

PINEWOOD SCHOOL SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That Independent School District No. 535, a Minnesota independent school district, owner of the following described property:

Outlot "A", PINEWOOD THIRD SUBDIVISION, Rochester, Minnesota.

ALSO:

That part of the Northeast Quarter of Section 13, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 13; thence North 00 degrees 30 minutes 36 seconds West, assumed bearing, along the east line of said Northeast Quarter, 711.04 feet to the north line of Block 2, PINEWOOD THIRD SUBDIVISION for the point of beginning; thence continue North 00 degrees 30 minutes 36 seconds West, along said east line, 622.67 feet to the centerline of Pinewood Road SE; thence North 80 degrees 37 minutes 36 seconds West, along said centerline, 303.79 feet to the northeast corner of WILLOW CREEK FIRST SUBDIVISION; thence South 00 degrees 30 minutes 36 seconds East, along the east line of said WILLOW CREEK FIRST SUBDIVISION, 138.05 feet to the northeast corner of Outlot "A"; PINEWOOD THIRD SUBDIVISION; thence South 00 degrees 30 minutes 36 seconds East, along the east line of said Outlot "A", 476.76 feet to the north line of Block 2, PINEWOOD THIRD SUBDIVISION; thence North 89 degrees 29 minutes 24 seconds East, along said north line, 299.28 feet to the point of beginning.

ALSO:

That part of the Northwest Quarter of Section 18, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 18; thence North 00 degrees 30 minutes 36 seconds West, assumed bearing, along the west line of said Northwest Quarter, 711.04 feet to the north line of SOUTH PARK THREE, according to the recorded plat thereof, for the point of beginning; thence continue North 00 degrees 30 minutes 36 seconds West, along said west line, 622.67 feet to the centerline of Pinewood Road SE; thence South 80 degrees 37 minutes 36 seconds East, along said centerline, 126.72 feet to the northwest corner of DALLMAN'S FIRST SUBDIVISION (the next 2 courses are along the west and southerly lines of said DALLMAN'S FIRST SUBDIVISION); thence South 00 degrees 30 minutes 36 seconds East, 198.44 feet; thence South 80 degrees 37 minutes 36 seconds East, 197.11 feet to the west line of SOUTH PARK FOUR, according to the recorded plat thereof; thence South 00 degrees 30 minutes 36 seconds East, along said west line, 368.65 feet to the north line of said SOUTH PARK THREE; thence South 89 degrees 29 minutes 24 seconds West, along said north line, 319.03 feet to the point of beginning.

Containing in all, 8.20 acres, more or less.

Has caused the same to be surveyed and platted as PINEWOOD SCHOOL 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 Independent School District No. 535, a Minnesota independent school district, has caused these presents to be signed by its proper officer this 5th day of JANUARY, 2016.

SIGNED: Independent School District No. 535

Deborah A. Seelinger
Deborah A. Seelinger, School Board Chair

Daniel A. O'Neil
Daniel A. O'Neil, School Board Clerk

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on JANUARY 5, 2016 by Deborah A. Seelinger, School Board Chair, and Daniel A. O'Neil, School Board Clerk of Independent School District No. 535, a Minnesota independent school district.

Wendy Edgar
Notary Public, Olmsted County, Minnesota

Wendy Edgar
Notary Printed Name

My commission expires 1-31-2020

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 11 day of JANUARY, 2016

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 JANUARY 11, 2016 by Mark E. Severson.

Tabitha Marie Walsh
Notary Public, Olmsted County, Minnesota

Tabitha Marie Walsh
Notary Printed Name

My commission expires JANUARY 31, 2019

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 15 day of JANUARY, 2016

Paul S. Thorsen
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

Valori Langseth Deputy
I, Aaron S. Reeves, City Clerk, in and for the City of Rochester, do hereby certify that on the 3rd day of March 2016 the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 11th day of February, 2016.

Valori Langseth
Valori Langseth, City Clerk Deputy

PROPERTY RECORDS AND LICENSING

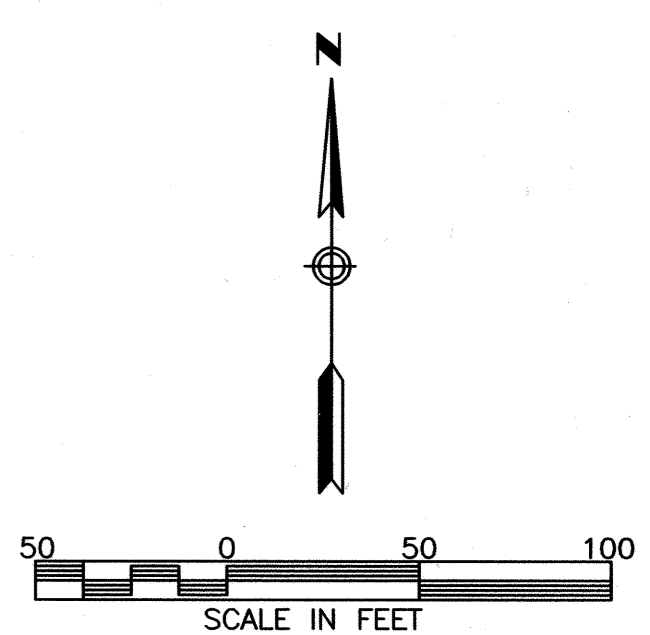
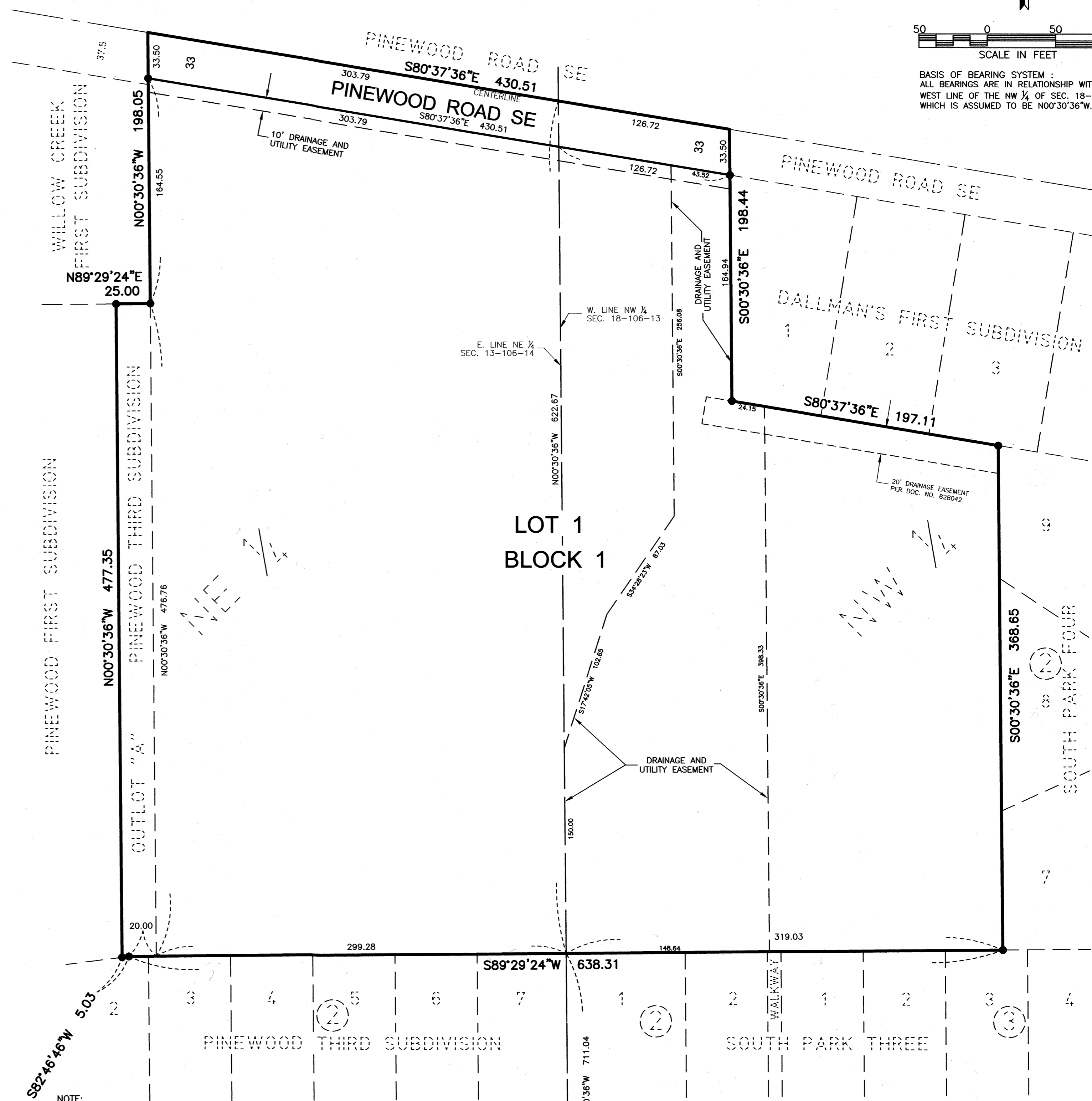
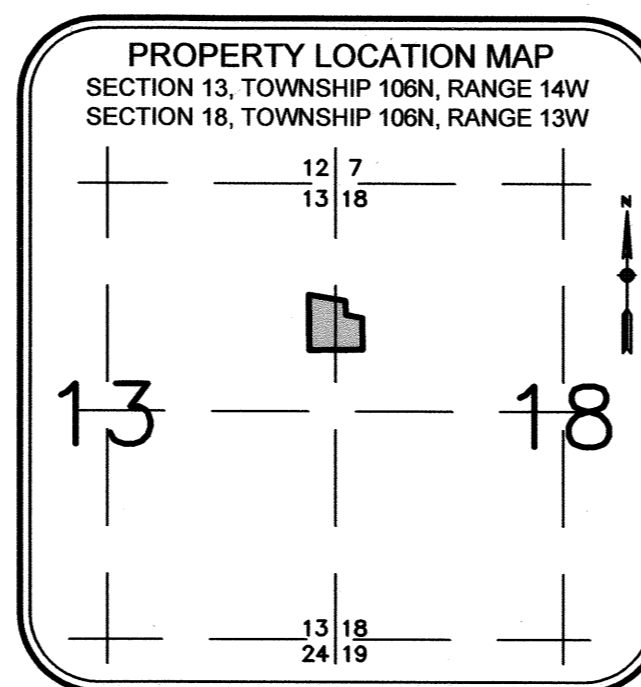
Taxes payable in the year 2016 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 11th day of February, 2016.

DOCUMENT NUMBER A1390567

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 11th day of February, 2016 at 3:12 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy



BASIS OF BEARING SYSTEM : ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE OF THE NW 1/4 OF SEC. 18-106-13 WHICH IS ASSUMED TO BE N00°30'36"W.

NOTE:
ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.
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.

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