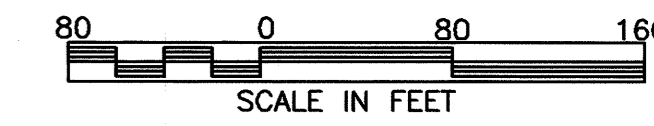


REFLECTIONS ON MAYO LAKE SECOND



SCALE IN FEET
BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
SOUTH LINE OF THE NW 1/4 OF SEC. 9-107-14
WHICH IS ASSUMED TO BE N89°48'30"E.

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

That part of the Northwest Quarter of Section 9, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence South 89 degrees 33 minutes 47 seconds East (Note: all bearings are in relationship with the south line of said Northwest Quarter which is assumed to be South 89 degrees 33 minutes 47 seconds East), along the south line of said Northwest Quarter for a distance of 1155.00 feet; thence North 00 degrees 31 minutes 39 seconds West for a distance of 678.35 feet to the point of beginning of the parcel to be described; thence continue North 00 degrees 31 minutes 39 seconds West for a distance of 660.00 feet to a point in the centerline of Olmsted County Highway No. 25; thence southwesterly along said centerline for a distance of 446.36 feet along a non-tangential curve, concave to the Southeast, central angle of 13 degrees 23 minutes 27 seconds, radius of 1909.86 feet and the chord of said curve bears South 76 degrees 50 minutes 53 seconds West; thence South 70 degrees 09 minutes 09 seconds West along said centerline for a distance of 530.64 feet; thence southwesterly along said centerline for a distance of 35.19 feet along a tangent curve, concave to the Southeast, central angle of 00 degrees 21 minutes 07 seconds, radius of 5729.58 feet; thence South 00 degrees 32 minutes 45 seconds West for a distance of 660.00 feet; thence North 73 degrees 17 minutes 47 seconds East for a distance of 1021.40 feet to the point of beginning.

Together with:

That part of the Southeast Quarter and of the Northeast Quarter of Section 8 and a part of the Southwest Quarter and of the Northwest Quarter of Section 9, all in Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northwest Quarter of Section 9; thence South 89 degrees 33 minutes 47 seconds East, assumed bearing, along the south line of said Northwest Quarter, 166.93 feet; thence North 00 degrees 32 minutes 41 seconds East, 1037.26 feet to the centerline of Olmsted County Highway No. 25 for the point of beginning of the property to be described; thence South 00 degrees 32 minutes 41 seconds West, 1815.00 feet; thence South 27 degrees 42 minutes 37 seconds West, 318.52 feet to a point on the west line of said Southwest Quarter of Section 9 a distance of 1061.03 feet southerly of the northwest corner of said Southwest Quarter; thence continue South 27 degrees 42 minutes 37 seconds West, 191.48 feet; thence South 74 degrees 34 minutes 11 seconds West, 1268.56 feet to the east line of said Southeast Quarter of Section 8; thence North 00 degrees 42 minutes 31 seconds West, along said west line, 1542.19 feet to the southwest corner of the Southeast Quarter of the Northeast Quarter of said Section 8; thence North 00 degrees 38 minutes 38 seconds West, along the west line of said Southeast Quarter of the Northeast Quarter, 398.02 feet to the centerline of County Road No. 25 as defined on OLMSTED COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 13; thence northeasterly, along said centerline, to the point of beginning, EXCEPT the southerly 30 feet thereof and the westerly 40 feet.

ALSO EXCEPT: All that part of the above described property lying within REFLECTIONS ON MAYO LAKE, according to the recorded plat thereof, Rochester, Minnesota.

ALSO DESCRIBED AS:

That part of the East Half of Section 8, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 9; thence North 89 degrees 48 minutes 30 seconds East, assumed bearing, along the south line thereof, 166.93 feet; thence North 00 degrees 05 minutes 02 seconds West, 377.39 feet; thence North 72 degrees 40 minutes 36 seconds East, 520.00 feet; thence North 16 degrees 54 minutes 10 seconds West, 401.02 feet; thence South 59 degrees 32 minutes 29 seconds West, 71.84 feet; thence South 74 degrees 19 minutes 04 seconds West, 120.42 feet; thence South 64 degrees 32 minutes 05 seconds West, 115.38 feet; thence North 20 degrees 48 minutes 10 seconds West, 260.89 feet to the centerline of the old Rochester to Salem Road (also formerly referred to as S.A.R. #3 and presently known as C.S.A.H. 25), said line also being the south line of FIRST BAPTIST CHURCH SUBDIVISION (the next two courses are along said centerline); thence southwesterly 496.23 feet along a nontangential curve, concave to the south, radius of the old curve, 5729.58 feet, central angle of 04 degrees 57 minutes 44 seconds and the chord of said curve bears South 66 degrees 42 minutes 58 seconds West, 496.08 feet; thence South 64 degrees 14 minutes 06 seconds West, tangent to said curve, 775.20 feet for the point of beginning; thence South 25 degrees 45 minutes 54 seconds East, 151.51 feet; thence South 78 degrees 59 minutes 18 seconds West, 104.09 feet; thence South 58 degrees 04 minutes 31 seconds West, 97.27 feet; thence South 16 degrees 22 minutes 39 seconds West, 50.00 feet; thence South 10 degrees 45 minutes 08 seconds East, 60.35 feet; thence South 03 degrees 02 minutes 33 seconds East, 105.05 feet; thence South 00 degrees 50 minutes 57 seconds West, 110.08 feet; thence South 01 degree 07 minutes 06 seconds East, 165.05 feet; thence South 25 degrees 09 minutes 31 seconds West, 75.08 feet; thence South 53 degrees 37 minutes 53 seconds West, 72.12 feet; thence South 88 degrees 38 minutes 42 seconds West, 103.74 feet; thence South 00 degrees 00 minutes 00 seconds East, 296.09 feet; thence South 52 degrees 54 minutes 07 seconds East, 192.98 feet; thence South 57 degrees 02 minutes 03 seconds East, 120.55 feet; thence South 24 degrees 04 minutes 17 seconds East, 101.41 feet; thence South 37 degrees 39 minutes 43 seconds East, 234.04 feet; thence South 30 degrees 57 minutes 52 seconds West, 106.30 feet; thence South 16 degrees 03 minutes 32 seconds East, 64.28 feet; thence South 73 degrees 56 minutes 28 seconds West, 527.51 feet; thence North 01 degree 21 minutes 18 seconds West, 1500.46 feet to the south line of the Northeast Quarter of said Section 8; thence North 01 degree 17 minutes 13 seconds West, 400.57 feet to the centerline of the old Rochester to Salem Road (also formerly referred to as S.A.R. #3 and presently known as C.S.A.H. No. 25), said line also being the south line of BAMBER VALLEY ESTATES SECOND; thence North 64 degrees 14 minutes 06 seconds East, along said centerline, 340.67 feet to the point of beginning.

AND

That part of the West Half of Section 9, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of Section 9, Township 106 North, Range 14 West; thence North 89 degrees 48 minutes 30 seconds East, assumed bearing, along the south line thereof, 166.93 feet; thence North 00 degrees 05 minutes 02 seconds West, 377.39 feet; thence North 72 degrees 40 minutes 36 seconds East, 520.00 feet for the point of beginning; thence North 16 degrees 54 minutes 10 seconds West, 401.02 feet; thence South 59 degrees 32 minutes 29 seconds West, 71.84 feet; thence South 74 degrees 19 minutes 04 seconds West, 120.42 feet; thence South 64 degrees 32 minutes 05 seconds West, 115.38 feet; thence North 20 degrees 48 minutes 10 seconds West, 260.89 feet to the centerline of the old Rochester to Salem Road (also formerly referred to as S.A.R. #3 and presently known as C.S.A.H. No. 25), said line also being the south line of FIRST BAPTIST CHURCH SUBDIVISION (the next three courses are along said centerline); thence northeasterly 30.71 feet along a nontangential curve, concave to the south, radius of 5729.58 feet, central angle of 00 degrees 18 minutes 26 seconds and the chord of said curve bears North 69 degrees 21 minutes 03 seconds East, 30.71 feet; thence North 69 degrees 30 minutes 16 seconds East, tangent to said curve, 522.43 feet; thence northeasterly 452.50 feet along a tangential curve, concave to the south, radius of 1909.86 feet, central angle of 13 degrees 34 minutes 30 seconds and the chord of said curve bears North 76 degrees 17 minutes 31 seconds East, 451.45 feet; thence South 01 degrees 08 minutes 50 seconds East, not tangent to said curve, 660.58 feet; thence South 72 degrees 40 minutes 36 seconds West, 501.36 feet to the point of beginning.

Containing in all, 25.77 acres, more or less.

Has caused the same to be surveyed and platted as REFLECTIONS ON MAYO LAKE SECOND 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 proper officer this 12 day of October, 2016.

SIGNED: Woodcrest Development, Inc.

Daniel L. Penz, Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on October 12, 2016 by Daniel L. Penz, Chief Manager of Woodcrest Development, Inc., a Minnesota corporation.

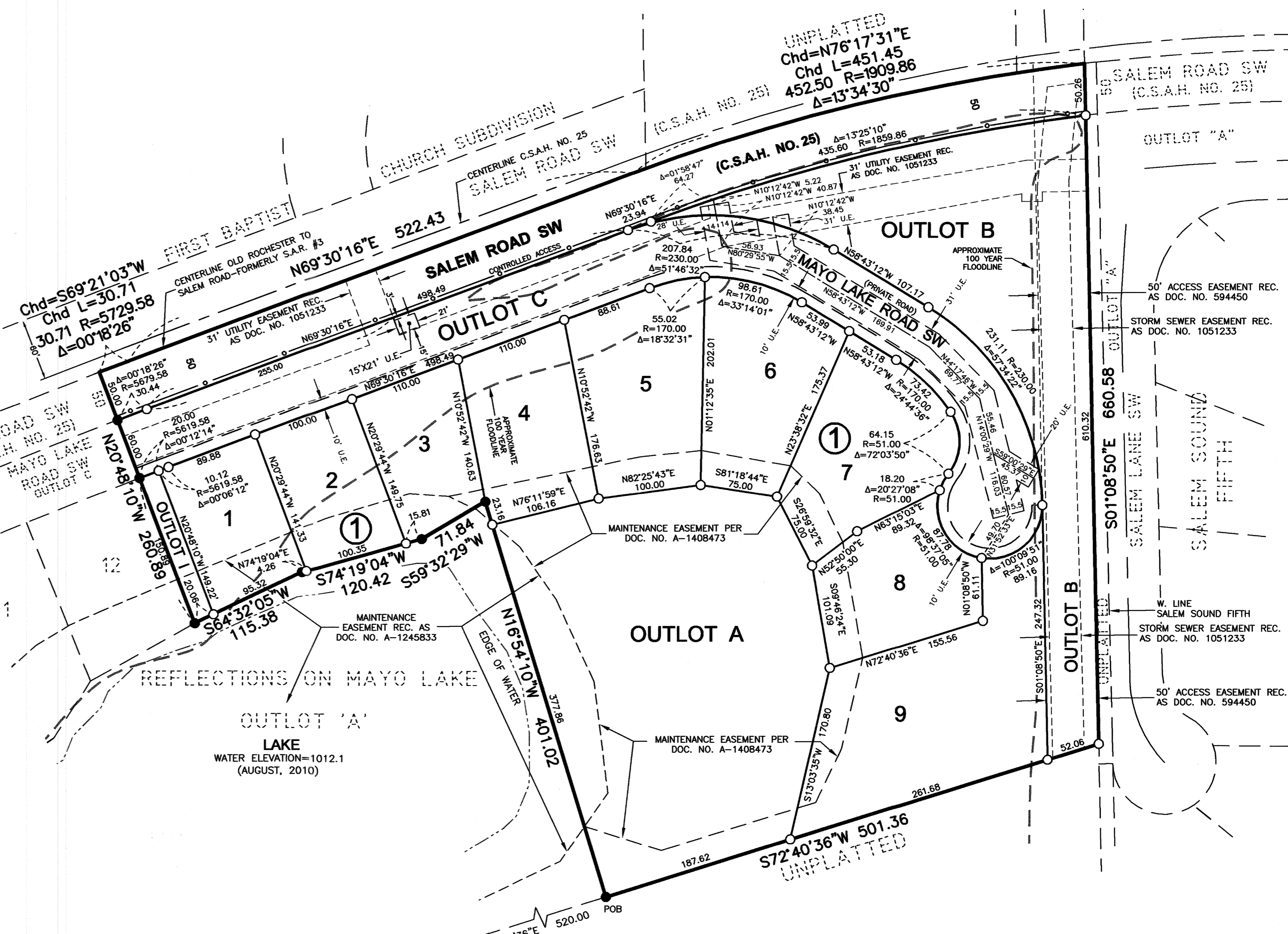
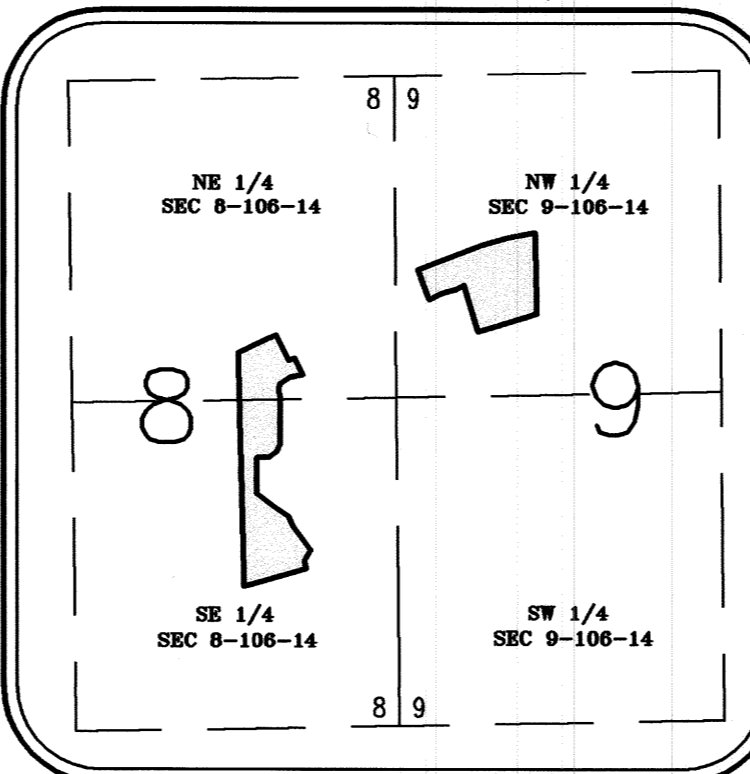
Notary Public, Olmsted County, Minnesota

My commission expires 1-31-2021

Cartney Pierce
Notary Printed Name

PROPERTY LOCATION MAP

SECTIONS 8 & 9, TOWNSHIP 106N, RANGE 14W



BENCHMARK

ELEVATION = 1027.93

(NGVD 29)
TOP OF 1 1/2" COUNTY DISC LOCATED
APPROXIMATELY 10 FEET N. OF NORTHERLY
BITUMINOUS EDGE OF C.S.A.H. NO. 25, AND
APPROXIMATELY 505 FEET W. OF INTERSECTION
OF CENTER LINE OF C.S.A.H. NO. 25 AND
CENTER LINE OF 34TH AVENUE SW.

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 5/8" PIPES UNLESS OTHERWISE NOTED.

D.U.E. = DRAINAGE AND UTILITY EASEMENT
U.E. = UTILITY EASEMENT

100 YEAR FLOOD BOUNDARY SHOWN IS AS DEFINED ON FEMA FLOOD
INSURANCE RATE MAPS 27109C0282 E & 27109C0144 E BOTH WITH AN
EFFECTIVE DATE OF FEBRUARY 4, 1998, AND REVISED TO REFLECT LETTER
OF MAP REVISION CASE NO. 09-05-1227P, WITH AN EFFECTIVE DATE OF
MAY 15, 2009.

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.

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.

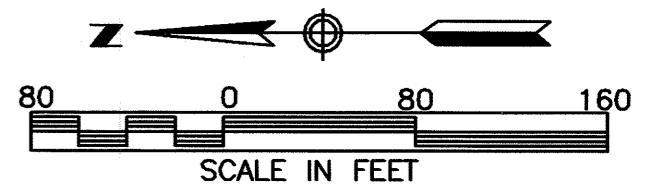
DRAINAGE EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE
OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER,
ACROSS, AND UNDER SAID EASEMENT.

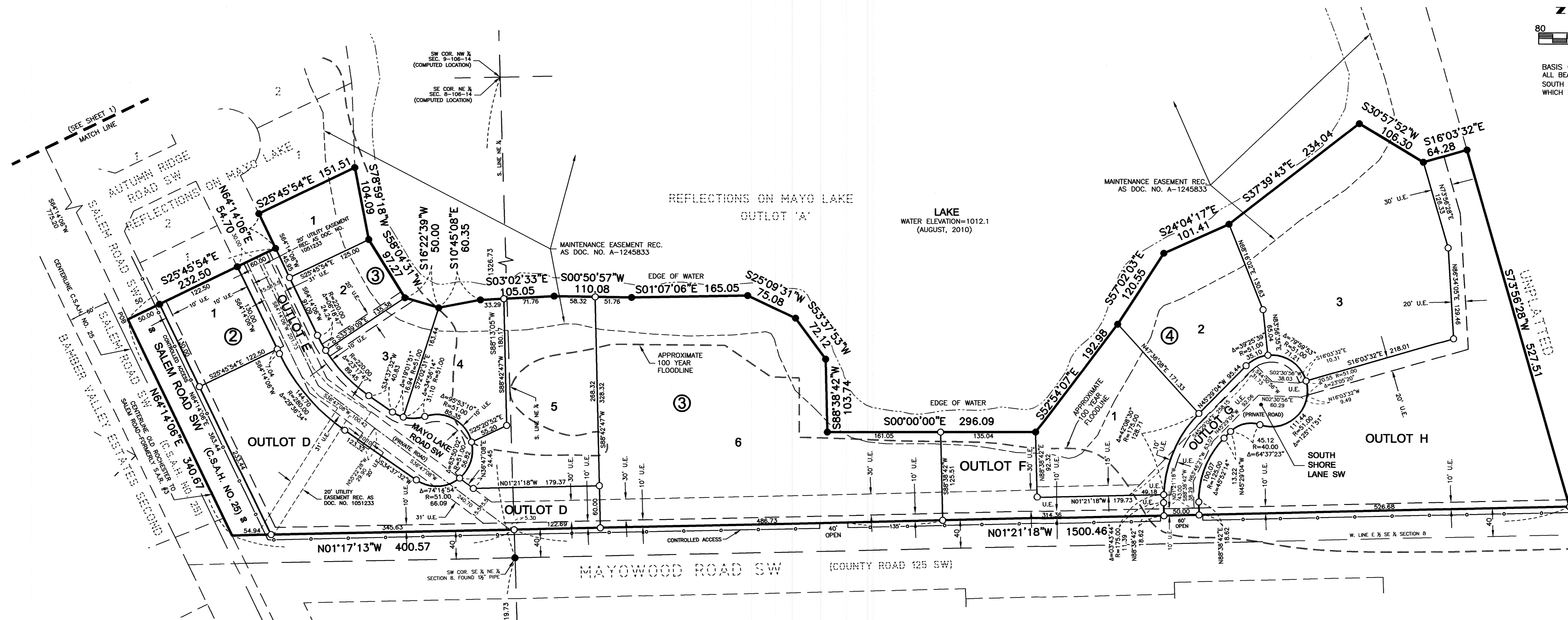
1648 Third Avenue SE
Rochester, MN 55904
507-289-3919
www.wsbeng.com

1371A

REFLECTIONS ON MAYO LAKE SECOND



BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
SOUTH LINE OF THE NW 1/4 OF SEC. 9-107-14
WHICH IS ASSUMED TO BE N89°48'30"E.



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 12 day of October, 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 October 12, 2016 by Mark E. Severson.

Courtney Pierce
Notary Public, Olmsted County, Minnesota

Courtney Pierce
Notary Printed Name

My commission expires 1-31-2021

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 17 day of October, 2016.

Paul A. Thorsen
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 1 day of August, 2016, 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 30 day of October, 2016.

Aaron S. Reeves
Aaron S. Reeves, City Clerk

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 30th day of October, 2016.

DOCUMENT NUMBER A-1409329

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of October, 2016, at 2 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

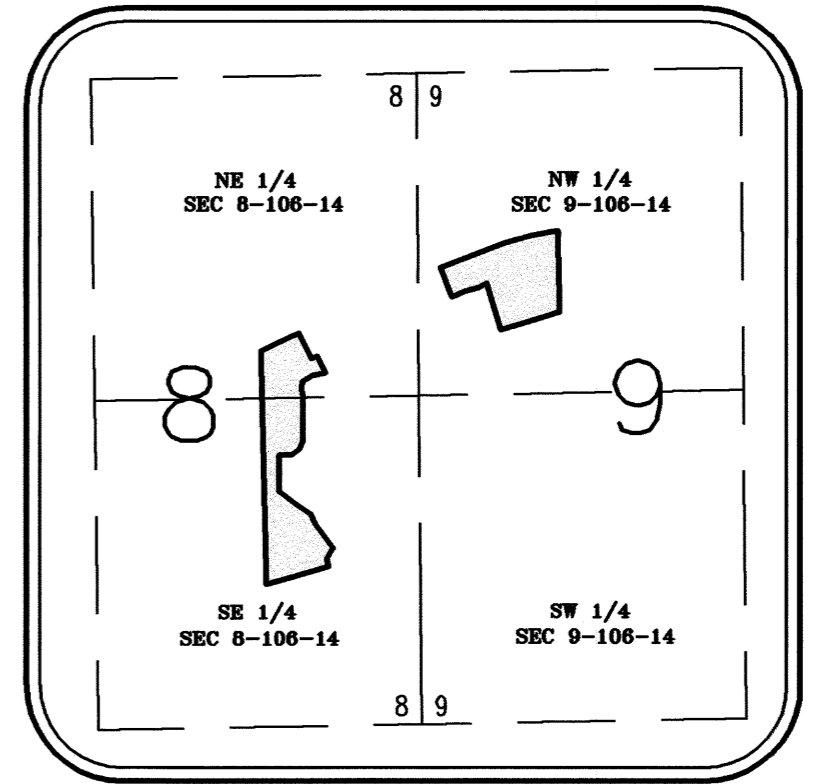
Susan Baumer
Deputy

BENCHMARK

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