

MAJESTIC MEADOWS

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Farmland LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 1, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

The North Half of the Northwest Quarter of said Section 1, EXCEPT the following described property:

Beginning at the northwest corner of said Northwest Quarter; thence North 89 degrees 45 minutes 20 seconds East, assumed bearing, along the north line of said Northwest Quarter, 920.00 feet; thence South 00 degrees 04 minutes 54 seconds East, 185.00 feet; thence South 74 degrees 23 minutes 00 seconds West, 332.04 feet; thence North 89 degrees 00 minutes 10 seconds West, 600.19 feet to the west line of said Northwest Quarter; thence North 00 degrees 04 minutes 54 seconds West, along said west line, 260.00 feet to the point of beginning.

ALSO INCLUDING:

That part of the South Half of the Northwest Quarter of said Section 1, described as follows:

Commencing at the northwest corner of the South Half of said Northwest Quarter; thence South 89 degrees 54 minutes 43 seconds East, assumed bearing, along the north line of said South Half, 348.48 feet for the point of beginning; thence continue South 89 degrees 54 minutes 43 seconds East, along said north line, 2276.06 feet to the east line of said Northwest Quarter; thence South 00 degrees 18 minutes 54 seconds East, along said east line, 11.51 feet to the north line of RIVER HIGHLANDS, according to the recorded plat thereof; thence South 89 degrees 50 minutes 01 second West, along said north line, 2276.17 feet to a line which bears South 00 degrees 05 minutes 17 seconds West from the point of beginning; thence North 00 degrees 05 minutes 17 seconds East, 21.62 feet to the point of beginning.

Containing in all, 72.87 acres, more or less.

Has caused the same to be surveyed and platted as MAJESTIC MEADOWS 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 Farmland LLC, a Minnesota limited liability company, has caused these presents to be signed by its President this 26th day of NOVEMBER, 2014.

SIGNED: FARMLAND LLC

Craig Johnson
Craig Johnson, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on NOVEMBER 26th, 2014 by Craig Johnson, President of Farmland LLC, a Minnesota limited liability company.

Christine Johnson
Notary Public, DODGE County, Minnesota

AMEE SUE LARSON
Notary Printed Name

My commission expires JAN 31, 2018

SURVEYOR'S CERTIFICATE

I Mark E. Severtson 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 26 day of NOVEMBER, 2014.

Mark E. Severtson
Mark E. Severtson, Professional Surveyor
Minnesota License No. 18887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on NOVEMBER 26th, 2014 by Mark E. Severtson.

Christine Johnson
Notary Public, DODGE County, Minnesota

AMEE SUE LARSON
Notary Printed Name

My commission expires JAN 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 5 day of DECEMBER, 2014.

Paul S. Morrison
Olmsted County Surveyor

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

The Olmsted County Environmental Commission has approved the plans for the water supply and sewage treatment for the plat.

Paul VanDer
Olmsted County
Environmental Specialist

OLMSTED COUNTY ENGINEER

Recommended for approval this 2nd day of December, 2014.

Kaye M. Bieniek
Olmsted County
Highway Engineer

CASCADE TOWNSHIP BOARD

We hereby certify that on the 12 day of November, 2014 the Board of Supervisors for Cascade Township, Olmsted County, Minnesota, approved this plat.

J. James
Chairman

Michael Brown
Town Clerk

OLMSTED COUNTY BOARD

I do hereby certify that on the 16 day of Dec, 2014 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Matthew Ph
Olmsted County Board Chairman

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 24th day of December, 2014.

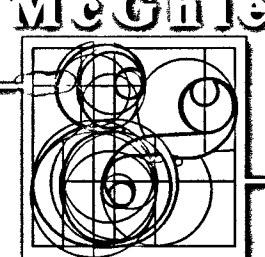

DOCUMENT NUMBER A-1361283

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24th day of December, 2014, at 11:15 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

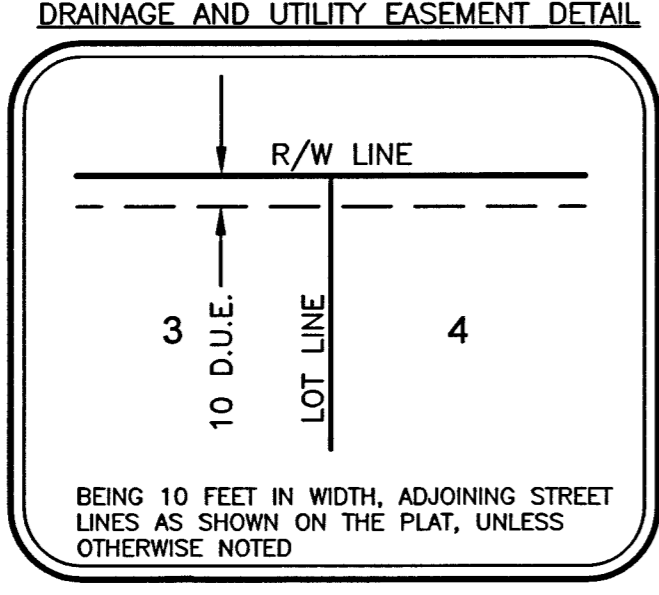
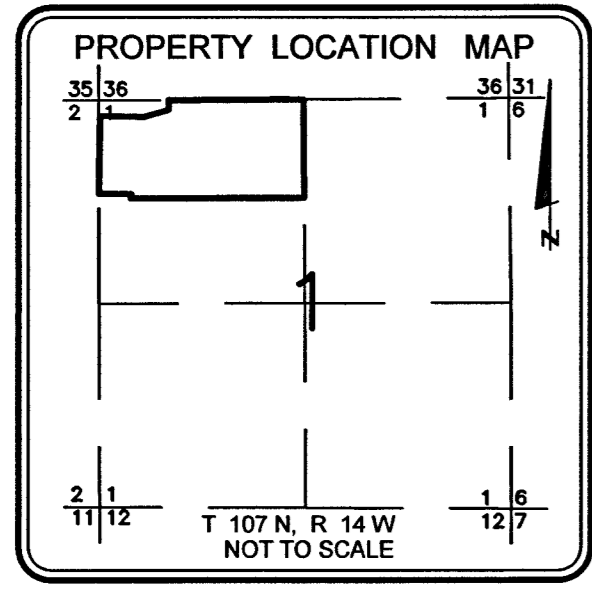
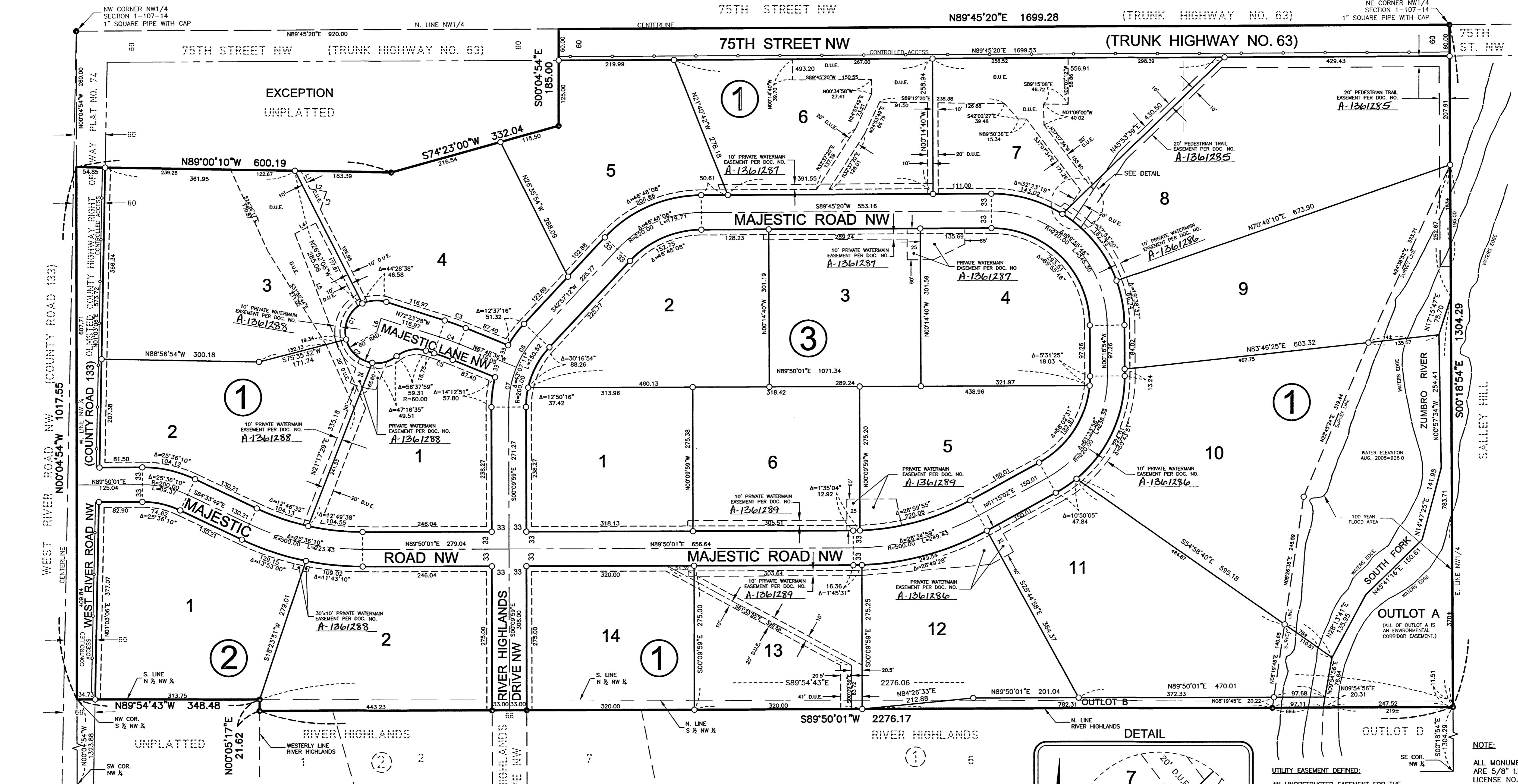
Debra Kuaner
Deputy

1302A

<p>McGhie & Betts 1648 Third Avenue S.E. Rochester, MN 55904 Telephone: 507-289-3919 Fax: 507-289-7333 mbi@mcghiebetts.com</p>		
--	---	---

MAJESTIC MEADOWS

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
NORTH LINE OF THE NW 1/4 OF SEC. 1-107-14
WHICH IS ASSUMED TO BE N89°45'20"E.



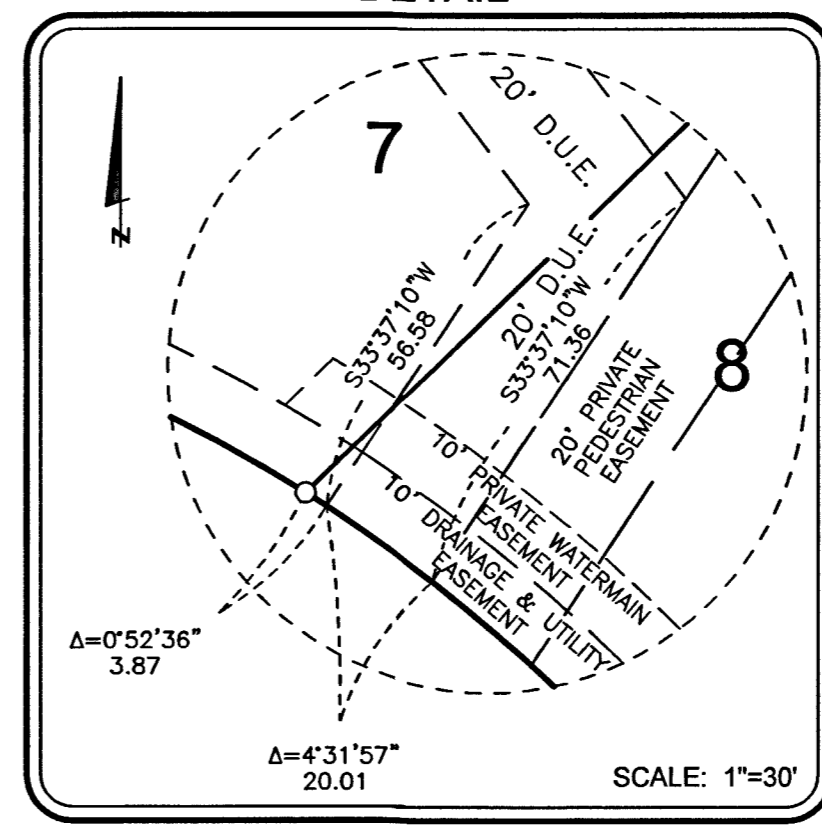
LINE DATA

LINE	BEARING	DISTANCE
L1	S26°52'06"E	38.65
L2	S80°27'09"E	32.13
L3	S18°57'46"W	36.05
L4	S63°07'54"W	44.55
L5	S20°56'07"E	221.68
L6	S17°36'32"W	27.00

CURVE DATA

CURVE	DELTA	LENGTH	RADIUS
C1	77°32'22"	81.20	60.00
C2	67°20'23"	70.52	60.00
C3	04°34'52"	42.62	533.00
C4	04°34'52"	39.98	500.00
C5	04°34'52"	37.34	467.00
C6	20°45'48"	72.48	200.00
C7	22°21'23"	78.04	200.00

BENCHMARK
ELEVATION = 1024.40
(NAVD88)
MnDOT GEODETIC MONUMENT 5510 P



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

McGhie & Betts
1648 Third Avenue S.E.
Rochester, MN 55904
Telephone: 507-289-3919
Fax: 507-289-7333
mbi@mcghebetts.com

