

STONE GARDEN ESTATES



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Keefe Properties, LLC, a Minnesota Limited Liability Company, being owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

DESCRIPTION OF RECORD

That part of the East One-Half of the Southeast Quarter of Section 10, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Commencing at the Northwest corner of the East One-Half of said Southeast Quarter; thence South 00 degrees 15 minutes 38 seconds East, (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996) along the West line of said East One-Half, 510.10 feet to the POINT OF BEGINNING; thence continue South 00 degrees 15 minutes 38 seconds East along said West line and along the East lines of STONE RIDGE PLAZA and STONE RIDGE SECOND ADDITION, according to the plats thereof on file in the County Recorder's office, 571.01 feet to the Northwest corner of Lot 1, Block 2, said STONE RIDGE SECOND ADDITION; thence North 89 degrees 44 minutes 22 seconds East (the next 7 courses are along the North line of said STONE RIDGE SECOND ADDITION) 196.00 feet; thence South 00 degrees 15 minutes 38 seconds East, 14.20 feet; thence Southerly 72.63 feet along a tangential curve concave West, having a radius of 233.00 feet and a central angle of 17 degrees 51 minutes 38 seconds; thence South 79 degrees 29 minutes 48 seconds East, 125.63 feet; thence North 59 degrees 15 minutes 57 seconds East, 161.05 feet; thence North 49 degrees 19 minutes 15 seconds East, 207.84 feet; thence North 35 degrees 01 minute 57 seconds East, 17.69 feet; thence North 54 degrees 58 minutes 03 seconds West, 28.64 feet; thence North 81 minutes 53 seconds West, 28.64 feet; thence North 00 degrees 15 minutes 38 seconds West, 94.42 feet; thence North 54 degrees 58 minutes 03 seconds West, 44.09 feet; thence West 68.99 feet on a tangential curve concave Southerly, having a radius of 112.00 feet and a central angle of 35 degrees 17 minutes 35 seconds; thence South 89 degrees 44 minutes 22 seconds West, 67.38 feet; thence North 00 degrees 15 minutes 38 seconds West, 66.00 feet; thence South 89 degrees 44 minutes 22 seconds West 196.00 feet to the point of beginning.

Said tract contains 5.90 acres more or less.

Have caused the same to be surveyed and platted as STONE GARDEN ESTATES and do hereby donate and dedicate to the public for public use the public ways and the easements as shown on this plat.

In witness whereof, said Keefe Properties, LLC, a Minnesota Limited Liability Company has caused these presents to be signed by its proper officer this 3 day of August, 2016

John Keefe

STATE OF MINNESOTA
COUNTY OF OLMDST

The foregoing instrument was acknowledged before me this 3 day of August, 2016 by John Keefe its Chief Manager on behalf of said Keefe Properties LLC.

Richard J. Massey
Notary Public, Olmsted County, MN
My Commission Expires 2020

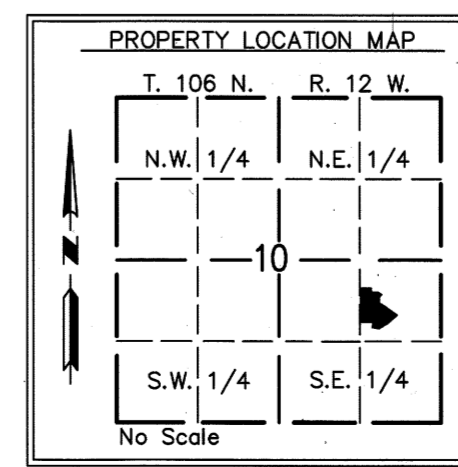
UTILITY EASEMENT DEFINED

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.

DRAINAGE EASEMENT DEFINED

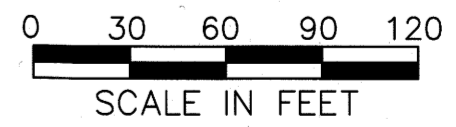
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- EX. 10 U.E. = EXISTING UTILITY EASEMENT



MONUMENTS

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
 - FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)
- All monuments set have a plastic cap stamped L.S. 41814.



BASIS OF BEARINGS

All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2016 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 8th day of September, 2016.

DOCUMENT NUMBER A1405795

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 8th day of September, 2016, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Kuopaki
Director of Property Records & Licensing
Wendy von Wald
Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable plating laws.

This 1 day of SEPTEMBER, 2016
Carl Johnson
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMDST
CITY OF EYOTA

We, Tyrel Clark, Mayor, and Marlis Knowlton, Clerk-Administrator, in and for the City of Eyota do hereby certify that on the 16 day of August, 2016, the accompanying plat was duly approved by the Common Council of the City of Eyota. In testimony whereof, I have hereunto signed my name and affixed the seal of said City of Eyota, this 17 day of August, 2016.

Tyrel Clark
Mayor

Marlis Knowlton
Clerk/Treasurer

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as STONE GARDEN ESTATES; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been correctly set as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Richard J. Massey
Minnesota L.S. No. 41814

STATE OF MINNESOTA
COUNTY OF OLMDST

The foregoing Surveyor's Certificate was acknowledged before me this 29 day of August, 2016, by Richard J. Massey, L.S. No. 41814

Richard J. Massey
Notary Public, Olmsted County, MN
My Commission Expires 2020

PROJECT NUMBER: 2246
COMPUTER FILE: 2246SF01
DATE: 1/13/2015

1365A

MASSEY
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