

MORRIS MEMORIAL SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Morris Memorial LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 107 North, Range 14 West, Olmsted County, Minnesota, being described as follows:

Commencing at the southwest corner of the Southeast Quarter of the Southwest Quarter of said Section 13; thence North 00 degrees 17 minutes 04 seconds West (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996) along the west line thereof, 392.46 feet to the northwest corner of MORRIS MEADOWS, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota and to the POINT OF BEGINNING; thence South 60 degrees 34 minutes 59 seconds East, along the north line of said MORRIS MEADOWS, 234.58 feet; thence North 74 degrees 25 minutes 01 seconds East, along said north line, 12.50 feet; thence South 60 degrees 34 minutes 59 seconds East, along said north line, 56.00 feet; thence South 29 degrees 25 minutes 01 seconds West, along said north line, 12.50 feet; thence South 15 degrees 34 minutes 59 seconds East, along said north line, 42.43 feet; thence South 60 degrees 34 minutes 59 seconds East, along said north line, 83.55 feet to the westerly right of way line of County State Aid Highway No. 33 as defined on AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 202; thence South 65 degrees 02 minutes 47 seconds East, along said right of way line, 246.00 feet; thence North 79 degrees 59 minutes 39 seconds East, along said right of way line, 17.20 feet; thence North 29 degrees 24 minutes 49 seconds East, along said right of way line, 584.33 feet; thence North 27 degrees 03 minutes 55 seconds East, along said right of way line, 114.20 feet; thence North 13 degrees 49 minutes 31 seconds East, along said right of way line, 148.78 feet; thence Northerly 125.19 feet along said right of way line and along a non-tangential curve, concave Westerly, central angle of 02 degrees 14 minutes 57 seconds, a radius of 3189.00 feet and the chord of said curve bears North 21 degrees 03 minutes 33 seconds East to Right of Way Boundary Corner B58, as shown on said right of way plat; thence North 28 degrees 51 minutes 29 seconds East, not tangent to said curve, 60.83 feet to said westerly right of way line and to Right of Way Boundary Corner B70, as shown on said right of way plat; thence Northerly 311.33 feet along said right of way line and along a non-tangential curve concave Westerly, central angle of 05 degrees 34 minutes 34 seconds, radius of 3199.00 feet, and the chord of said curve bears North 16 degrees 04 minutes 13 seconds East, to the north line of said Southeast Quarter of the Southwest Quarter, thence North 89 degrees 36 minutes 51 seconds West, along said north line, 1157.70 feet to the northwest corner of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 17 minutes 04 seconds East, along the West line thereof, 918.08 feet to the POINT OF BEGINNING;

Said parcel contains 23.98 acres, more or less.

Has caused the same to be surveyed and platted as MORRIS MEMORIAL SUBDIVISION, and does hereby donate and dedicate to the public, for the public use forever, the public ways, and also grants easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Morris Memorial LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper Officer this

12 day of May, 2017

By Dave H. Schultz, Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 12th day of May, 2017, by Dave H. Schultz, Chief Manager of Morris Memorial LLC, a Minnesota limited liability company, on behalf of the company.

Constance Schmidt
Notary Public, Olmsted County, MN

My Commission Expires 1-31-2020

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as MORRIS MEMORIAL SUBDIVISION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; 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 or wet lands 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.

Dated this 28 day of April, 2017

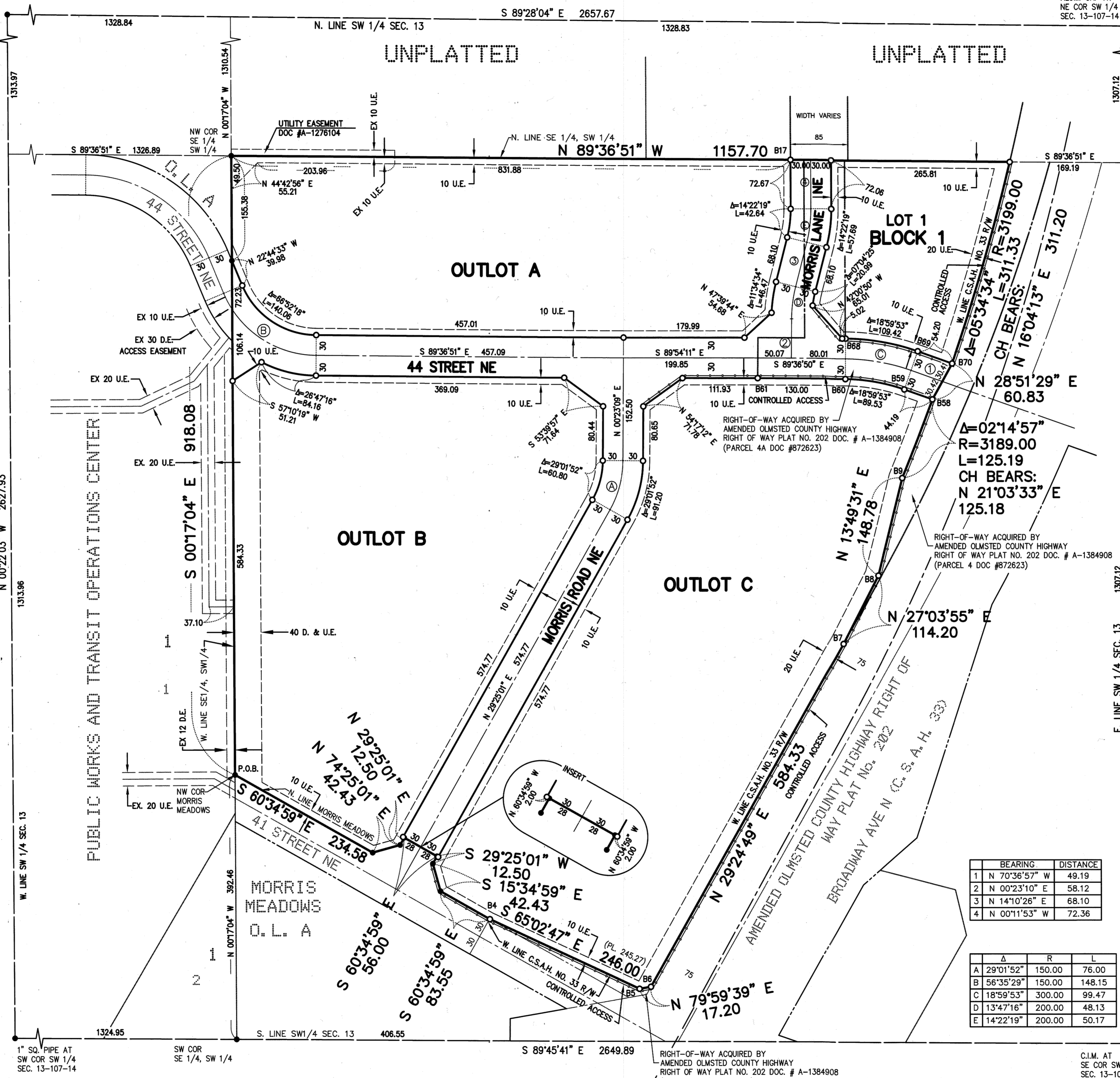
Richard J. Massey
Minnesota License No. 41814

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 28 day of April, 2017, by Richard J. Massey, S. No. 41814.

Richard J. Massey
Notary Public, Dodge County, MN
My Commission Expires Jan 31 2019

TELSPAR W/C.L.C. AT
NW COR SW 1/4
SEC. 13-107-14



1" SQ. PIPE W/
ALUM. CAP AT
NE COR SW 1/4
SEC. 13-107-14

N 0012'03" W 2614.24
E LINE SW 1/4 SEC. 13
1307.12
N 0012'03" W 2614.24

BEARING	DISTANCE
1 N 70°36'57" W	49.19
2 N 00°23'10" E	58.12
3 N 14°10'26" E	68.10
4 N 00°11'53" W	72.36

Δ	R	L
A 29°01'52"	150.00	76.00
B 56°35'29"	150.00	148.15
C 18°59'53"	300.00	99.47
D 13°47'16"	200.00	48.13
E 14°22'19"	200.00	50.17

C.I.M. AT
SE COR SW 1/4
SEC. 13-107-14

PROPERTY RECORDS AND LICENSING
Taxes payable in the year 2017 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 18th day of May, 2017.
DOCUMENT NUMBER A1424025
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18th day of May, 2017, at 1 o'clock P.M., and was duly recorded in the Olmsted County records.

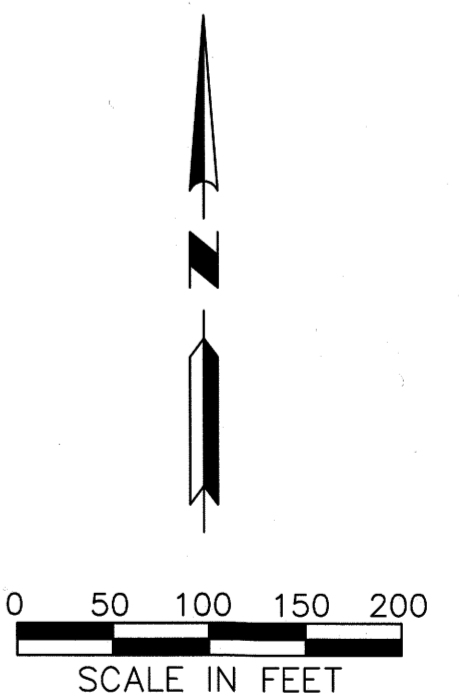
W. Mark Krupski
Director of Property Records & Licensing
by Wendy von Wald
Deputy

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

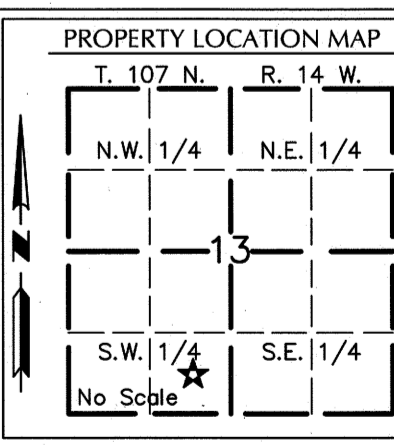
I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 20th day of June, 2016, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 16th day of May, 2017.

City Clerk

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.
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.
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D. & U. E. = DRAINAGE & UTILITY EASEMENT
B17 = OLMSTED COUNTY RIGHT OF WAY BOUNDARY CORNER



MONUMENTS
● FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)



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

PROJECT NUMBER: 2418
COMPUTER FILE: 2418SF01.DWG

1403A

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-6560