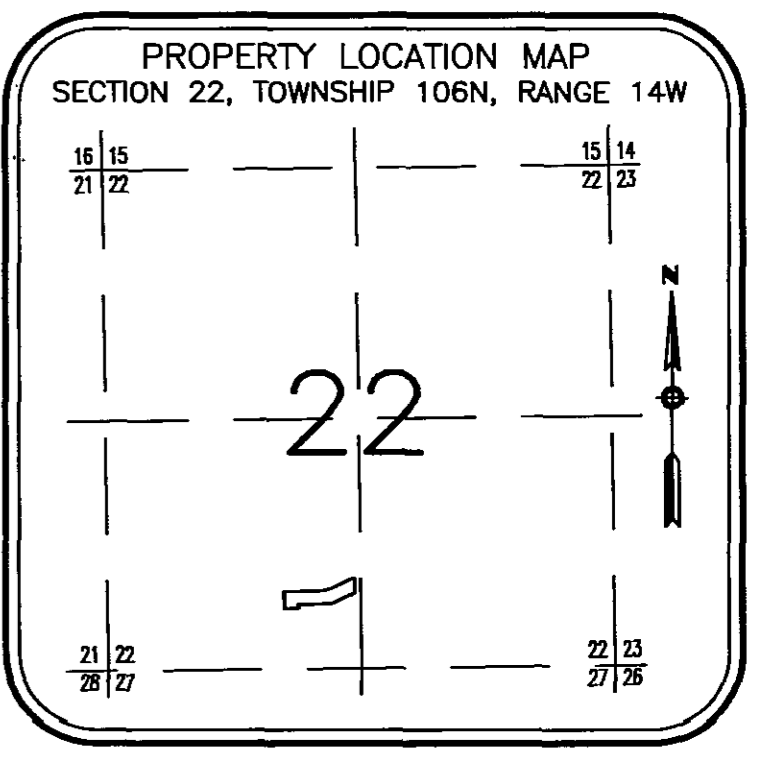
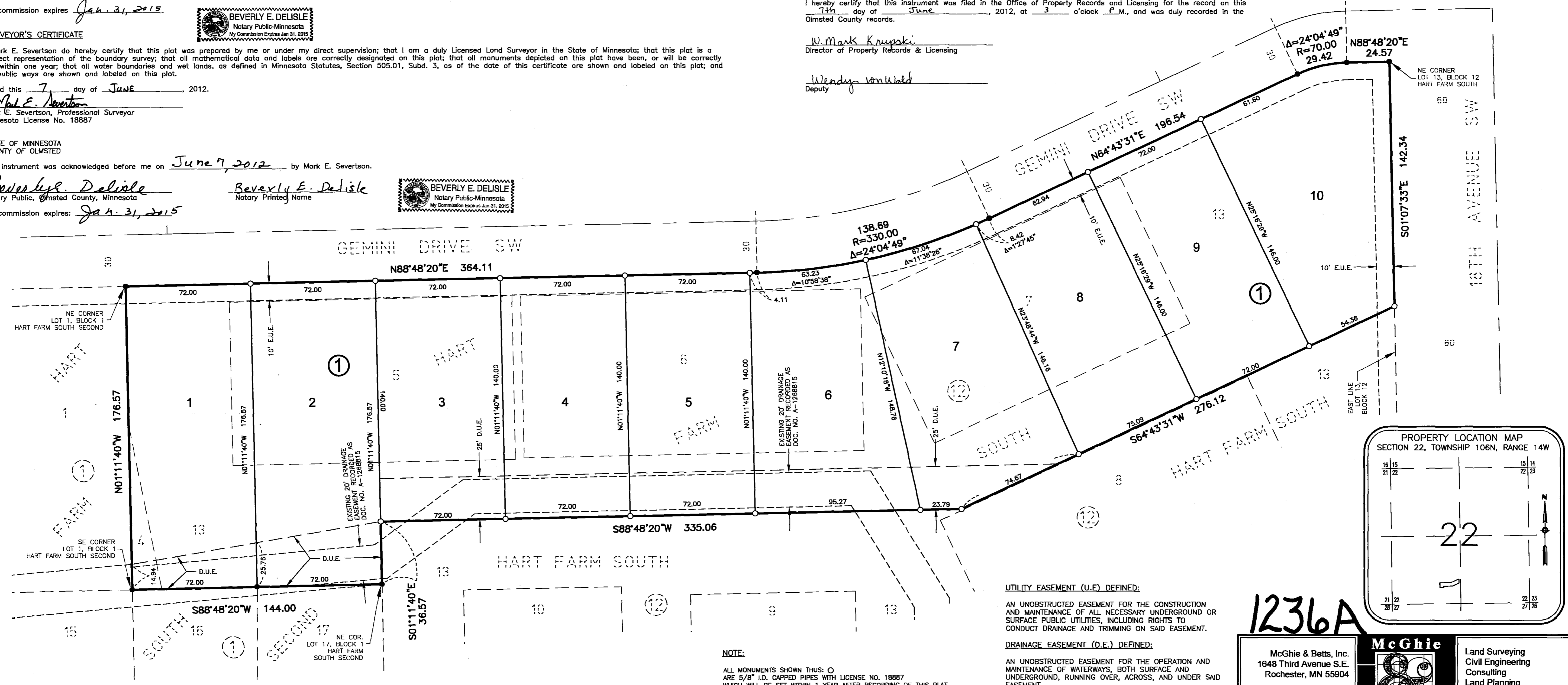
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7<sup>th</sup> day of June, 2012, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski  
Director of Property Records & Licensing

Wendy vonWald  
Deputy



BASIS OF BEARING SYSTEM :  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE OF LOT 13, BLOCK 12, HART FARM SOUTH, WHICH IS ASSUMED TO BE SOUTH 01 DEGREE 07 MINUTES 33 SECONDS EAST.



**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.

**DRAINAGE AND UTILITY EASEMENT: (D.U.E.)**

**EXISTING UTILITY EASEMENT: (E.U.E.)**

**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.

**1236A**  
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**McGhie & Betts, Inc.**  
Land Surveying  
Civil Engineering  
Consulting  
Land Planning  
Geotechnical Engineering  
Construction Material Testing  
Landscape Architecture