

MAYOWOOD HILLS SOUTH THIRD

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

That part of the Southwest Quarter of Section 16, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 16; thence North 01 degree 09 minutes 50 seconds West, assumed bearing, along the west line thereof, 835.53 feet; thence North 69 degrees 45 minutes 21 seconds East, 224.68 feet to the south line of MAYOWOOD HILLS SOUTH SECOND (the next four courses are along said south line of MAYOWOOD HILLS SOUTH SECOND); thence southeasterly 66.22 feet along a nontangential curve, concave to the north, radius of 233.00 feet, central angle of 16 degrees 17 minutes 05 seconds, and the chord of said curve bears South 53 degrees 02 minutes 38 seconds East, 66.00 feet; thence South 61 degrees 11 minutes 09 seconds East, tangent to said curve, 266.00 feet; thence easterly 102.65 feet along a tangential curve concave to the north, radius of 233.00 feet and a central angle of 25 degrees 14 minutes 30 seconds; thence South 86 degrees 25 minutes 39 seconds East, tangent to said curve, 131.21 feet for the point of beginning; thence South 86 degrees 25 minutes 39 seconds East, 88.00 feet; thence South 89 degrees 41 minutes 00 seconds East, 800.00 feet; thence North 20 degrees 06 minutes 43 seconds East, 281.64 feet; thence North 09 degrees 51 minutes 14 seconds West, 136.28 feet; thence North 87 degrees 41 minutes 39 seconds East, 140.00 feet to the westerly line of Lot 14, Block 1, MAYOWOOD HILLS SOUTH (the next three courses are along the southerly line of said MAYOWOOD HILLS SOUTH); thence North 36 degrees 35 minutes 47 seconds West, 707.06 feet; thence North 64 degrees 34 minutes 44 seconds West, 268.30 feet; thence South 41 degrees 38 minutes 41 seconds West, 320.72 feet to the easterly line of MAYOWOOD HILLS SOUTH SECOND (the next four courses are along said easterly line); thence South 48 degrees 21 minutes 19 seconds East, 34.12 feet; thence southerly 650.75 feet along a tangential curve, concave to the west, radius of 433.00 feet and a central angle of 36 degrees 06 minutes 35 seconds; thence South 37 degrees 45 minutes 16 seconds West, tangent to said curve, 172.51 feet; thence westerly 226.99 feet along a tangential curve, concave to the north, radius of 233.00 feet and a central angle of 55 degrees 49 minutes 05 seconds to the point of beginning.

Containing 13.98 acres, more or less.

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

In witness whereof, said CPDC Rochester Development, Inc., has caused these presents to be signed by its President this 17th day of July, 2012.

SIGNED: Homer H. Tompkins III
Homer H. Tompkins III
President

STATE OF MINNESOTA
COUNTY OF OLMTED

This instrument was acknowledged before me on July 19, 2012 by Homer H. Tompkins III.

Beverly E. Delisle Beverly E. Delisle
Notary Public, Olmsted County, Minnesota 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 17 day of July, 2012.

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

STATE OF MINNESOTA
COUNTY OF OLMTED

The instrument was acknowledged before me on July 17, 2012 by Mark E. Severson.

Beverly E. Delisle Beverly E. Delisle
Notary Public, Olmsted County, Minnesota 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 17 day of July, 2012.

Just A. Thorsson
Olmsted County Surveyor

OLMTED COUNTY ENVIRONMENTAL COMMISSION

The Olmsted County Environmental Commission has approved the plans for the water supply and sewage treatment for the plat.

Rita Aho
Olmsted County
Environmental Specialist

ROCHESTER TOWNSHIP BOARD

We hereby certify that on the 14 day of June, 2012 the Board of Supervisors for Rochester Township, Olmsted County, Minnesota, approved this plat.

Bill Hill
Chairman
David Wenzel
Town Clerk

OLMTED COUNTY BOARD

I do hereby certify that on the 24 day of July, 2012 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Kenneth Brown
Olmsted County Board Chairman

PROPERTY RECORDS AND LICENSING

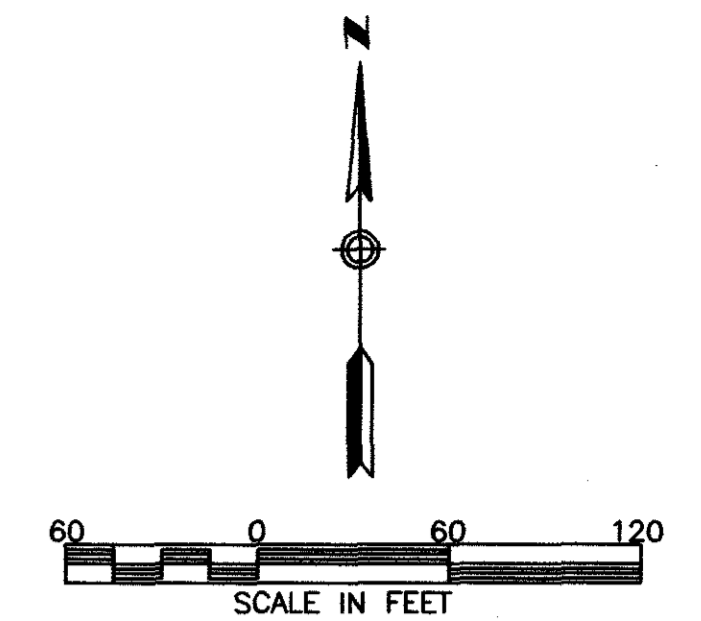
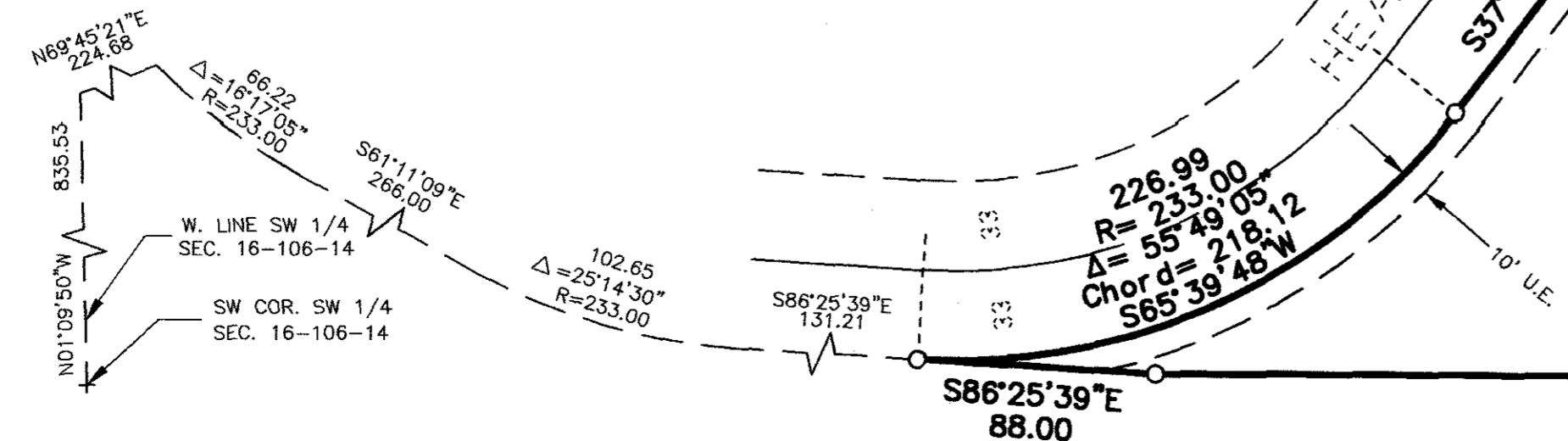
Taxes payable in the year 2012 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 27th day of July, 2012.

DOCUMENT NUMBER A-1294778

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 27th day of July, 2012, at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

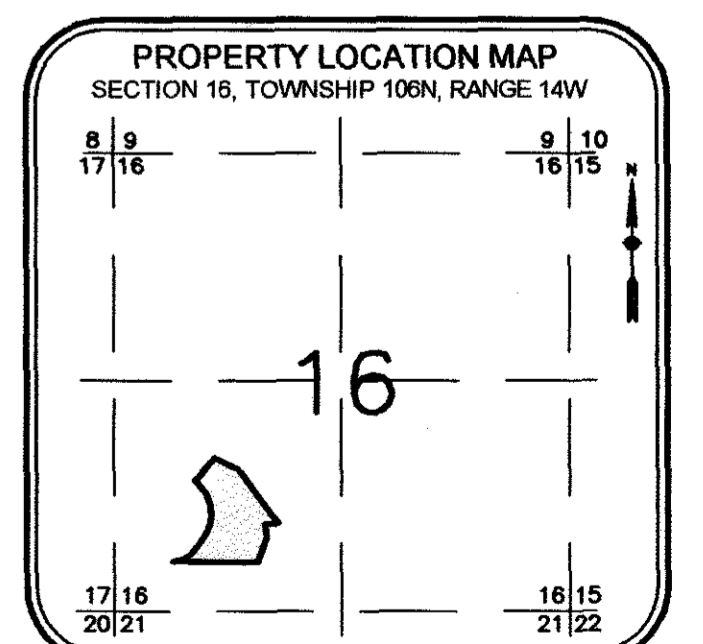
Wendy von Wald
Deputy



SCALE IN FEET
BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE OF THE SW 1/4 OF SECTION 16, TOWNSHIP 106 NORTH, RANGE 14 WEST, OLMTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BE N01°09'50\"/>

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.

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.



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

Betts, Inc.

UNPLATTED

1239A

OFFICIAL PLAT

MAYOWOOD HILLS SOUTH THIRD

OLMSTED COUNTY ENGINEER

Recommended for approval this 27th day of July, 2012.

Kaye M. Bierick
Olmsted County
Highway Engineer

1239A

McGhie & Belts, Inc. 1848 Third Avenue S.E. Rochester, MN 55904 Telephone: 507-289-3919 Fax: 507-289-7333 mbl@mcghiebelts.com	 McGhie & Belts, Inc.	Land Surveying Civil Engineering Consulting Land Planning Geotechnical Engineering Construction Material Testing Landscape Architecture
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