

# HART FARM SOUTH FOURTH

### INSTRUMENT OF DEDICATION

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

All of Lots 8, 9 and 10, Block 12, HART FARM SOUTH, Rochester, Minnesota, and that part of Lot 13 in said Block 12, lying southerly and easterly of the following described line:

Commencing at the southeast corner of Lot 13 in said Block 12; thence North 01 degree 07 minutes 33 seconds West, assumed bearing, along the east line of said Block 12, a distance of 365.69 feet to the south line of HART FARM SOUTH THIRD for the point of beginning of the line to be described (the next three courses are along said south line); thence South 64 degrees 43 minutes 32 seconds West, 276.12 feet; thence South 88 degrees 48 minutes 20 seconds West, 335.06 feet; thence South 01 degree 11 minutes 39 seconds East, 36.57 feet to the northeast corner of Lot 17, Block 1, HART FARM SOUTH SECOND; thence South 01 degree 07 minutes 41 seconds East, along the east line of said Lot 17, a distance of 160.21 feet; thence South 19 degrees 06 minutes 37 seconds West, along said east line, 28.62 feet to the south line of Lot 13, Block 12 in said HART FARM SOUTH and there terminating.

ALSO:

All of Lots 1, 2, 3, and 4, Block 11, and Outlot 'C', HART FARM SOUTH, Rochester, Minnesota, and that part of Lot 5 in said Block 11, lying westerly of the following described line:

Commencing at the southwest corner of Lot 5 in said Block 11; thence North 88 degrees 50 minutes 11 seconds East, assumed bearing, along the south line of said Lot 5, a distance of 94.46 feet for the point of beginning of the line to be described; thence North 01 degree 09 minutes 49 seconds West, 149.79 feet; thence North 33 degrees 53 minutes 01 second East, 133.40 feet; thence North 01 degree 24 minutes 25 seconds East, 46.60 feet to the north line of said Lot 5 and there terminating.

Containing in all, 6.97 acres, more or less.

Has caused the same to be surveyed and platted as HART FARM SOUTH FOURTH 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 7th day of May 2013.

Signed: ARCON DEVELOPMENT INC.

By Thomas Ingebrand its Vice President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

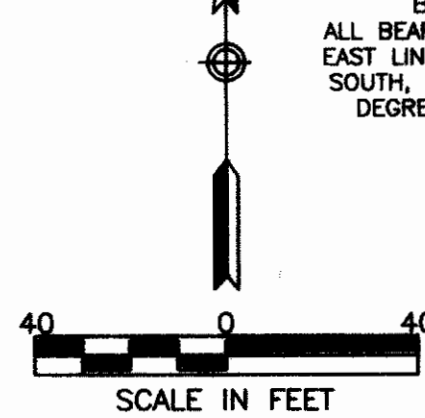
This instrument was acknowledged before me on May 7, 2013 by Thomas Ingebrand the Vice President of Arcon Development Inc., a Minnesota corporation.

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

My commission expires Jan. 31, 2015

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD LENGTH
C1	20°14'18"	60.05	170.00	S81°00'32"E	59.74
C2	17°42'11"	71.07	230.00	N79°44'29"W	70.78

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 NORTH 01 DEGREE 07 MINUTES 33 SECONDS WEST.



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.

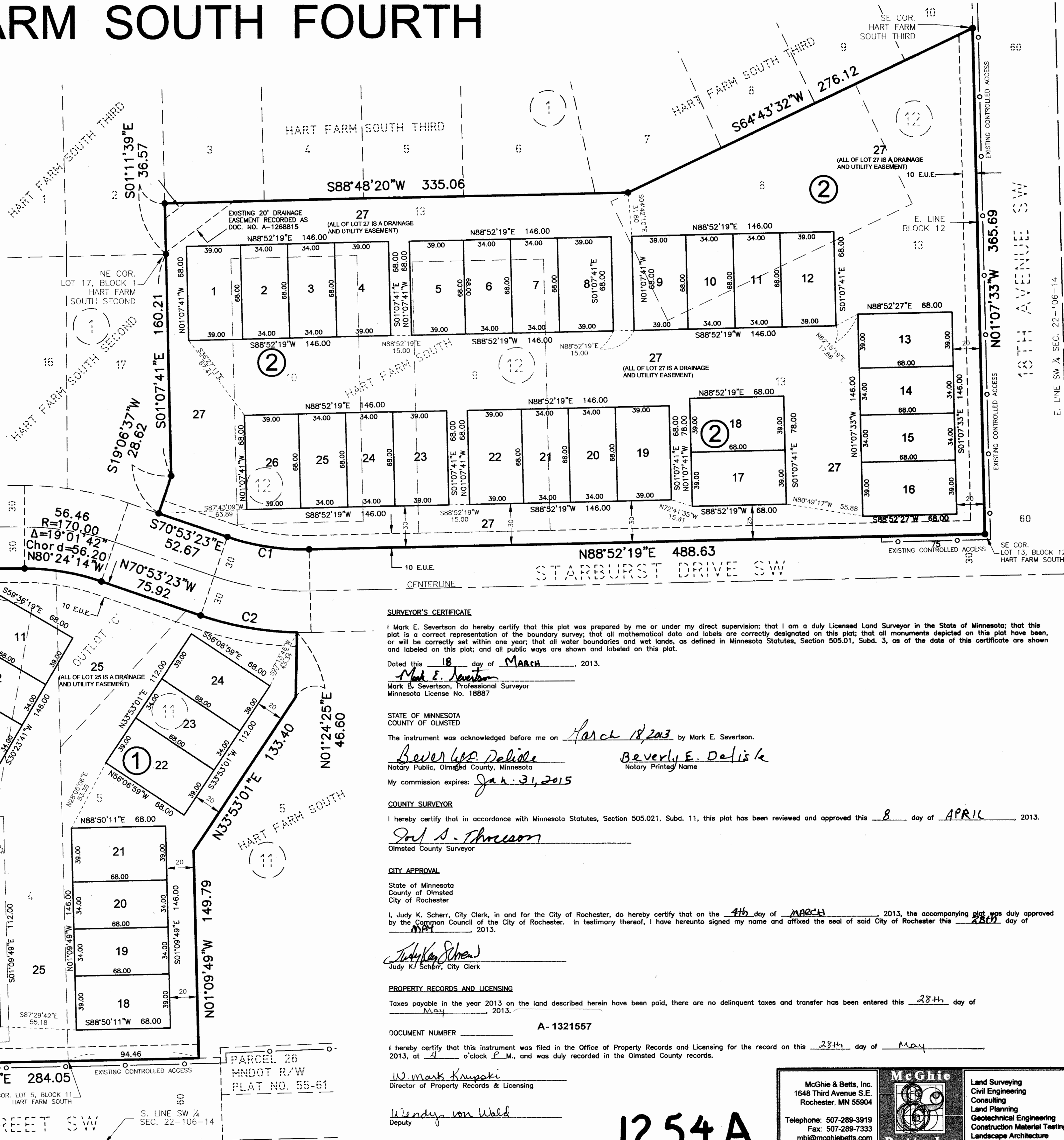
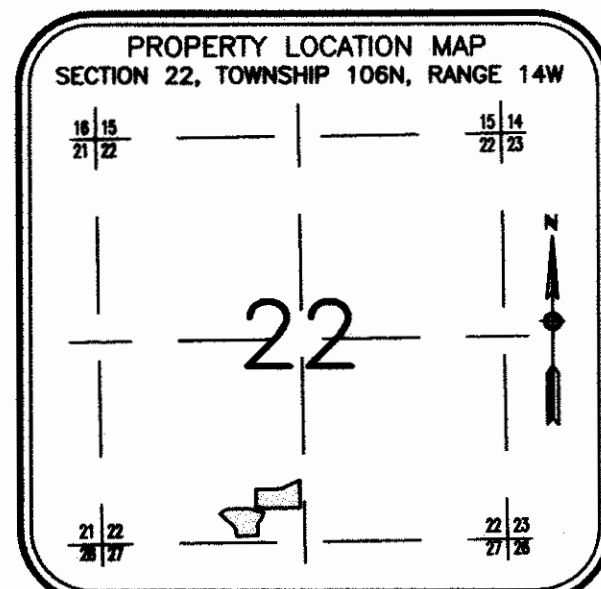
DRAINAGE EASEMENT (D.E.) DEFINED:  
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

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

EXISTING UTILITY EASEMENT: (E.U.E)

CONTROLLED ACCESS DEFINED:

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



### 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 18 day of MARCH 2013.

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 March 18, 2013 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 8 day of APRIL, 2013.

Paul S. Thoreson  
Olmsted 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 4th day of MARCH, 2013, 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 28th day of MAY, 2013.

Judy K. Scherr  
Judy K. Scherr, City Clerk

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2013 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 28th day of MAY, 2013.

DOCUMENT NUMBER A-1321557

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28th day of May, 2013, 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

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

**Betts, Inc.**

# 1254A