

CEDAR WOODLANDS THIRD

KNOW ALL MEN BY THESE PRESENTS: That Cedarpointe Partners, LLC, a Minnesota limited liability company and Oronoco Land and Cattle Company, LLC, a Minnesota limited liability company, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the north 60 acres of the Northeast Quarter of Section 20, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 20; thence South 00 degrees 24 minutes 08 seconds East, assumed bearing, along the west line thereof, 68.00 feet for the point of beginning; thence continue South 00 degrees 24 minutes 08 seconds East, along said west line, 918.72 feet; thence South 89 degrees 35 minutes 31 seconds East, 1195.18 feet to the westerly right of way line of CEDAR POINT ROAD SE as dedicated on CEDAR WOODLANDS (the next three courses are along the westerly and southerly right of way line of said CEDAR POINT ROAD SE); thence North 00 degrees 24 minutes 29 seconds East, 455.66 feet; thence northerly, northwesterly and westerly 736.11 feet along a tangential curve, concave to the southwest, radius of 467.00 feet and a central angle of 90 degrees 18 minutes 44 seconds; thence North 89 degrees 54 minutes 15 seconds West tangent to said curve, 738.65 feet to the point of beginning.

ALSO:

That part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 108 North, Range 14 West, Olmsted County, Minnesota, lying easterly of the easterly boundary line of Minnesota Department of Transportation Right of Way Plat No. 55-89.

LESS:

That part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 108 North, Range 14 West, shown as Parcel 414B on Minnesota Department of Transportation Right of Way Plats Numbered 55-80 and 55-89, as the same are on file and of record in the office of the County Recorder in and for Olmsted County, Minnesota.

Containing in all, 26.56 acres, more or less.

Have caused the same to be surveyed and platted as CEDAR WOODLANDS THIRD and does hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Cedarpointe Partners, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20th day of September, 2012.

SIGNED: Cedarpointe Partners, LLC
Thomas Gauthier Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on Sept. 20, 2012 by Thomas Gauthier Chief Manager of Cedarpointe Partners, LLC, a Minnesota limited liability company.

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

My commission expires Jan. 31, 2015

In witness whereof said Oronoco Land and Cattle Company, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20th day of September, 2012.

SIGNED: Oronoco Land and Cattle Company, LLC
Thomas Gauthier Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on Sept. 20, 2012 by Thomas Gauthier Chief Manager of Oronoco Land and Cattle Company, LLC, a Minnesota limited liability company.

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 20 day of September, 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 September 20, 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 21 day of SEPTEMBER, 2012.

Paul A. Thorsson Paul A. Thorsson
Olmsted County Surveyor

CITY APPROVAL

Approved by Oronoco City Council on this 20th day of September, 2012.

Kim M. Bissett Kim M. Bissett
Mayor

Sandra Jensen Sandra Jensen
City Clerk

PROPERTY RECORDS AND LICENSING

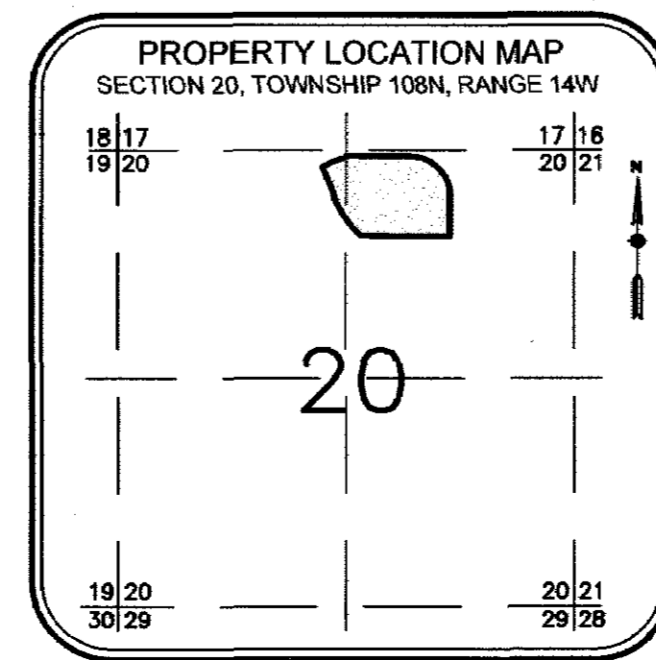
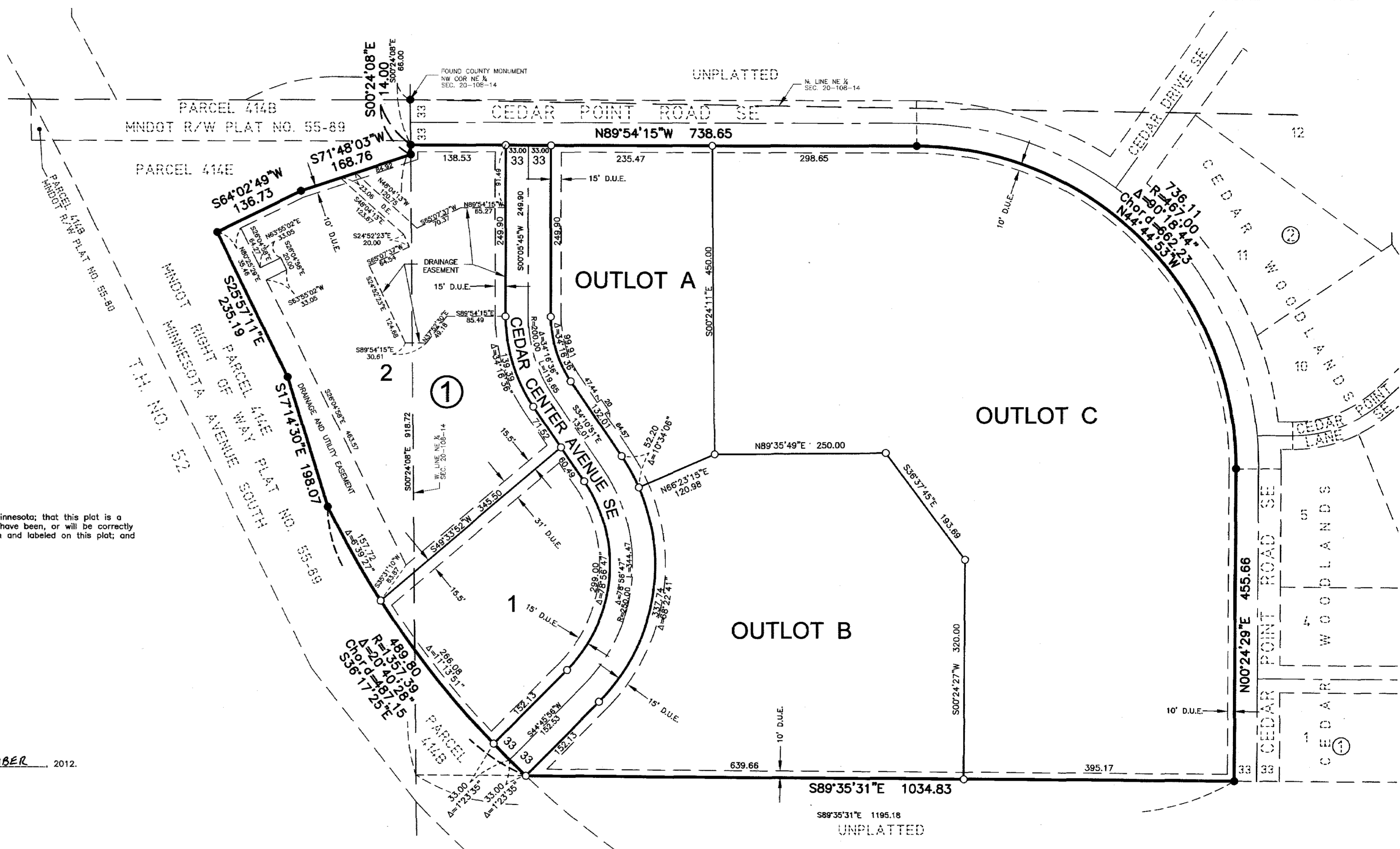
Taxes payable in the year 2012 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 21st day of September, 2012.

DOCUMENT NUMBER A- 1299750

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21st day of September, 2012, at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski W. Mark Krupski
Director of Property Records & Licensing

Wendy von Wald Wendy von Wald
Deputy



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.
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.
D.U.E. = DRAINAGE AND UTILITY EASEMENT

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mbi@mcghiebetts.com

McGhie
Betts, Inc.

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

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