

ALLEN SECOND SUBDIVISION

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

The South Half of the Northeast Quarter, which lies east of the Zumbro River and southerly of the centerline of 37th Street NE, Section 23, Township 107 North, Range 14 West, Olmsted County, Minnesota.

EXCEPT:

ALLEN SUBDIVISION, according to the recorded plat thereof, Olmsted County, Minnesota.

Containing in all, 51.00 acres, more or less.

(being more particularly described as):

That part of the South Half of the Northeast Quarter of Section 23, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 23; thence North 00 degrees 33 minutes 09 seconds West, assumed bearing, along the east line of said Northeast Quarter, 254.35 feet to the northeast corner of ALLEN SUBDIVISION, according to the recorded plat thereof, for the point of beginning (the next 4 courses are along the north and west lines of said ALLEN SUBDIVISION); thence South 89 degrees 26 minutes 51 seconds West, 165.48 feet; thence northwesterly 281.87 feet along a tangential curve, concave northeasterly, central angle of 69 degrees 18 minutes 47 seconds, radius of 233.00 feet and a chord which bears North 55 degrees 53 minutes 45 seconds West, 264.99 feet; thence North 89 degrees 48 minutes 16 seconds West, not tangent to said curve, 306.72 feet; thence South 00 degrees 33 minutes 09 seconds East, 400.03 feet to the south line of said Northeast Quarter; thence North 89 degrees 48 minutes 16 seconds West, along said south line, 1244.7 feet, more or less, to the centerline of the Zumbro River; thence northerly, along said centerline, 1493 feet, more or less, to the north line of the South Half of said Northeast Quarter; thence South 89 degrees 41 minutes 59 seconds East, along said north line, 1141.4 feet, more or less, to the centerline of 37th Street NE (the next 2 courses are along said centerline); thence southeasterly 353.42 feet along a nontangential curve, concave southwesterly, central angle of 07 degrees 57 minutes 04 seconds, radius of 2546.79 feet and a chord which bears South 71 degrees 36 minutes 41 seconds East, 353.14 feet; thence South 67 degrees 38 minutes 09 seconds East, tangent to said curve, 613.74 feet to the east line of said Northeast Quarter; thence South 00 degrees 33 minutes 09 seconds East, along said east line, 712.10 feet to the point of beginning.

Has caused the same to be surveyed and platted as ALLEN SECOND SUBDIVISION 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 Woodcrest Development, Inc., a Minnesota corporation, has caused these presents to be signed by its President this 23 day of December, 2015.

SIGNED: Woodcrest Development, Inc.

[Signature]
Daniel Penz, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on December 23, 2015 by Daniel Penz, President of Woodcrest Development, Inc., a Minnesota corporation.

[Signature]
Notary Public, Dodge County, Minnesota

My commission expires Dec 31, 2020

[Signature]
Notary Printed Name

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 23 day of DECEMBER, 2015.

[Signature]
Mark E. Severtson, Professional Surveyor
Minnesota License No. 18887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The instrument was acknowledged before me on December 23, 2015 by Mark E. Severtson.

[Signature]
Notary Public, Dodge County, Minnesota

My commission expires Dec 31, 2020

[Signature]
Notary Printed Name

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 28 day of DECEMBER, 2015.

[Signature]
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Aaron S. Reeves, City Clerk, in and for the City of Rochester, do hereby certify that on the 7 day of December, 2015, 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 09 day of December, 2015.

[Signature]
Aaron S. Reeves, City Clerk

PROPERTY RECORDS AND LICENSING

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

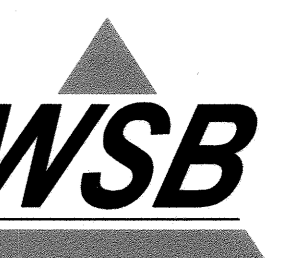
DOCUMENT NUMBER A1387904

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of December, 2015, at 3:12 o'clock P.M., and was duly recorded in the Olmsted County records.

[Signature]
Director of Property Records & Licensing

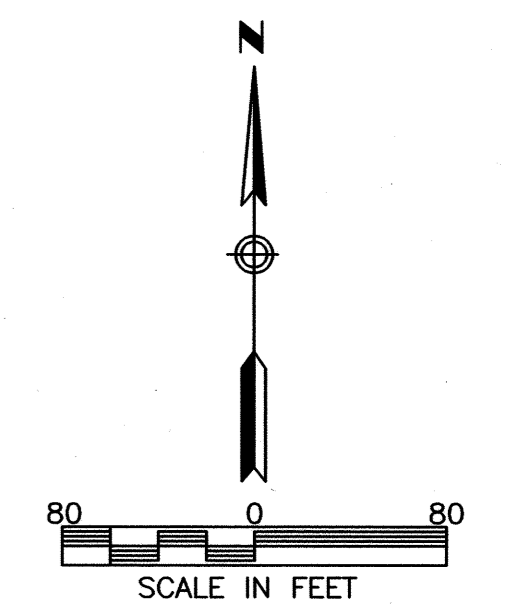
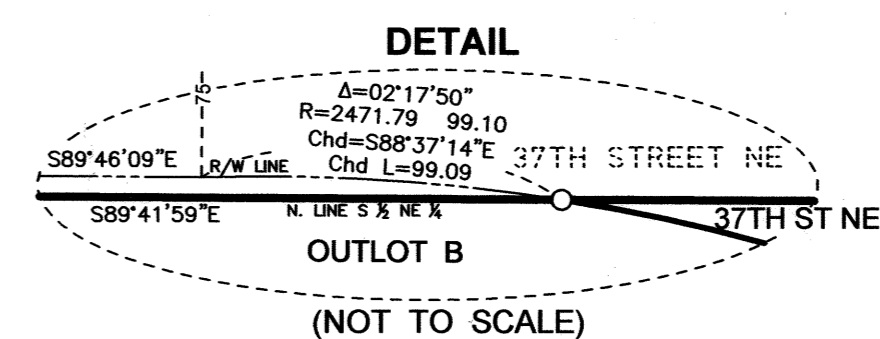
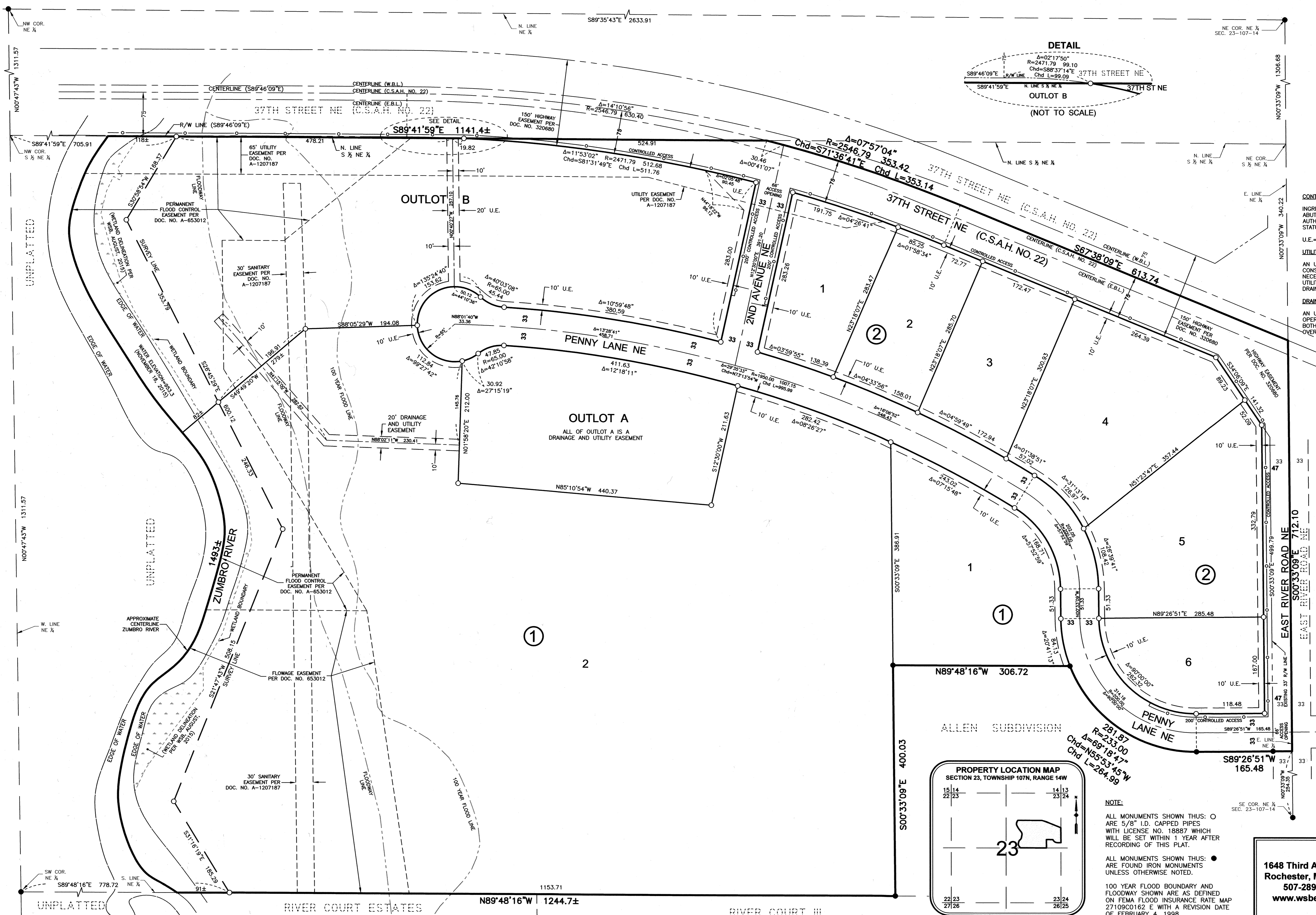
[Signature]
Deputy

1648 Third Avenue SE
Rochester, MN 55904
507-289-3919
www.wsbeng.com



1344A

ALLEN SECOND SUBDIVISION

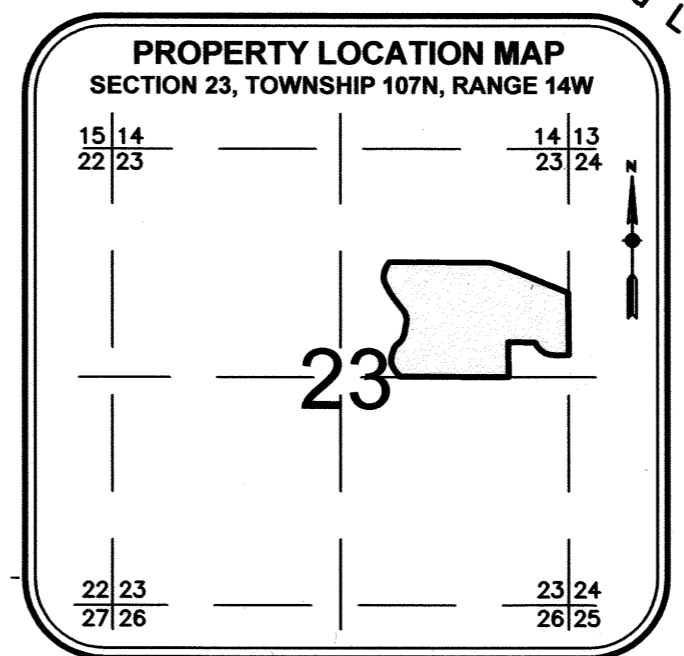


CONTROLLED ACCESS DEFINED:
 INGRESS OR EGRESS TO, FROM, OR ACROSS THE ADJUTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

U.E.=UTILITY EASEMENT

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.

100 YEAR FLOOD BOUNDARY AND FLOODWAY SHOWN ARE AS DEFINED ON FEMA FLOOD INSURANCE RATE MAP 27109C0162 E WITH A REVISION DATE OF FEBRUARY 4, 1998.

BENCHMARK
 ELEVATION = 979.54 (NAVD88)
 MNDOT DISC 55101

1648 Third Avenue SE
 Rochester, MN 55904
 507-289-3919
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