

MORRIS HILLS THIRD SUBDIVISION

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

That part of the Northwest Quarter of the Northeast Quarter of Section 24, Township 107 North, Range 14 West, Olmsted County, Minnesota, lying south of MORRIS HILLS NORTH SECOND, according to the recorded plat thereof, and northerly of the following described line:

Commencing at the northeast corner of the Northeast Quarter of said Section 24; thence South 89 degrees 52 minutes 29 seconds West, assumed bearing, along the north line of said Northeast Quarter, 1320.03 feet to the northeast corner of the Northwest Quarter of said Northeast Quarter; thence South 01 degree 16 minutes 07 seconds East, along the east line of said Northwest Quarter of the Northeast Quarter, 97.62 feet to the easterly line of MORRIS HILLS NORTH SECOND, according to the recorded plat thereof; thence South 32 degrees 51 minutes 06 seconds West, along said easterly line, 89.52 feet to the southeasterly corner of said MORRIS HILLS NORTH SECOND; thence northwesterly 73.76 feet along the southerly line of said MORRIS HILLS NORTH SECOND and along a non-tangential curve, concave southwesterly, central angle of 8 degrees 57 minutes 14 seconds, radius of 472.00 feet and a chord which bears North 61 degrees 37 minutes 31 seconds West, 73.68 feet for the point of beginning of the line to be described; thence South 34 degrees 48 minutes 01 second West, 219.05 feet; thence South 36 degrees 45 minutes 27 seconds West, 90.05 feet; thence South 42 degrees 39 minutes 20 seconds West, 71.38 feet; thence South 42 degrees 32 minutes 30 seconds West, 270.00 feet; thence South 88 degrees 53 minutes 54 seconds West, 123.00 feet to the east line of VIKING HILLS SECOND, according to the recorded plat thereof; thence North 01 degree 25 minutes 31 seconds West, along said east line and along the east line of VIKING HILLS FIRST, according to the recorded plat thereof, 312.46 feet to the northeast corner of said VIKING HILLS FIRST (the next 2 courses will be along the north line of said VIKING HILLS FIRST); thence South 89 degrees 52 minutes 47 seconds West, 405.50 feet; thence North 71 degrees 26 minutes 14 seconds West, 270.05 feet to the west line of said Northeast Quarter and there terminating.

ALSO:

That part of Outlot "C", MORRIS HILLS NORTH SUBDIVISION, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 13; thence North 89 degrees 52 minutes 29 seconds East, assumed bearing, along the south line of said Southeast Quarter, 148.69 feet to the southeasterly line of Lot 1, Block 3, MORRIS HILLS NORTH SECOND, according to the recorded plat thereof, for the point of beginning; thence continue North 89 degrees 52 minutes 29 seconds East, along said south line, 38.31 feet to the southerly line of Stone Point Drive NE; thence North 48 degrees 06 minutes 11 seconds West, along said southerly line, 28.46 feet to the most easterly corner of said Lot 1; thence South 41 degrees 53 minutes 49 seconds West, along the southeasterly line of said Lot 1, a distance of 25.64 feet to the point of beginning.

Containing in all, 8.48 acres, more or less.

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

In witness whereof, said Majestic Homes, Inc., a Minnesota corporation, has caused these presents to be signed by its President this 20 day of November, 2013.

SIGNED: MAJESTIC HOMES, INC.

Terry Johnson

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on NOVEMBER 20TH, 2013 by TERRY JOHNSON of Majestic Homes, Inc., a Minnesota corporation.

Ann S. Larson
Notary Public, DOGUE County, Minnesota

ANNIE SUE CARLSON
Notary Printed Name

My commission expires 01-31-2018

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 NOVEMBER, 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 NOVEMBER 20TH, 2013 by Mark E. Severson.

Ann S. Larson
Notary Public, Olmsted County, Minnesota

ANNIE SUE CARLSON
Notary Printed Name

My commission expires 01-31-2018

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 13 day of NOVEMBER, 2013.

Paul A. Thorsen
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 7TH day of OCTOBER, 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 30th day of DECEMBER, 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 30th day of DECEMBER, 2013.

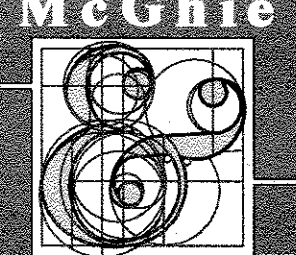
DOCUMENT NUMBER A-1338820

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of DECEMBER, 2013, at 3:30 o'clock P.M., and was duly recorded in the Olmsted County records.

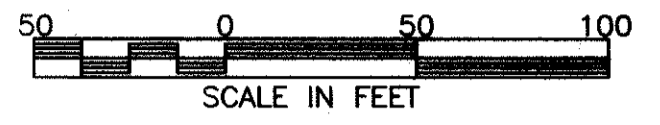
W. Mark Kupski
Director of Property Records & Licensing

Wendy von Wald
Deputy

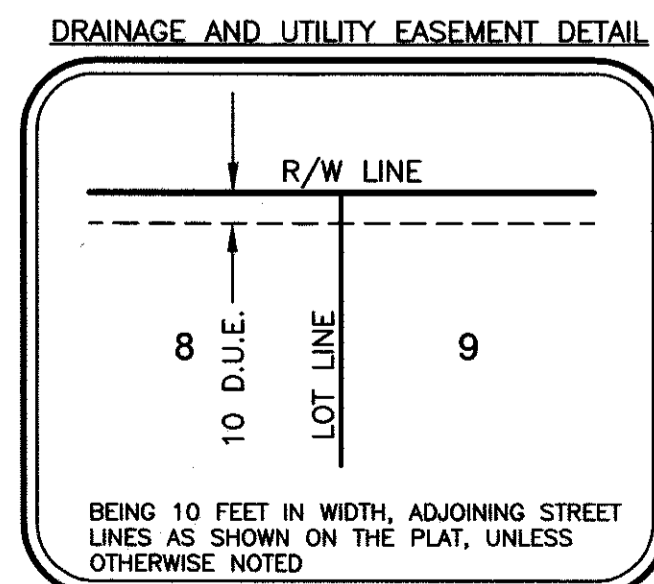
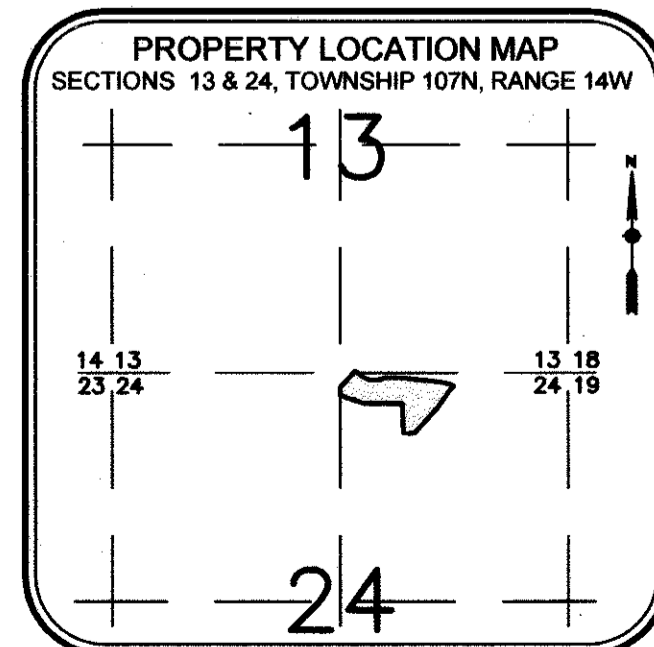
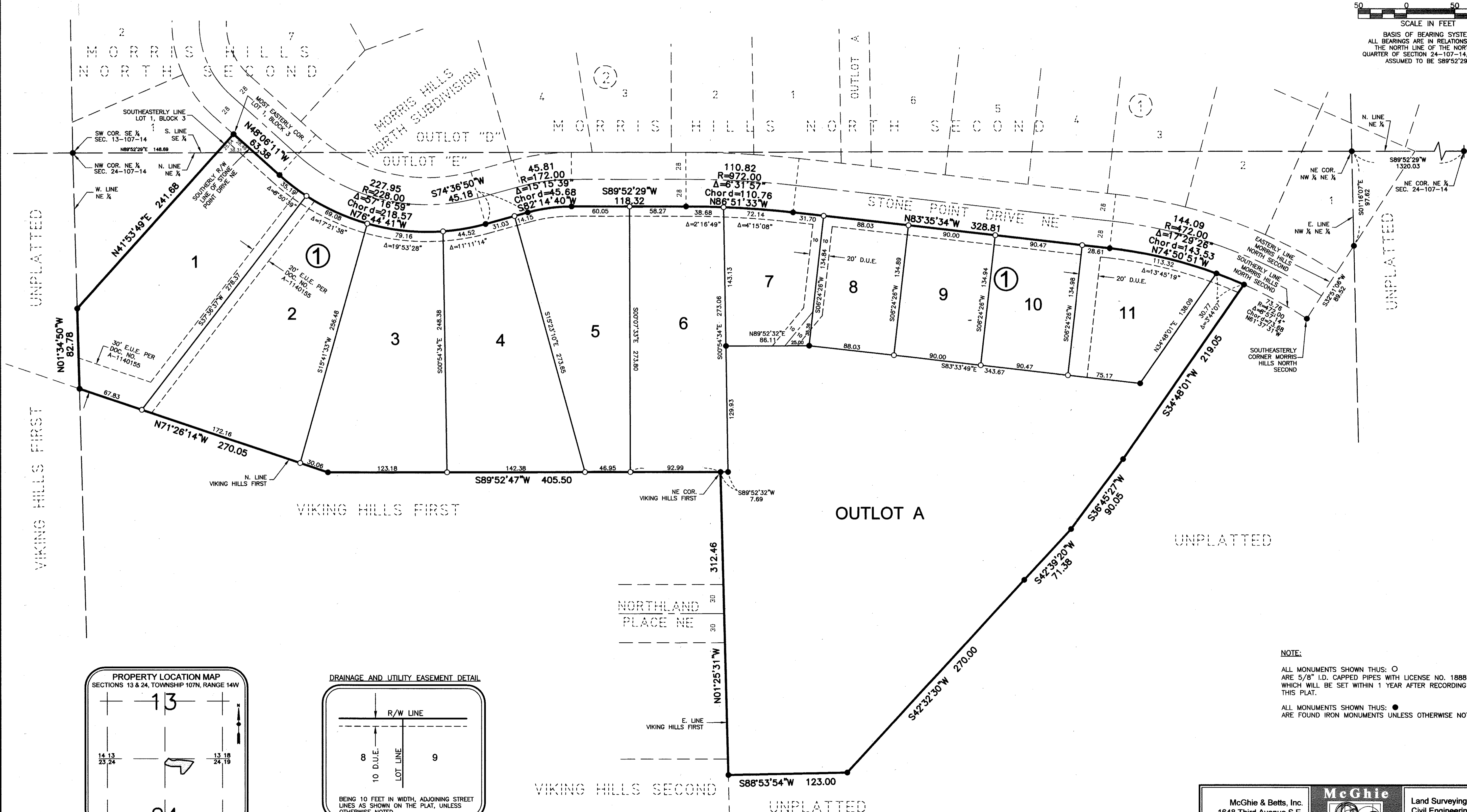
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McGhie & Betts, Inc. 1648 Third Avenue S.E. Rochester, MN 55904 Telephone: 507-289-3919 Fax: 507-289-7333 mbi@mcghiebetts.com		Land Surveying Civil Engineering Consulting Land Planning Geotechnical Engineering Construction Material Testing Landscape Architecture
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MORRIS HILLS THIRD SUBDIVISION



BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH
THE NORTH LINE OF THE NORTHEAST
QUARTER OF SECTION 24-107-14, WHICH IS
ASSUMED TO BE S89°52'29"W.



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

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 IRON MONUMENTS UNLESS OTHERWISE NOTED.

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

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