

# FRIEDRICH PAGEL SUBDIVISION

## INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arthur W. Friedrich and Faye G. Friedrich, husband and wife, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of Blocks 43, 44, 89 and 90, and the vacated alleys within and streets abutting said Blocks, Addition to Marion, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of the Southeast Quarter of Section 35, Township 106 North, Range 13 West, Olmsted County, Minnesota; thence southerly on an assumed azimuth from north of 178 degrees 39 minutes 36 seconds along the west line of said Northwest Quarter of the Southeast Quarter, 745.82 feet to the intersection with the westerly extension of the southerly line of Phelps Street; thence easterly 88 degrees 26 minutes 00 seconds azimuth along said westerly extension, 97.23 feet to the intersection with the easterly line of 65th Avenue SE and the point of beginning; thence northerly 358 degrees 18 minutes 37 seconds azimuth along said easterly line, 125.93 feet; thence easterly 88 degrees 26 minutes 00 seconds azimuth, 119.75 feet; thence northerly 358 degrees 18 minutes 37 seconds azimuth, 200.09 feet; thence northwesterly 338 degrees 07 minutes 01 seconds azimuth, 180.91 feet; thence westerly 283 degrees 57 minutes 39 seconds azimuth, 59.51 feet to the westerly line of said Block 43; thence northerly 358 degrees 18 minutes 37 seconds azimuth along said westerly line 139.93 feet, to the northwest corner of said Block 43; thence easterly 88 degrees 26 minutes 00 seconds azimuth along the north line of said Block 43, a distance of 239.50 feet to the northeast corner of said Block 43; thence southerly 178 degrees 18 minutes 37 seconds azimuth along the east line of said Block 43, a distance of 129.93 feet to the centerline of the vacated alley in said Block 43; thence easterly 88 degrees 26 minutes 00 seconds azimuth along the easterly extension of the centerline of said vacated alley, 66.00 feet to the westerly line of said Block 44; thence northerly 358 degrees 18 minutes 37 seconds azimuth along said westerly line of Block 44, a distance of 129.93 feet to the northwest corner of said Block 44; thence easterly 88 degrees 26 minutes 00 seconds azimuth, 239.35 feet to the northeast corner of said Block 44; thence southerly 178 degrees 18 minutes 37 seconds azimuth along the easterly line of said Block 44 and the southerly extension thereof and along the easterly line of said Block 90 and the southerly extension thereof, 651.53 feet to the intersection with the southerly line of said Phelps Street; thence westerly 268 degrees 26 minutes 00 seconds azimuth along said southerly line, 544.85 feet to the point of beginning.

Said tract contains 7.05 acres more or less.

That part of the Northwest Quarter of the Southeast Quarter of Section 35, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows: 13 M.F. 61115

Commencing at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence southerly on an assumed azimuth from north of 178 degrees 39 minutes 36 seconds along the west line of said Northwest Quarter of the Southeast Quarter, 745.82 feet to the intersection with the westerly extension of the southerly line of said Phelps Street and the point of beginning; thence easterly 88 degrees 26 minutes 00 seconds azimuth along said westerly extension and along said southerly line, 612.15 feet; thence southerly 178 degrees 18 minutes 37 seconds azimuth, 463.62 feet; thence southwesterly 209 degrees 09 minutes 49 seconds azimuth, 132.82 feet to the southerly line of said Northwest Quarter of the Southeast Quarter; thence westerly 268 degrees 55 minutes 52 seconds azimuth along said southerly line, 63.97 feet to the centerline of State Trunk Highway No. 52; thence northwesterly 299 degrees 09 minutes 49 seconds azimuth along said centerline, 32.70 feet; thence northwesterly 628.30 feet along said centerline on a tangential curve concave northeasterly having a radius of 1433.75 feet and a central angle of 25 degrees 06 minutes 29 seconds to the west line of said Northwest Quarter of the Southeast Quarter; thence northerly 358 degrees 39 minutes 36 seconds azimuth along said west line, 133.19 feet to the point of beginning.

Said tract contains 5.96 acres more or less.

Said tract subject to a State Trunk Highway No. 52 right of way easement.

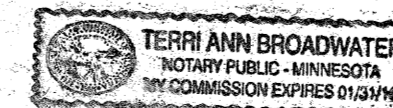
Have caused the same to be surveyed and platted and replatted as FRIEDRICH PAGEL SUBDIVISION and do hereby donate and dedicate to the public for public use forever the public ways, and grant the easements as shown on this plat for drainage and utility purposes. In witness whereof the above named owners have caused these presents to be signed this 20th day of May, 2015.

Arthur W. Friedrich  
Arthur W. Friedrich  
Faye G. Friedrich  
Faye G. Friedrich

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20 day of May, 2015 by Arthur W. Friedrich and Faye G. Friedrich, husband and wife.

T. Broadwater  
Notary Public



AND KNOW ALL MEN BY THESE PRESENTS: That Barbara Pagel, a single person, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of the Southeast Quarter of Section 35, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows: 13 M.F. 61115

Commencing at the northwest corner of said Northwest Quarter of the Southeast Quarter; thence southerly on an assumed azimuth from north of 178 degrees 39 minutes 36 seconds along the west line of said Northwest Quarter of the Southeast Quarter, 745.82 feet to the intersection with the westerly extension of the southerly line of said Phelps Street; thence easterly 88 degrees 26 minutes 00 seconds azimuth along said westerly extension and along said southerly line, 612.15 feet to the point of beginning; thence southerly 178 degrees 18 minutes 37 seconds azimuth, 463.62 feet; thence southwesterly 209 degrees 09 minutes 49 seconds azimuth, 132.82 feet to the southerly line of said Northwest Quarter of the Southeast Quarter; thence easterly 88 degrees 55 minutes 52 seconds azimuth along said southerly line, 283.32 feet; thence northerly 358 degrees 18 minutes 37 seconds azimuth, 1297.77 feet to the southerly line of Block 27, Village of Marion, according to the plat thereof at the County Recorder's Office, Olmsted County, Minnesota; thence westerly 268 degrees 26 minutes 00 seconds azimuth along said southerly line and along the southerly line of said Village of Marion, 185.26 feet to the intersection with the northerly extension of the easterly line of Block 44, Addition to Marion, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence southerly 178 degrees 18 minutes 37 seconds azimuth along said northerly extension and along the easterly line of said Block 44 and along the southerly extension thereof and along the easterly line Block 90, and the southerly extension thereof, said Addition To Marion, 717.53 feet to the intersection with the southerly line of said Phelps Street; thence westerly 268 degrees 26 minutes 00 seconds azimuth along said southerly line, 29.93 feet to the point of beginning.

Said tract contains 6.00 acres more or less.

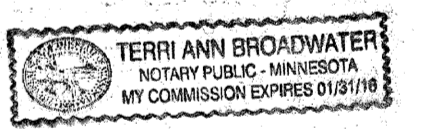
Has caused the same to be surveyed and platted as FRIEDRICH PAGEL SUBDIVISION and do hereby donate and dedicate to the public for public use forever the public ways, and grant the easements as shown on this plat for drainage and utility purposes. In witness whereof the above named owner has caused these presents to be signed this 20th day of May, 2015.

Barbara Pagel  
Barbara Pagel

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20 day of May, 2015 by Barbara Pagel, a single person.

T. Broadwater  
Notary Public



### SURVEYOR'S CERTIFICATE

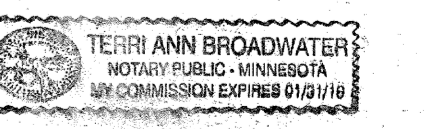
I do hereby certify that I have surveyed and platted and replatted the property described on this plat as FRIEDRICH PAGEL SUBDIVISION; that this plat is a correct representation of said boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been set, or will be placed in the ground by June 1, 2015; that all water boundaries and wetlands as defined in MS 505.02, Subd. 1, as of this date are shown and labeled on the plat; and that there are no wetlands or public ways to be designated other than as shown.

Michael J. Fritz  
Michael J. Fritz  
Minnesota License No. 20703

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 20 day of May, 2015, by Michael J. Fritz, Minnesota License No. 20703.

T. Broadwater  
Notary Public



I hereby certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws. Approved this 27 day of MAY, 2015

Paul A. Thoreson  
Olmsted County Surveyor

Recommended for approval this 27th day of May, 2015.

Karen M. Bieulich  
Olmsted County  
Highway Engineer

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

Paul Miller  
Olmsted County  
Environmental Specialist

We hereby certify that on the 9th day of June, 2015 the Board of Supervisors for Marion Township, Olmsted County, Minnesota, approved this plat.

James J. Rater  
Supervisor

Janet L. Hoffmann  
Town Clerk

STATE OF MINNESOTA  
COUNTY OF OLMSTED

I do hereby certify that the accompanying plat was duly approved by the Board of County Commissioners at a meeting held on the 23 day of June, 2015. In testimony whereof I have signed my name and affixed the seal of said County this 23 day of June, 2015.

Carl E. Kim  
Olmsted County Board Chairman

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2015 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 29th day of JUNE, 2015.

Document Number A1374117

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of JUNE, 2015, at 9 o'clock A.m. and was duly recorded in the Olmsted County Records.

W. Mark Kupaki  
Director of Property Records  
& Licensing

Wendy von Wald  
Deputy

1316A

# FRIEDRICH PAGEL SUBDIVISION

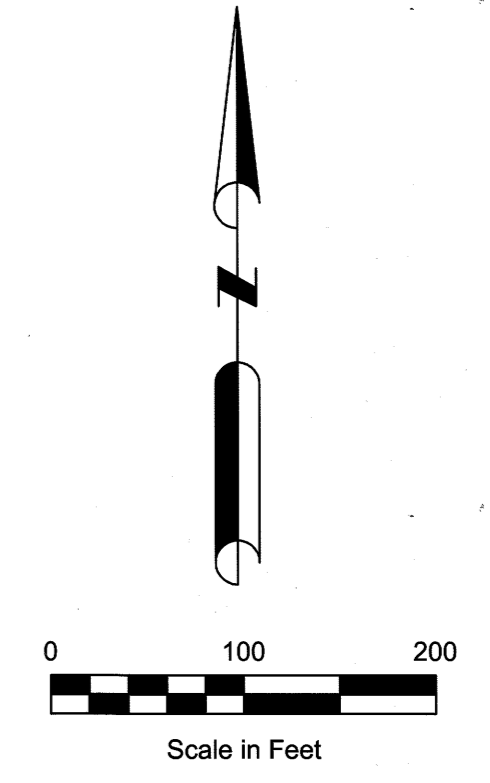
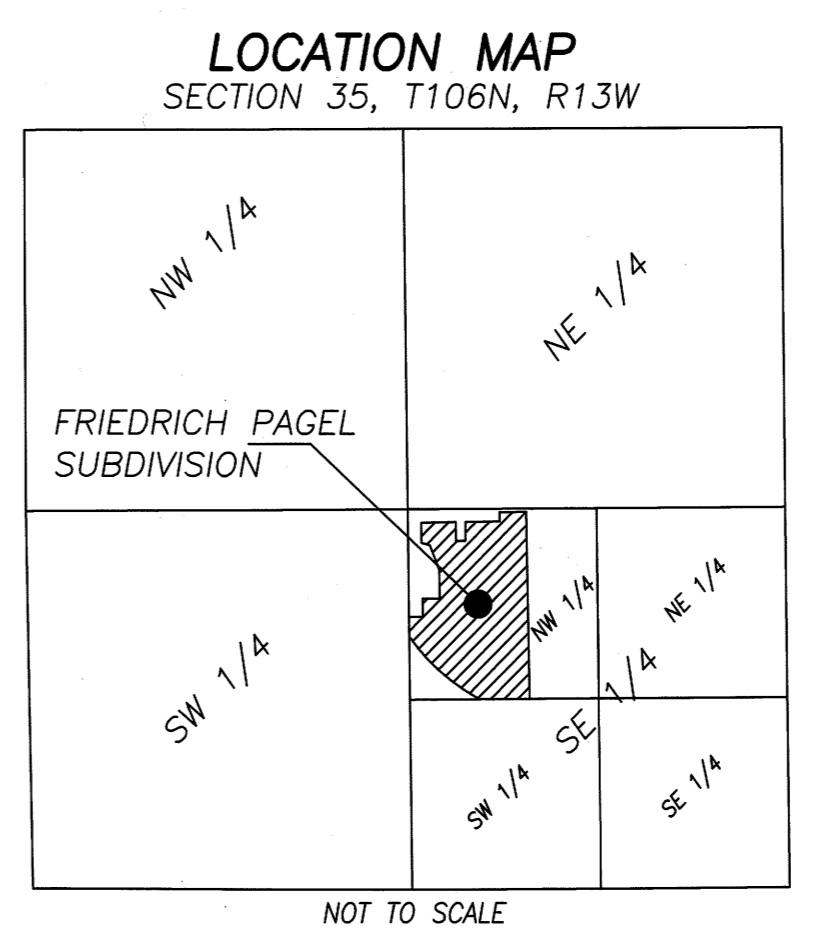
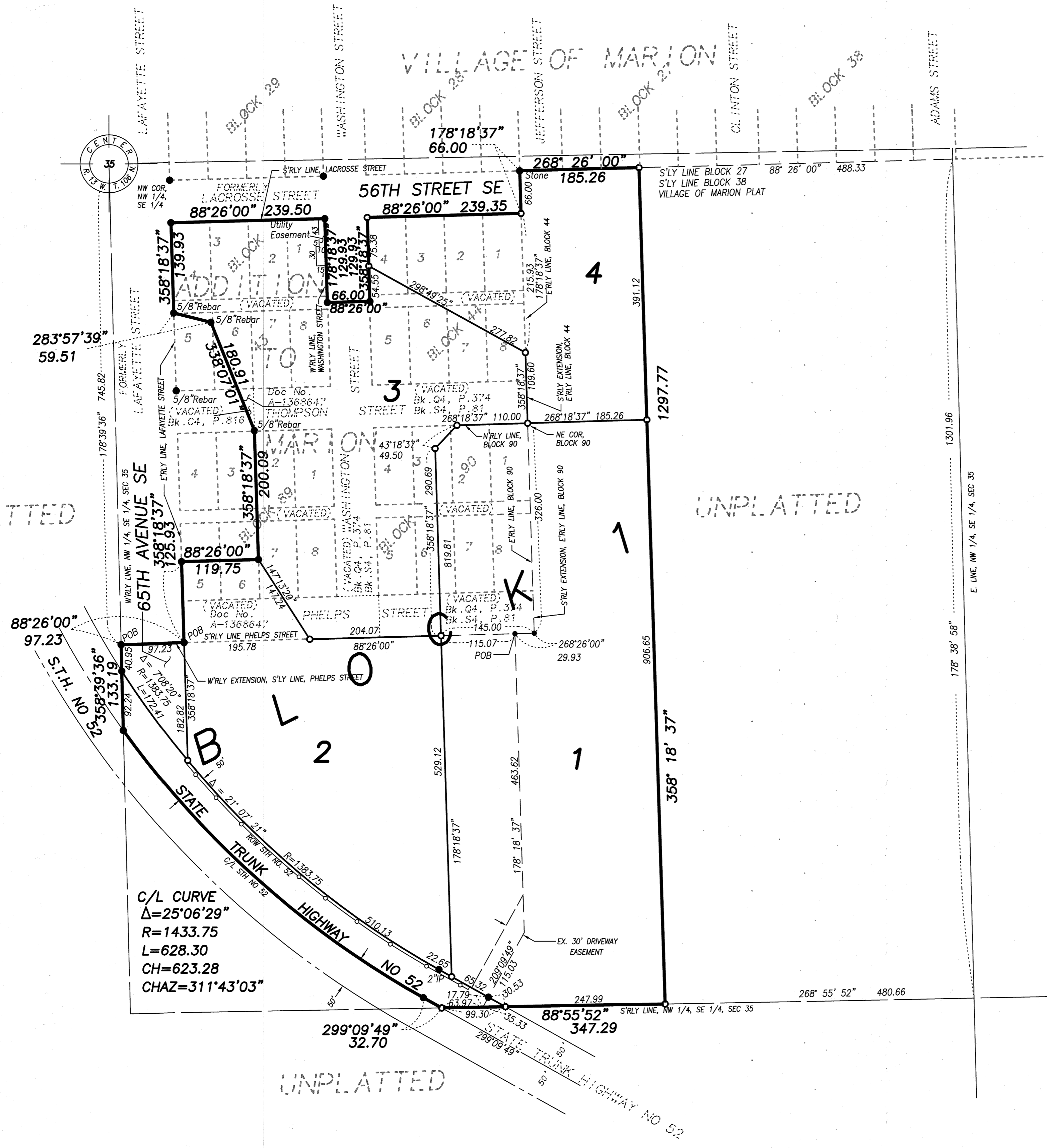
**M. James Associates**

Land Surveyors

720 14th Ave. NE

Rochester, Mn 55906

507-990-1451



- BEARINGS**  
PLAT BEARINGS ARE AZIMUTHS MEASURED TO THE RIGHT FROM AN ASSUMED NORTH.
- MONUMENTS**
- DENOTES FOUND MONUMENT, PIPE, STONE, REBAR, ETC.
  - DENOTES 3/4" X 18" REBAR SET WITH PLASTIC CAP INSCRIBED LS #20703.

- UTILITY EASEMENT DEFINED:**  
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.
- 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.
- ——— DENOTES CONTROLLED ACCESS

C/L CURVE  
 $\Delta = 25^{\circ}06'29''$   
 $R = 1433.75$   
 $L = 628.30$   
 $CH = 623.28$   
 $CHAZ = 311^{\circ}43'03''$