

# THE WATERS ON MAYOWOOD

KNOW ALL PERSONS BY THESE PRESENTS: That WSL on Mayowood Property Owner, LLC., a Delaware limited liability company, owner of the following described property:

That part of the West Half of Section 11, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 11; thence North 89 degrees 26 minutes 57 seconds East, assumed bearing, along the north line thereof, 450.00 feet for the point of beginning; thence South 01 degree 35 minutes 27 seconds East, parallel with the west line of said Southwest Quarter, 739.06 feet to the centerline of County Road No. 125 (previously S.A.R. "D") (the next five courses are along said centerline); thence North 69 degrees 06 minutes 56 seconds East, 167.85 feet; thence northeasterly 435.67 feet along a tangential curve, concave northwesterly, radius of 572.96 feet, central angle of 43 degrees 34 minutes 00 seconds and the chord of said curve bears North 47 degrees 19 minutes 56 seconds East, 425.25 feet; thence North 25 degrees 32 minutes 56 seconds East, tangent to said curve 338.55 feet; thence easterly 218.65 feet along a tangential curve, concave southeasterly, radius of 198.08 feet, central angle of 53 degrees 14 minutes 53 seconds and the chord of said curve bears North 57 degrees 10 minutes 23 seconds East, 207.72 feet; thence North 85 degrees 47 minutes 49 seconds East, tangent to said curve, 55.99 feet to the east line of the Southwest Quarter of the Northwest Quarter of said Section 11; thence North 01 degree 23 minutes 21 seconds West, along said east line, 0.72 feet to the center of C.S.A.H. No. 25 (16th Street SW); thence westerly 548.41 feet along said centerline and along a nontangential curve, concave northerly, radius of 2831.48 feet, central angle of 11 degrees 05 minutes 50 seconds and the chord of said curve bears North 84 degrees 21 minutes 30 seconds West, 547.55 feet; thence North 78 degrees 48 minutes 35 seconds West, along said centerline and tangent to said curve, 250.74 feet; thence South 22 degrees 18 minutes 41 seconds West, 142.14 feet to the north line of the Southwest Quarter of said Section 11; thence South 89 degrees 26 minutes 57 seconds West, along said north line, 21.71 feet to the point of beginning.

Containing 8.90 acres, more or less.

Has caused the same to be surveyed and platted as THE WATERS ON MAYOWOOD 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 WSL on Mayowood Property Owner, LLC., a Delaware limited liability company, has caused these presents to be signed by its proper officer this 24th day of July, 2013.

SIGNED: WSL ON MAYOWOOD PROPERTY OWNER, LLC

By: HSRE-Waters on Mayowood II, LLC, a Delaware limited liability company, its sole member  
By: JCB Seniors LLC, a Minnesota limited liability company, its member

Jeffrey C. Brown  
Jeffrey C. Brown, President

STATE OF MINNESOTA  
COUNTY OF Olmsted

This instrument was acknowledged before me on July 24, 2013 by Jeffrey C. Brown, the President of JCB Seniors LLC, a Minnesota limited liability company, a member of HSRE-Waters on Mayowood II, LLC, a Delaware limited liability company, the sole member of WSL on Mayowood Property Owner, LLC, a Delaware limited liability company, on behalf of WSL on Mayowood Property Owner, LLC.

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 23 day of JULY, 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 July 23, 2013 by Mark E. Severson.

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

My commission expires Jan. 31, 2015

### OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 23 day of JULY, 2013.

Paul S. Thompson  
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 17th day of JUNE, 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 20th day of JULY, 2013.

Judy K. Scherr  
Judy K. Scherr, City Clerk

### PROPERTY RECORDS AND LICENSING

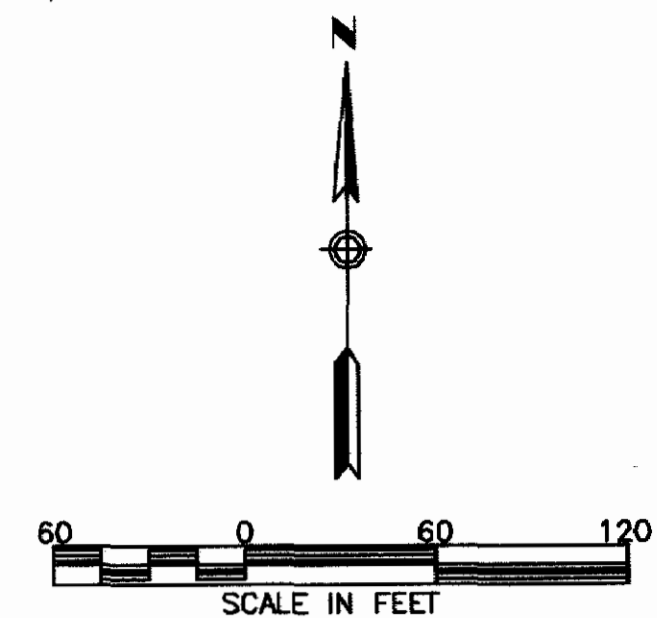
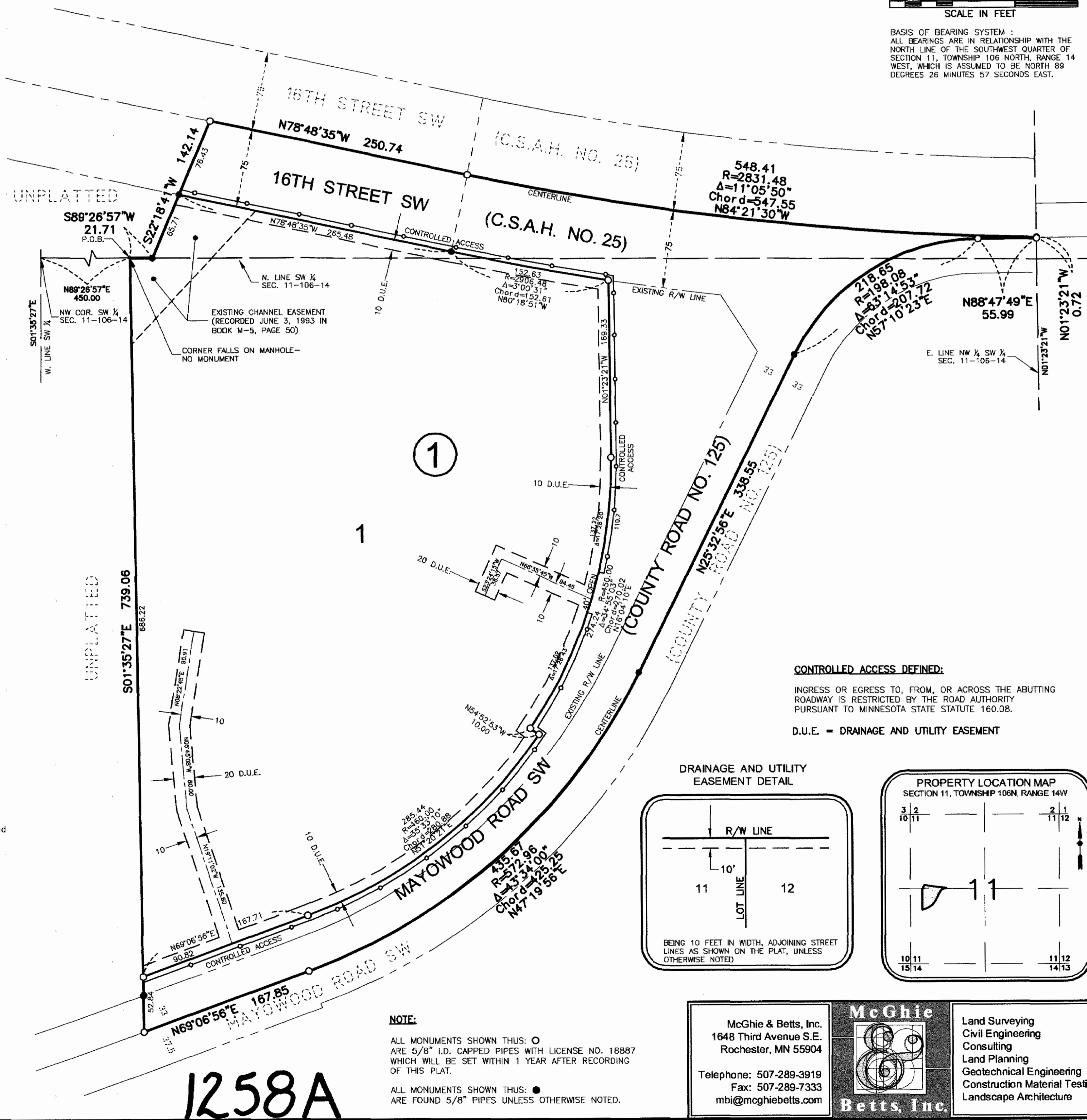
Taxes payable in the year 2013 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 29th day of July, 2013.

DOCUMENT NUMBER A-1327772

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of July, 2013, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

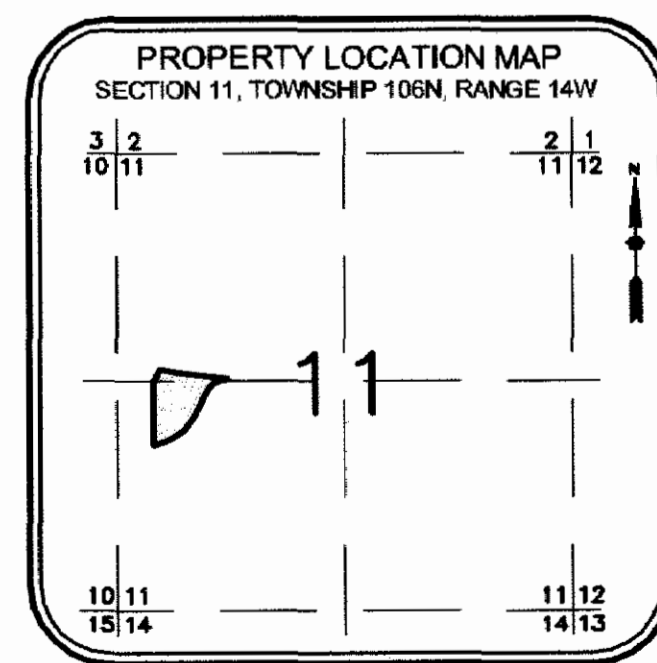
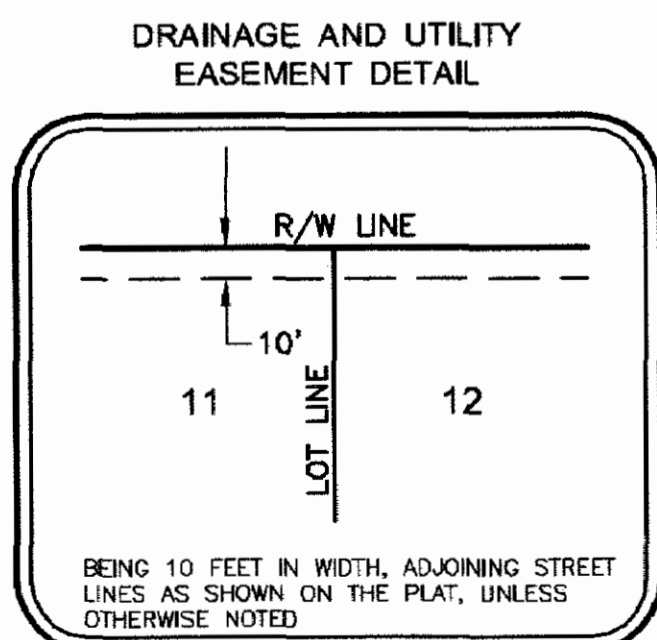
W. Mark Krupski  
Director of Property Records & Licensing

Wendy von Wald  
Deputy



BASIS OF BEARING SYSTEM :  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 106 NORTH, RANGE 14 WEST, WHICH IS ASSUMED TO BE NORTH 89 DEGREES 26 MINUTES 57 SECONDS EAST.

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



**NOTE:**  
ALL MONUMENTS SHOWN THIS: ○ 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 THIS: ● ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

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  
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Construction Material Testing  
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