

MAYOWOOD HILLS SOUTH FOURTH

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

That part of the Southeast Quarter of Section 17, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of the Southeast Quarter of said Section 17; thence South 89 degrees 21 minutes 52 seconds West, assumed bearing, along the south line of said Southeast Quarter, 276.98 feet; thence North 01 degree 09 minutes 50 seconds West, parallel with the east line of said Southeast Quarter, 737.17 feet to the southwesterly prolongation of the south line of Lot 2, Block 2, MAYOWOOD HILLS SOUTH SECOND, according to the recorded plat thereof; thence North 69 degrees 45 minutes 21 seconds East, along said southwesterly prolongation, 102.67 feet to the southwest corner of said Lot 2; thence continue North 69 degrees 45 minutes 21 seconds East, along the south line of said Lot 2, a distance of 190.40 feet to the east line of said Southeast Quarter; thence South 01 degree 09 minutes 50 seconds East, along said east line, 835.53 feet to the point of beginning.

ALSO:

That part of the Southwest Quarter of the Southwest Quarter of Section 16, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of Southwest Quarter of Section 16; thence North 01 degree 09 minutes 50 seconds West, assumed bearing, along the west line of said Southwest Quarter, 835.53 feet to the southerly line of MAYOWOOD HILLS SOUTH SECOND, according to the recorded plat thereof (the next 4 courses are along said southerly line); thence North 69 degrees 45 minutes 21 seconds East, 224.68 feet; thence southeasterly 66.22 feet along a nontangential curve, concave northeasterly, central angle of 16 degrees 17 minutes 05 seconds, radius of 233.00 feet and a chord which bears South 53 degrees 02 minutes 38 seconds East, 66.00 feet; thence South 61 degrees 11 minutes 09 seconds East, tangent to said curve, 266.00 feet; thence southeasterly 68.25 feet along a tangential curve, concave northeasterly, central angle of 16 degrees 46 minutes 55 seconds, radius of 233.00 feet and a chord which bears South 69 degrees 34 minutes 36 seconds East, 68.00 feet; thence South 07 degrees 20 minutes 21 seconds West, not tangent to said curve, 729.79 feet to a point on the south line of said Southwest Quarter which is 450.15 feet easterly of the southwest corner of said Southwest Quarter; thence North 89 degrees 42 minutes 16 seconds West, along said south line, 450.15 feet to the point of beginning.

ALSO:

The part of the Northwest Quarter of the Northwest Quarter of Section 21, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of the Northwest Quarter of said Section 21; thence South 89 degrees 42 minutes 16 seconds East, assumed bearing, along the north line of said Northwest Quarter, 450.15 feet; thence South 06 degrees 02 minutes 27 seconds East, 265.86 feet; thence North 77 degrees 23 minutes 01 second West, 488.58 feet to the west line of said Northwest Quarter; thence North 00 degrees 28 minutes 39 seconds West, along said west line, 160.00 feet to the point of beginning.

Containing in all, 17.03 acres, more or less.

Has caused the same to be surveyed and platted as MAYOWOOD HILLS SOUTH FOURTH 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 3RD day of AUGUST, 2017.

SIGNED: Woodcrest Development, Inc.

Daniel L. Penz, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF OLMTSTED

This instrument was acknowledged before me on AUGUST 3RD, 2017 by Daniel L. Penz, Chief Executive Officer of Woodcrest Development, Inc., a Minnesota corporation.

Notary Public, DODGE County, Minnesota

Notary Printed Name

My commission expires JAN 31, 2018

SURVEYOR'S CERTIFICATE

I, Jeffrey J. Rolison 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 2ND day of AUGUST, 2017.

Jeffrey J. Rolison, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMTSTED

This instrument was acknowledged before me on August 2, 2017 by Jeffrey J. Rolison.

Notary Public, DODGE County, Minnesota

Notary Printed Name

My commission expires JAN 31, 2018

OLMTSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 31 day of JULY, 2017.

Mark E. Swanson
Olmsted County Surveyor

OLMTSTED COUNTY ENVIRONMENTAL COMMISSION

The Olmsted County Environmental Commission has approved the plans for the water supply and sewage treatment for the plat.

Olmsted County Environmental Specialist

OLMTSTED COUNTY ENGINEER

Recommended for approval this 31st day of July, 2017.

Olmsted County Engineer

ROCHESTER TOWNSHIP BOARD

We hereby certify that on the 13 day of July, 2017 the Board of Supervisors for Rochester Township, Olmsted County, Minnesota, approved this plat.

Chairman
Town Clerk

OLMTSTED COUNTY BOARD

I do hereby certify that on the 17th day of OCTOBER, 2017 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Olmsted County Board Chairman

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2017 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 27th day of OCTOBER, 2017.

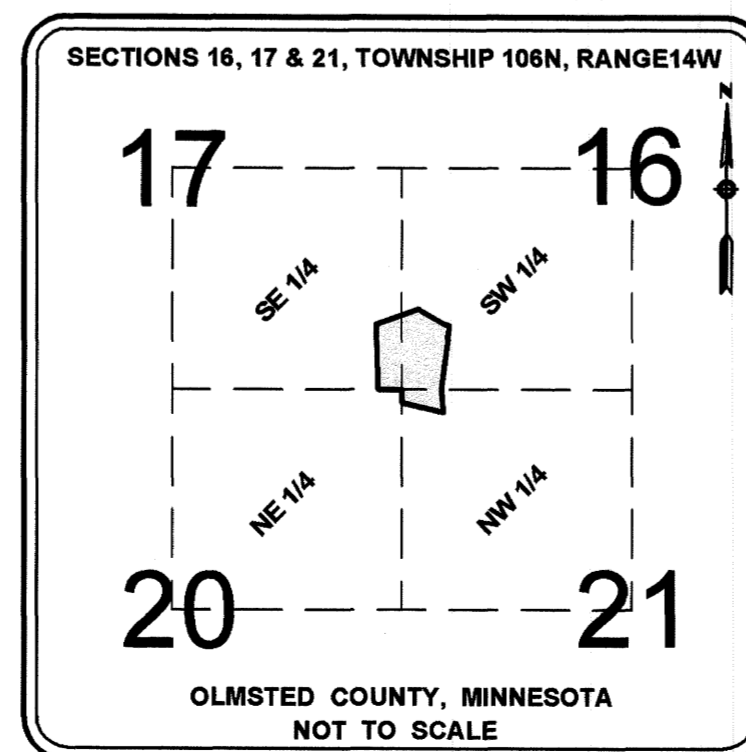
DOCUMENT NUMBER A1436396

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 27th day of OCTOBER, 2017, at 2 o'clock P.M., and was duly recorded in the Olmsted County records.

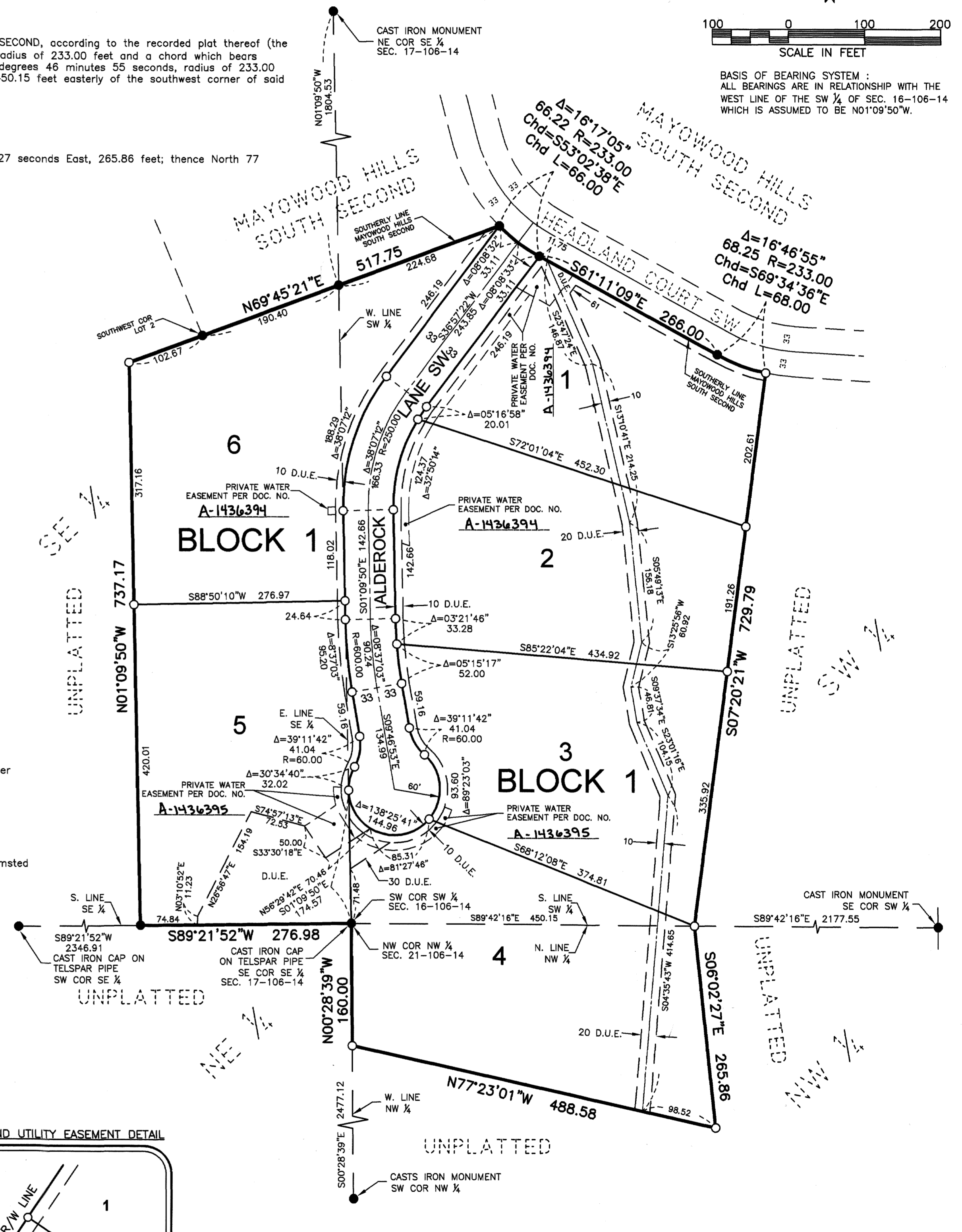
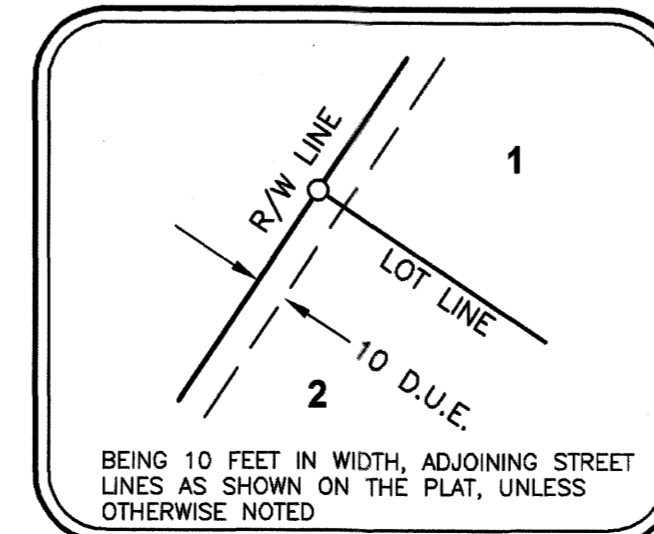
Director of Property Records & Licensing

by Wendy von Wald
Copy

PROPERTY LOCATION MAP



DRAINAGE AND UTILITY EASEMENT DETAIL



NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 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

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