

CENTURION RIDGE

KNOW ALL PERSONS BY THESE PRESENTS: That Centurion Ridge LLC, formerly known as Centurion Ridge LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northeast Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence South 89 degrees 29 minutes 20 seconds West, assumed bearing, along the south line thereof, 700.00 feet; thence North 00 degrees 56 minutes 45 seconds West, parallel with the east line of said Northeast Quarter, 50.00 feet; thence South 89 degrees 29 minutes 20 seconds West, parallel with the south line of said Northeast Quarter, 258.06 feet to the most westerly corner of Lot 1, Block 5, CENTURY HILLS THIRD SUBDIVISION for the point of beginning; thence continue South 89 degrees 29 minutes 20 seconds West, parallel with the south line of said Northeast Quarter, 816.94 feet; thence North 00 degrees 56 minutes 45 seconds West, parallel with the east line of said Northeast Quarter, 1592.32 feet to the south line of C.S.A.H. No. 2 as defined on AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 116; thence easterly 52.29 feet along said south line and along a nontangential curve, concave to the south, central angle of 00 degrees 37 minutes 22 seconds; radius of 4811.07 feet and the chord of said curve bears North 89 degrees 00 minutes 53 seconds East, 52.29 feet; thence North 89 degrees 19 minutes 34 seconds East, tangent to said curve and along the south line of said RIGHT OF WAY PLAT, 577.87 feet to the northwest corner of CENTURY HILLS TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 144 FIRST SUPPLEMENTAL CIC PLAT; thence South 00 degrees 56 minutes 45 seconds East, along the west line thereof and along the west line of CENTURY HILLS TOWNHOMES SECOND SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 158, a distance of 567.76 feet to the southwest corner thereof; thence North 89 degrees 03 minutes 18 seconds East, along the south line thereof, 444.83 feet to the west line of CENTURY HILLS FIRST SUBDIVISION; thence South 00 degrees 56 minutes 42 seconds East, along the west line thereof and along the westerly line of CENTURY HILLS SECOND SUBDIVISION, 890.00 feet to the northeast corner of Lot 2, Block 5, CENTURY HILLS THIRD SUBDIVISION; thence South 89 degrees 29 minutes 21 seconds West, along the northerly line of said Block 5, a distance of 117.01 feet; thence South 44 degrees 29 minutes 21 seconds West, along said northerly line, 197.98 feet to the point of beginning.

Containing 32.95 acres more or less.

Has caused the same to be surveyed and platted as CENTURION RIDGE 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 Centurion Ridge LLC, formerly known as Centurion Ridge LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4th day of JUNE, 2014.

SIGNED: CENTURION RIDGE LLC

Mark D. Hanson, Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on JUNE 4, 2014 by Mark D. Hanson, Chief Manager, member of Centurion Ridge LLC, formerly known as Centurion Ridge LLC, a Minnesota limited liability company.

Amiee Sue Larson
Notary Public, Olmsted County, Minnesota

AMIEE SUE LARSON
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 30 day of MAY, 2014.

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 May 30, 2014 by Mark E. Severson.

Beverly E. Delisle
Notary Public, Olmsted County, Minnesota

Beverly E. Delisle
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 30 day of MAY, 2014.

Paul A. Thoreson
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Valori Langseth, Deputy City Clerk, in and for the City of Rochester, do hereby certify that on the 7th day of JUNE, 2014, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, have hereunto signed my name and affixed the seal of said City of Rochester this 7th day of JUNE, 2014.

Valori Langseth
Valori Langseth, Deputy City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2014 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 26th day of JUNE, 2014.

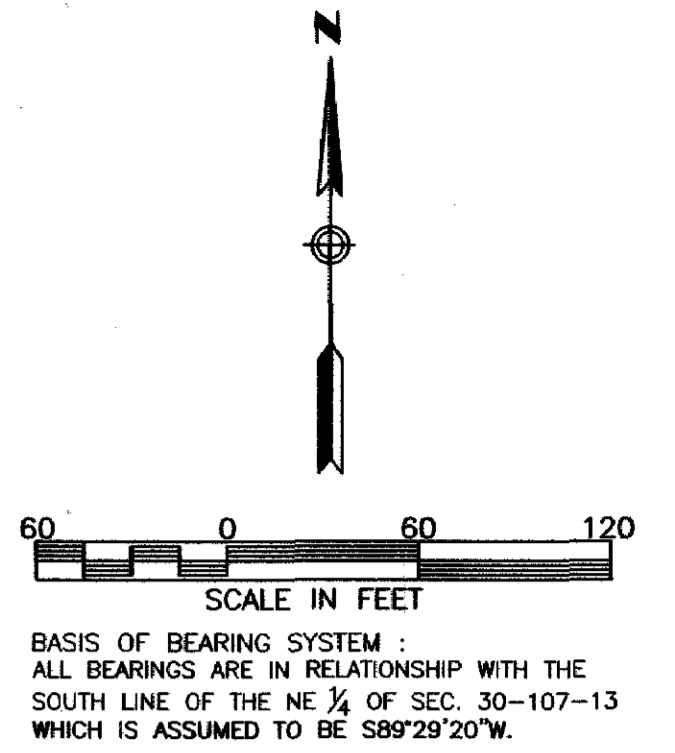
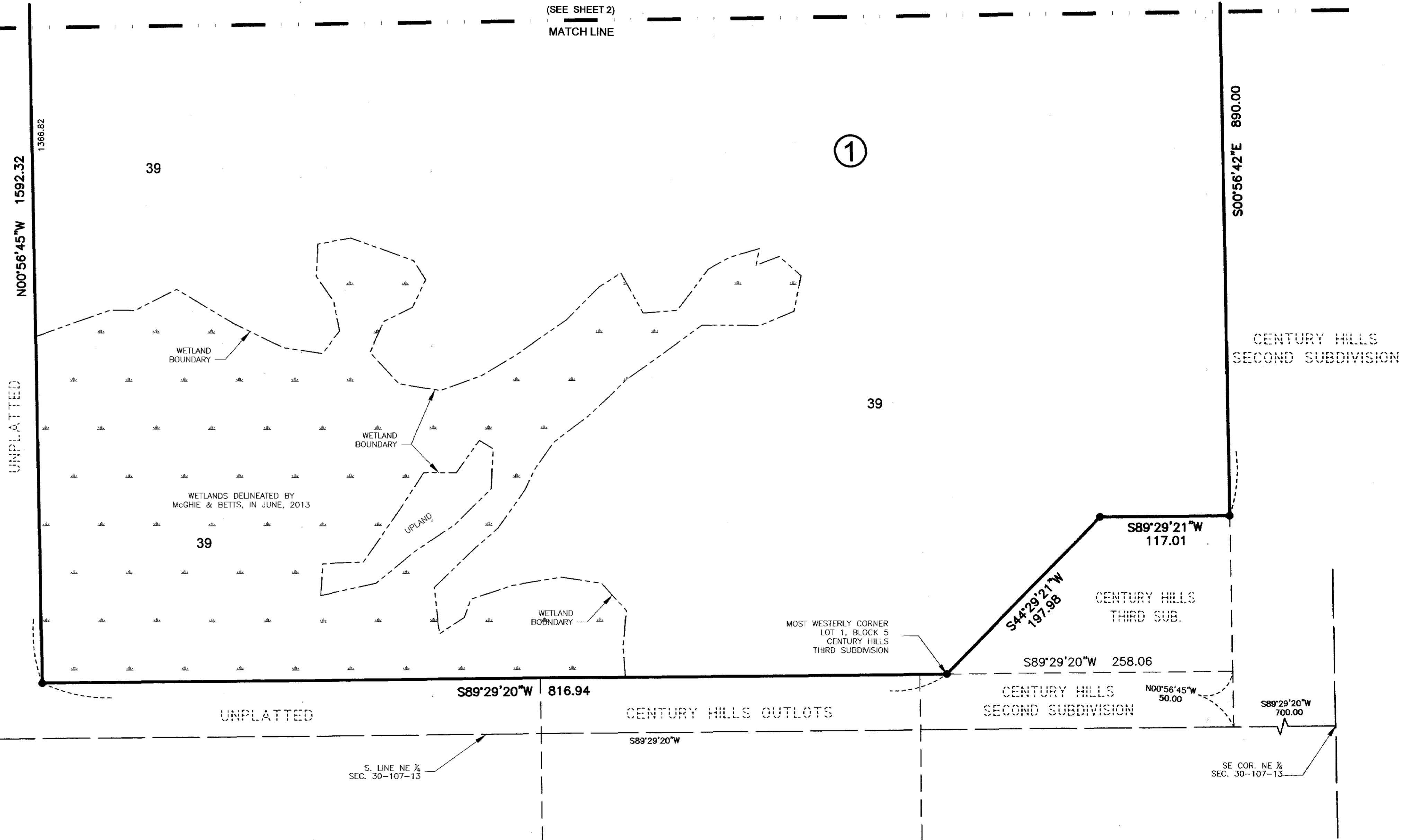
DOCUMENT NUMBER A-1349178

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 26th day of JUNE, 2014, at 12:12 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Kumpaki
Director of Property Records & Licensing

Wendy von Wald
Deputy

(SEE SHEET 2)
MATCH LINE



1283A

McGhie & Betts
1648 Third Avenue S.E.
Rochester, MN 55904
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McGhie
Betts

WSB
& Associates, Inc.

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CENTURION RIDGE

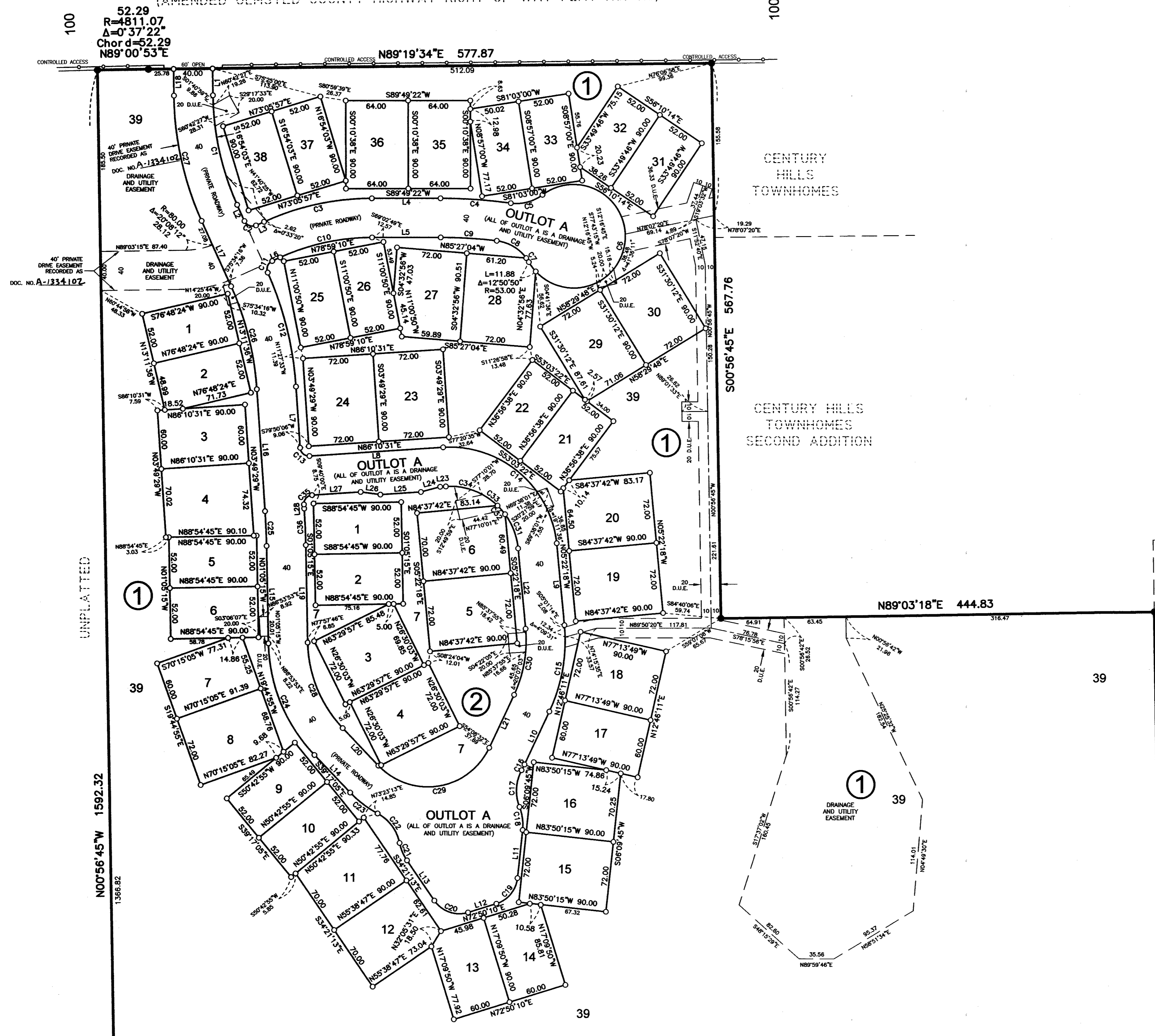
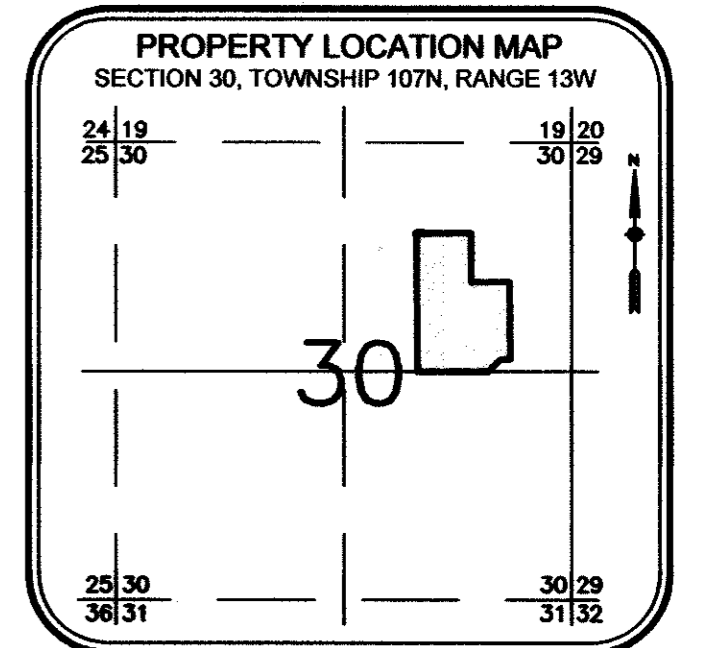
VIOLA ROAD NE (C.S.A.H. NO. 2)
(AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 116)



SCALE IN FEET
BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
SOUTH LINE OF THE NE 1/4 OF SEC. 30-107-13
WHICH IS ASSUMED TO BE S89°29'20"W.

LINE	LENGTH	BEARING
L1	27.21	S00°40'28"E
L2	18.21	S24°18'57"E
L3	9.00	N65°41'03"E
L4	70.47	N89°49'22"E
L5	70.47	S89°49'22"W
L6	9.04	S65°29'46"W
L7	62.84	S03°49'29"E
L8	137.47	N86°10'31"E
L9	83.96	S05°22'45"E
L10	59.88	S25°12'58"W
L11	49.52	S06°09'45"W
L12	30.44	S72°49'23"W
L13	49.74	N34°23'31"W
L14	53.01	N43°40'33"W
L15	99.57	N01°05'15"W
L16	125.05	N03°49'29"W
L17	73.47	N24°18'57"W
L18	27.21	N00°40'26"W
L19	99.57	S01°05'15"E
L20	53.01	S43°40'33"E
L21	59.88	N25°12'56"E
L22	82.39	N05°22'18"W
L23	5.79	S86°10'31"W
L24	20.40	S74°51'55"W
L25	41.68	S86°10'31"W
L26	20.40	N82°30'53"W
L27	50.00	S86°10'31"W
L28	4.21	S03°49'29"E

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	115.54	280.00	23°38'31"
C2	14.14	9.00	90°00'00"
C3	113.75	270.00	24°08'19"
C4	72.52	520.00	7°56'26"
C5	34.48	44.00	44°53'57"
C6	244.50	53.00	264°18'53"
C7	4.96	44.00	6°27'31"
C8	36.01	44.00	46°53'15"
C9	57.87	480.00	6°54'27"
C10	96.90	230.00	24°08'19"
C11	14.04	9.00	89°21'47"
C12	120.68	345.00	20°02'32"
C13	14.14	9.00	90°00'00"
C14	168.25	110.00	87°38'07"
C15	90.75	170.00	30°35'14"
C16	6.58	110.00	3°25'37"
C17	38.81	44.00	50°32'28"
C18	24.00	49.00	28°03'39"
C19	36.07	31.00	66°39'38"
C20	39.38	31.00	72°47'06"
C21	19.50	49.00	22°47'54"
C22	38.81	44.00	50°32'28"
C23	35.44	110.00	18°27'32"
C24	126.36	170.00	42°35'18"
C25	35.55	744.00	2°44'14"
C26	109.08	305.00	20°29'28"
C27	132.04	320.00	23°38'31"
C28	96.63	130.00	42°35'18"
C29	135.74	70.00	111°06'31"
C30	69.40	130.00	30°35'14"
C31	37.88	70.00	31°00'09"
C32	11.75	70.00	9°36'50"
C33	18.92	70.00	15°29'00"
C34	39.53	70.00	32°21'12"
C35	14.14	9.00	90°00'00"
C36	37.46	784.00	2°44'14"



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.

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.

D.U.E. = DRAINAGE AND UTILITY EASEMENT

McGhie & Betts
1648 Third Avenue S.E.
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MATCH LINE
(SEE SHEET 1)