

"OFFICIAL PLAT"
ESTATES AT WINDAMERE WOODS

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Windamere Woods, LLC., a Minnesota limited liability company, owner of the following described property in the County of Olmsted, State of Minnesota, to wit:

The South 44 Acres of the West Half of the Southeast Quarter of Section 15, Township 106 North, Range 14 West, Olmsted County, Minnesota.

AND

Commencing at the Center of Section 15, Township 106 North, Range 14 West, Olmsted County, Minnesota; thence South along the west line of the Southeast Quarter, 745.22 feet for a place of beginning; thence deflect to the left 89 degrees 12 minutes a distance of 362.32 feet; thence deflect to the right 110 degrees 47 minutes a distance of 270 feet; thence deflect to the left 90 degrees a distance of 66 feet; thence deflect to the left 90 degrees a distance of 65 feet; thence deflect to the right 69 degrees 5 minutes a distance of 235.77 feet; thence deflect to the right 70 degrees a distance of 234.56 feet; thence deflect to the right 110 degrees 9 minutes a distance of 661.8 feet to the west line of said Southeast Quarter; thence deflect to the right 89 degrees 11 minutes along said west line 434.53 feet to the place of beginning.

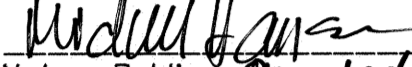
Containing 48.38 acres more or less.

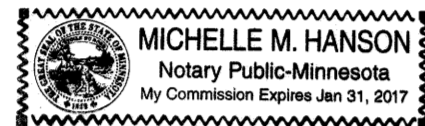
Has caused the same to be surveyed and platted as ESTATES AT WINDAMERE WOODS and does hereby dedicate to the public for the public use forever the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Windamere Woods, LLC., a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8 day of December, 2016.


Patricia A. Plunkett Likos, President

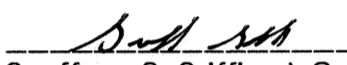
STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing instrument was acknowledged before me this 8 day of December, 2016 by Patricia A. Plunkett Likos, President of Windamere Woods, LLC., a Minnesota limited liability company, on behalf of the company.


Notary Public, Olmsted County, Minnesota
My Commission expires: Jan 31, 2017



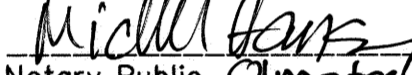
SURVEYOR'S CERTIFICATE

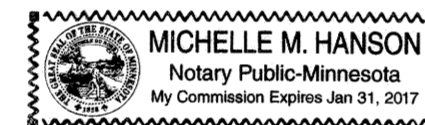
I hereby certify that I have surveyed and platted the property described on this plat as ESTATES AT WINDAMERE WOODS; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year 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 this plat; and that all public ways are shown and labeled on the plat.


Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of Olmsted


The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this 8 day of November, 2016.


Notary Public, Olmsted County, Minnesota
My commission expires: Jan 31, 2017



COUNTY SURVEYOR

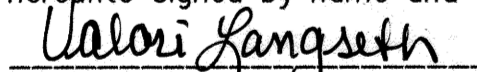
I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 14 day of Nov, 2016.


Joel S. Thurston
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Valori Langseth, in and for the City of Rochester, do hereby certify that on the 7th day of Nov, 2016, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 23rd day of Nov, 2016.

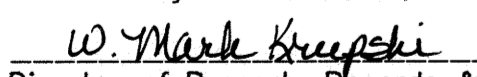


Valori Langseth
Aron S. Reeves, City Clerk, Deputy

PROPERTY RECORDS AND LICENSING

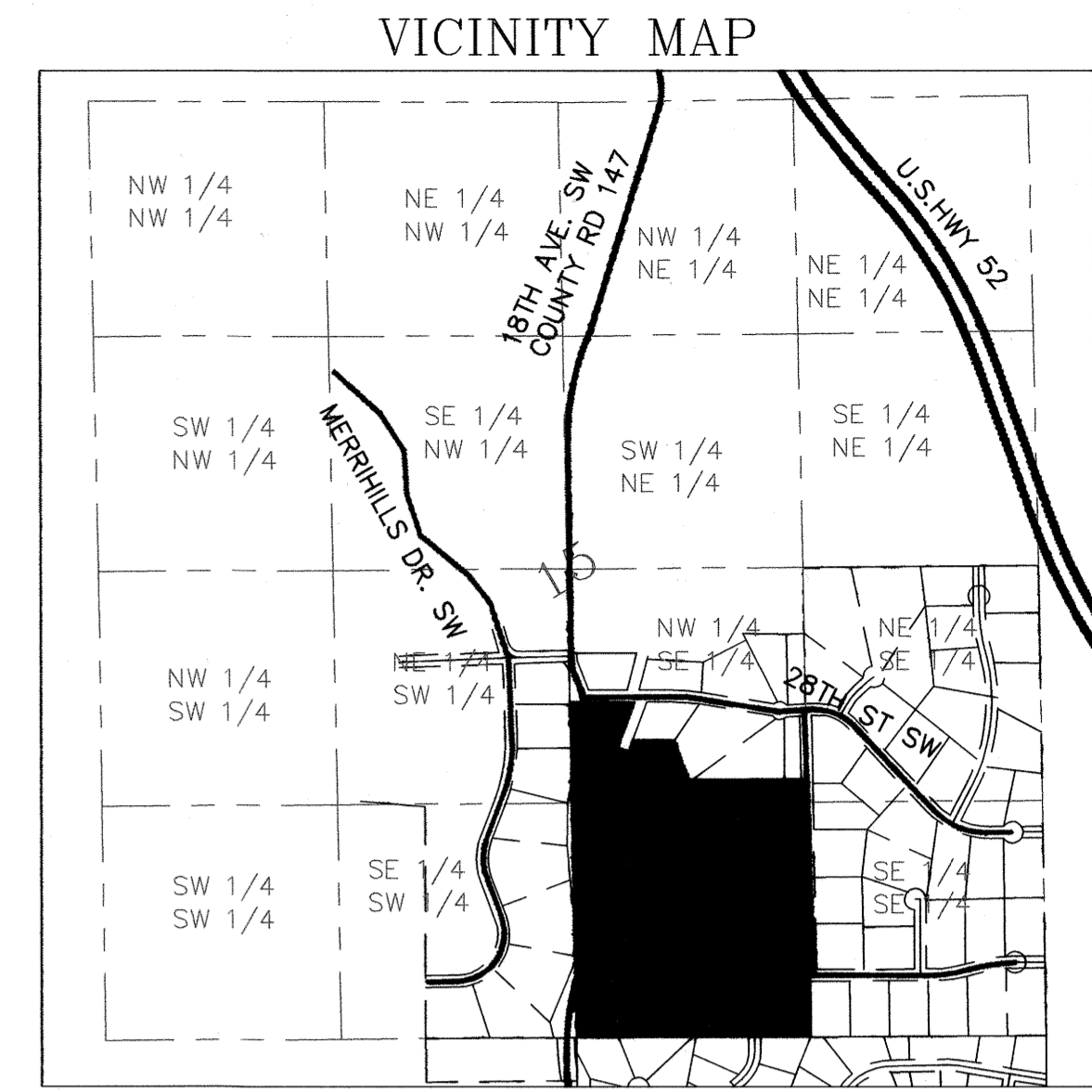
Taxes payable in the year 2016 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 23rd day of November, 2016.

DOCUMENT NUMBER A-1412125

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 23rd day of November, 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 Bremer
Deputy

- LEGEND**
- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
 - FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - EASEMENT LINE
 - - - UNDERLYING PLAT LINE
 - SECTION LINE
 - ○ ○ ○ ○ CONTROLLED ACCESS
 - CENTERLINE
 - PAGE MATCH LINE
 - DELINEATED WETLANDS



SECTION 15, TOWNSHIP 106 NORTH, RANGE 14 WEST
"NOT TO SCALE"

| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|---------------|--------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 68.12 | 200.00 | 19°30'56" | N09°33'42"E | 67.79 |
| C2 | 111.33 | 200.00 | 31°53'37" | N03°22'22"E | 109.90 |
| C3 | 38.96 | 28.50 | 78°19'11" | N51°44'03"W | 35.99 |
| C4 | 89.54 | 28.50 | 180°00'00" | S00°53'38"E | 57.00 |
| C5 | 68.35 | 50.00 | 78°19'11" | S51°44'03"E | 63.15 |
| C6 | 50.48 | 200.00 | 14°27'43" | N82°58'21"W | 50.35 |
| C7 | 134.78 | 125.00 | 61°46'38" | N89°41'18"E | 128.34 |
| C8 | 338.28 | 200.00 | 96°54'34" | N10°20'42"E | 299.37 |
| C9 | 149.33 | 200.00 | 42°46'44" | N37°24'36"E | 145.88 |
| C10 | 188.95 | 200.00 | 54°07'50" | N11°02'40"W | 182.00 |
| C11 | 20.27 | 14.83 | 78°19'11" | N51°44'03"W | 18.73 |
| C12 | 46.59 | 14.83 | 180°00'00" | S00°53'38"E | 29.66 |
| C13 | 16.56 | 9.33 | 101°40'49" | N38°15'57"E | 14.47 |
| C14 | 36.92 | 53.50 | 39°32'27" | N71°07'25"W | 36.19 |
| C15 | 28.36 | 53.50 | 30°22'10" | S75°42'33"E | 28.03 |
| C16 | 34.17 | 25.00 | 78°19'11" | N51°44'03"W | 31.57 |
| C17 | 10.24 | 53.50 | 10°57'42" | S83°37'31"W | 10.22 |
| C18 | 0.84 | 225.00 | 00°12'53" | S75°50'56"E | 0.84 |
| C19 | 24.90 | 53.50 | 26°39'58" | S55°23'54"W | 24.68 |
| C20 | 10.59 | 7.00 | 86°41'01" | N81°27'05"W | 9.61 |
| C21 | 7.09 | 7.00 | 58°04'02" | S30°23'23"E | 6.79 |
| C22 | 7.09 | 7.00 | 58°04'02" | N88°27'24"W | 6.79 |

10' --- UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO LOT LINES UNLESS OTHERWISE SHOWN.

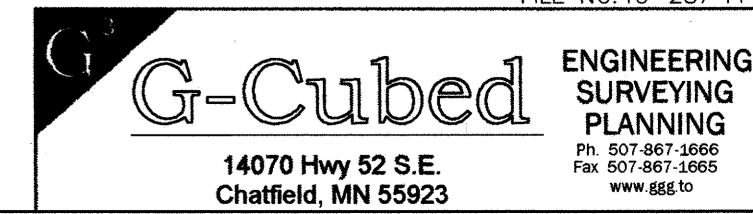
BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE OF THE THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15-T106N-R14W WHICH IS ASSUMED TO BEAR S00°53'23"E/N00°53'23"W.

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

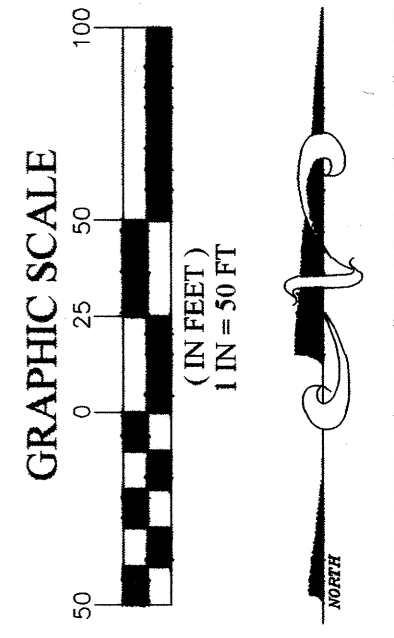
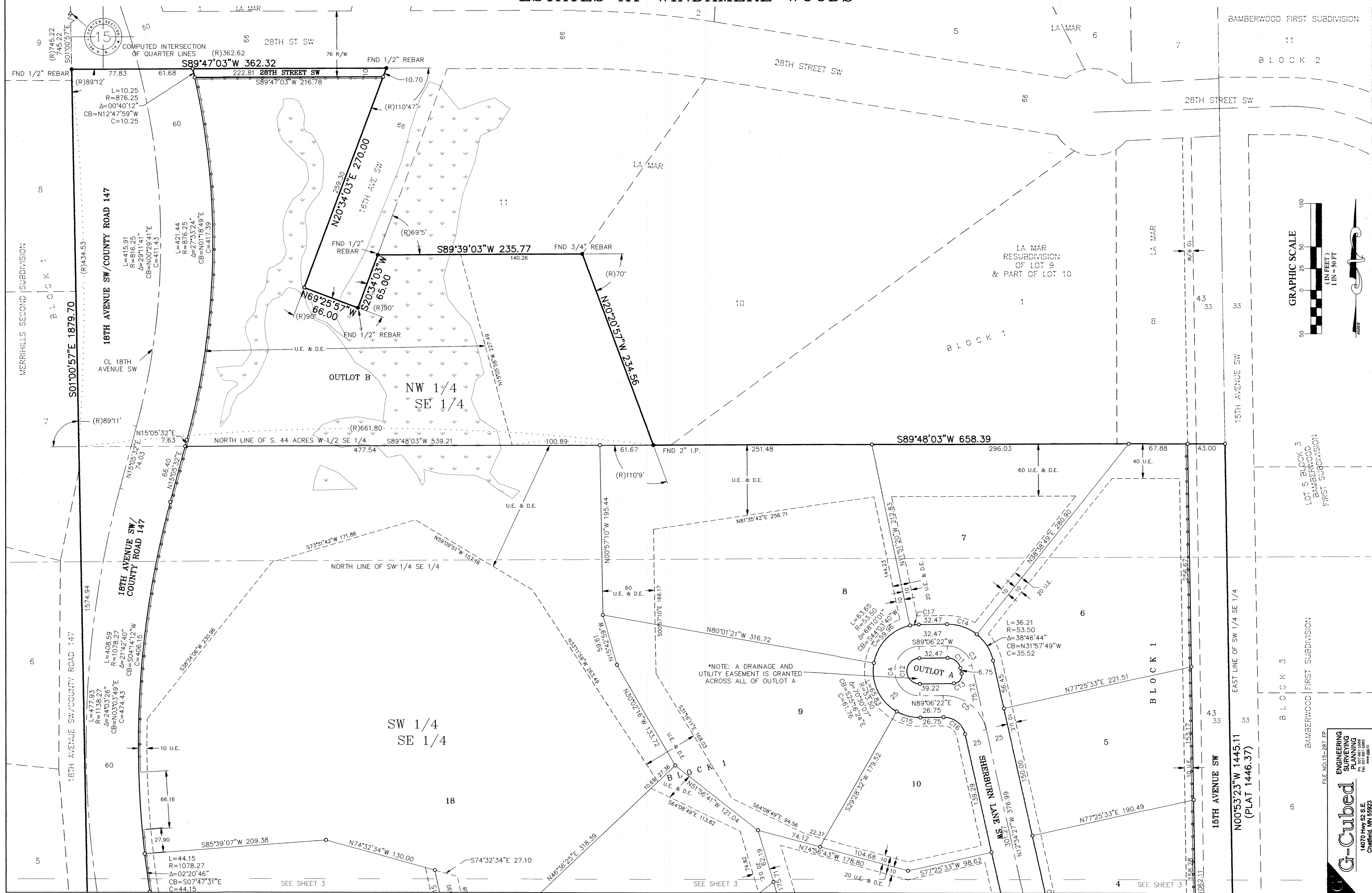
UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

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

1377 A



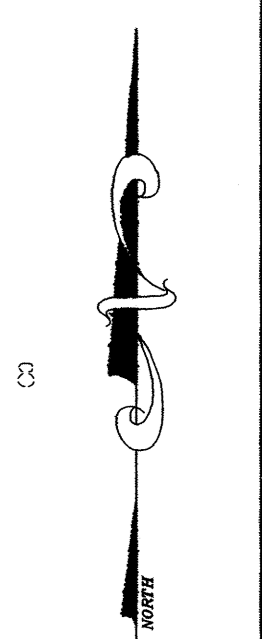
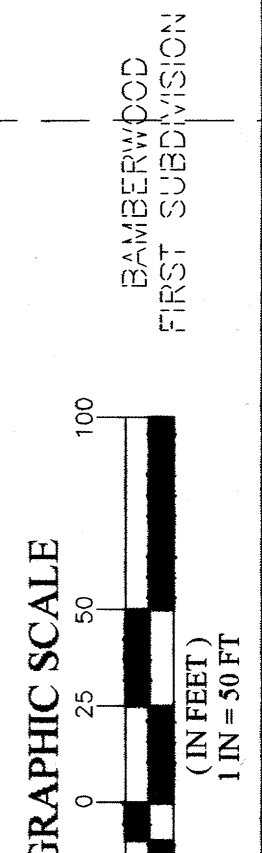
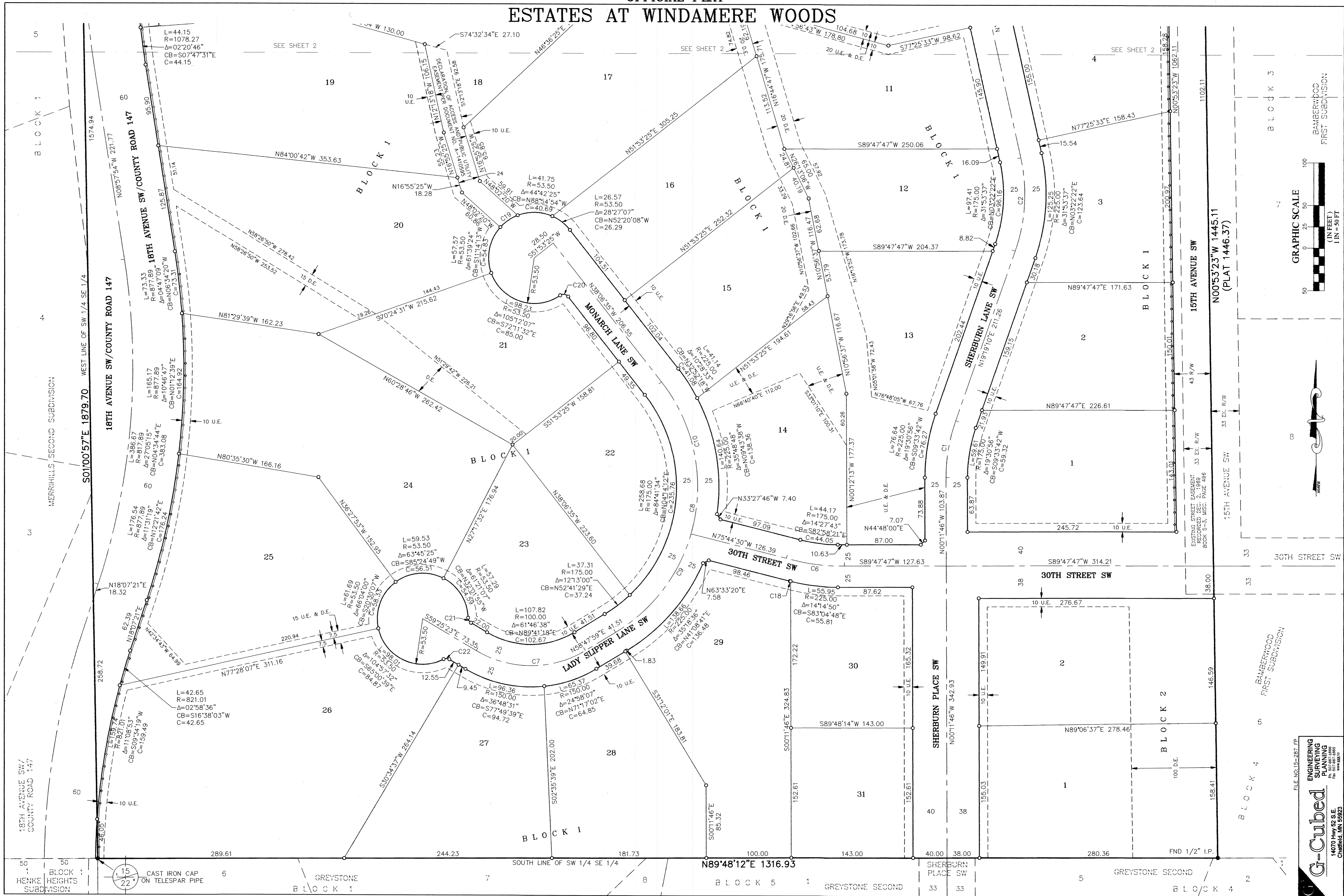
"OFFICIAL PLAT" ESTATES AT WINDAMERE WOODS



*NOTE: A DRAINAGE AND UTILITY EASEMENT IS GRANTED ACROSS ALL OF OUTLOT A

G-Cubed
 ENGINEERING
 SURVEYING
 PLANNING
 14070 Hwy 52 S.E.
 Chalfield, MN 55923
 FILE NO: 15-287 FP

"OFFICIAL PLAT"
ESTATES AT WINDAMERE WOODS



FILE NO. 15-287.FP
G-Cubed
 ENGINEERING
 SURVEYING
 PLANNING
 14070 Hwy 52 S.E.
 Chatfield, MN 55923
 Ph. 952.887.6688
 Fax 952.887.6689
 www.g-cubed.com