

# HENRY ESTATES ELEVENTH ADDITION

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Geoffrey G Griffin and Monica Gayle Griffin, husband and wife, and Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011, are owners and proprietors of the following described property situated in the City of Dover, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northwest Quarter and that part of the Southwest Quarter of the Northeast Quarter of Section 22, Township 106 North, Range 11 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 12, Block 2, HENRY ESTATES SEVENTH ADDITION, according to the recorded plat thereof, on file and of record at the office of the County Recorder, Olmsted County, Minnesota; thence on an assumed bearing of North 29°26'13" West 166.35 feet to the northeast corner of said Lot 12; thence northeasterly 42.64 feet along a non-tangential curve and along the southeasterly boundary of said HENRY ESTATES SEVENTH ADDITION (which is also the southeasterly right of way line of 6th Court SE), said curve has a radius of 222.00 feet, a central angle of 11°00'16" and the chord of said curve bears North 66°03'55" East 42.57 feet; thence North 18°25'57" West, not tangent to said curve and along the northeasterly boundary of said HENRY ESTATES SEVENTH ADDITION, 336.81 feet to the most northerly corner of Lot 12, Block 1, said HENRY ESTATES SEVENTH ADDITION; thence South 78°56'18" West 140.20 feet to the most southerly corner of Lot 5, Block 2, HENRY ESTATES SECOND ADDITION, according to the recorded plat thereof, on file and of record at the office of the County Recorder, Olmsted County, Minnesota; thence North 18°51'57" East, along the southeasterly boundary of said HENRY ESTATES SECOND ADDITION, 310.25 feet to the most southerly corner of Lot 1, said Block 2, HENRY ESTATES SECOND ADDITION; thence North 33°21'56" East, along the southeasterly boundary of said Lot 1, Block 2, and its northeasterly extension, a distance of 124.48 feet to the centerline of Eyota Street East / County Road No. 142; thence South 59°13'33" East, along said centerline, 600.12 feet; thence South 17°11'45" West 297.68 feet; thence South 40°45'20" West 196.41 feet; thence North 49°14'40" West 104.09 feet; thence South 40°45'20" West 130.00 feet; thence South 77°04'27" West 90.78 feet to the point of beginning, containing 7.11 acres.

Have caused the same to be surveyed and platted as HENRY ESTATES ELEVENTH ADDITION and do hereby donate and 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 Geoffrey G Griffin and Monica Gayle Griffin, husband and wife, have hereunto set their hands this 14 day of November, 2017.

*Geoffrey G Griffin*  
Geoffrey G Griffin  
*Monica G Griffin*  
Monica Gayle Griffin

STATE OF MINNESOTA  
COUNTY OF Olmsted  
The foregoing instrument was acknowledged before me this 14 day of November, 2017 by Geoffrey G Griffin and Monica Gayle Griffin, husband and wife.

*Michelle Hanson*  
Notary Public, Olmsted County, Minnesota  
My Commission expires: Jan 31, 2022

*Michelle Hanson*  
Printed Name

In witness whereof said Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011, has caused these presents to be signed this 14 day of November, 2017.

*Monica G Griffin*  
Monica G. Griffin

STATE OF MINNESOTA  
COUNTY OF Olmsted  
The foregoing instrument was acknowledged before me this 14 day of November, 2017 by Monica G. Griffin, as Trustee of the Monica G. Griffin Trust, dated March 21, 2011.

*Michelle Hanson*  
Notary Public, Olmsted County, Minnesota  
My Commission expires: Jan 31, 2022

*Michelle Hanson*  
Printed Name

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as HENRY ESTATES ELEVENTH ADDITION; 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 wetlands 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.

*Geoffrey G Griffin*  
Geoffrey G Griffin, Land Surveyor  
Minnesota Registration No. 21940

STATE OF MINNESOTA  
COUNTY OF Olmsted  
The foregoing Surveyor's Certificate was acknowledged before me this 14 day of November, 2017, by Geoffrey G Griffin, Minnesota Registration No. 21940

*Michelle Hanson*  
Notary Public, Olmsted County, Minnesota  
My commission expires: Jan 31, 2022

*Michelle Hanson*  
Printed Name

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	258.26	250.00	59°11'17"	N78°50'19"W	246.93
C2	100.55	278.00	20°43'22"	S81°55'44"W	100.00
C3	100.55	278.00	20°43'22"	N77°20'54"W	100.00
C4	86.09	278.00	17°44'33"	N58°06'57"W	85.74
C5	105.07	222.00	27°07'04"	S85°07'35"W	104.09
C6	124.26	222.00	32°04'13"	N65°16'47"W	122.64

### LEGEND

- CENTER LINE
- - - SECTION LINE
- - - EASEMENT LINE
- - - CONTROLLED ACCESS LINE
- - - DRAINAGE EASEMENT
- - - UTILITY EASEMENT
- SET 1/2 INCH IRON PIPE WITH PLASTIC CAP, STAMPED LS 21940 SET
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPE UNLESS OTHERWISE NOTED

BEARINGS  
ALL BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF LOT 12, BLOCK 2, HENRY ESTATES SEVENTH ADDITION WHICH IS ASSUMED TO BEAR NORTH 29°26'13" WEST.

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

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

### CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Dover

We, Roger Ihrke, Mayor, and Karen Henry, City Clerk in and for the City of Dover, hereby certify that on the 14 day of November, 2017, the accompanying plat was duly approved by the Common Council of the City of Dover. In testimony thereof we have hereunto signed by name and affixed the seal of said City of Dover this 14 day of November, 2017.

*Roger Ihrke*  
Mayor, Roger Ihrke  
*Karen Henry*  
City Clerk, Karen Henry

### COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 20 day of November, 2017.

*Mark E. Neuman*  
Olmsted County Surveyor

### PROPERTY RECORDS AND LICENSING

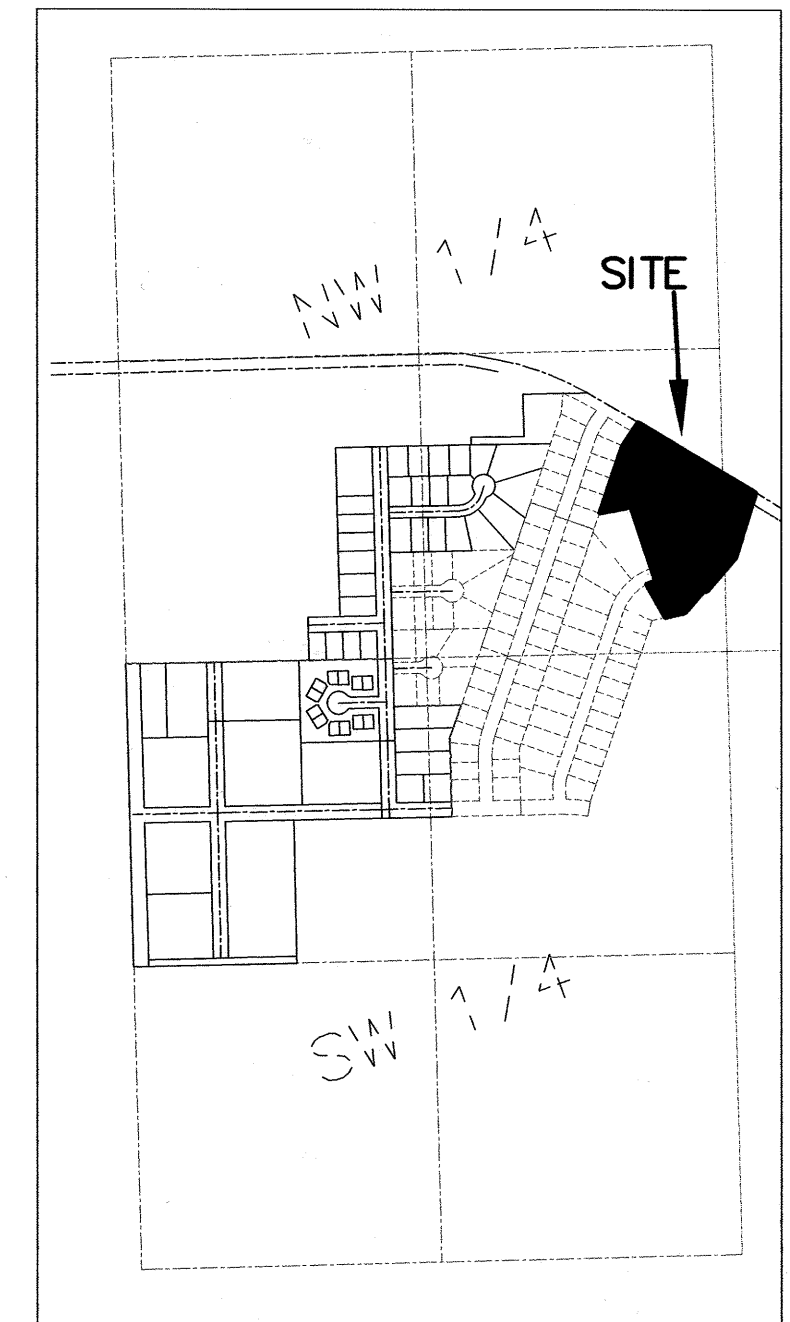
Taxes payable in the year 2017 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 14th day of November, 2017.

DOCUMENT NUMBER - A1439465

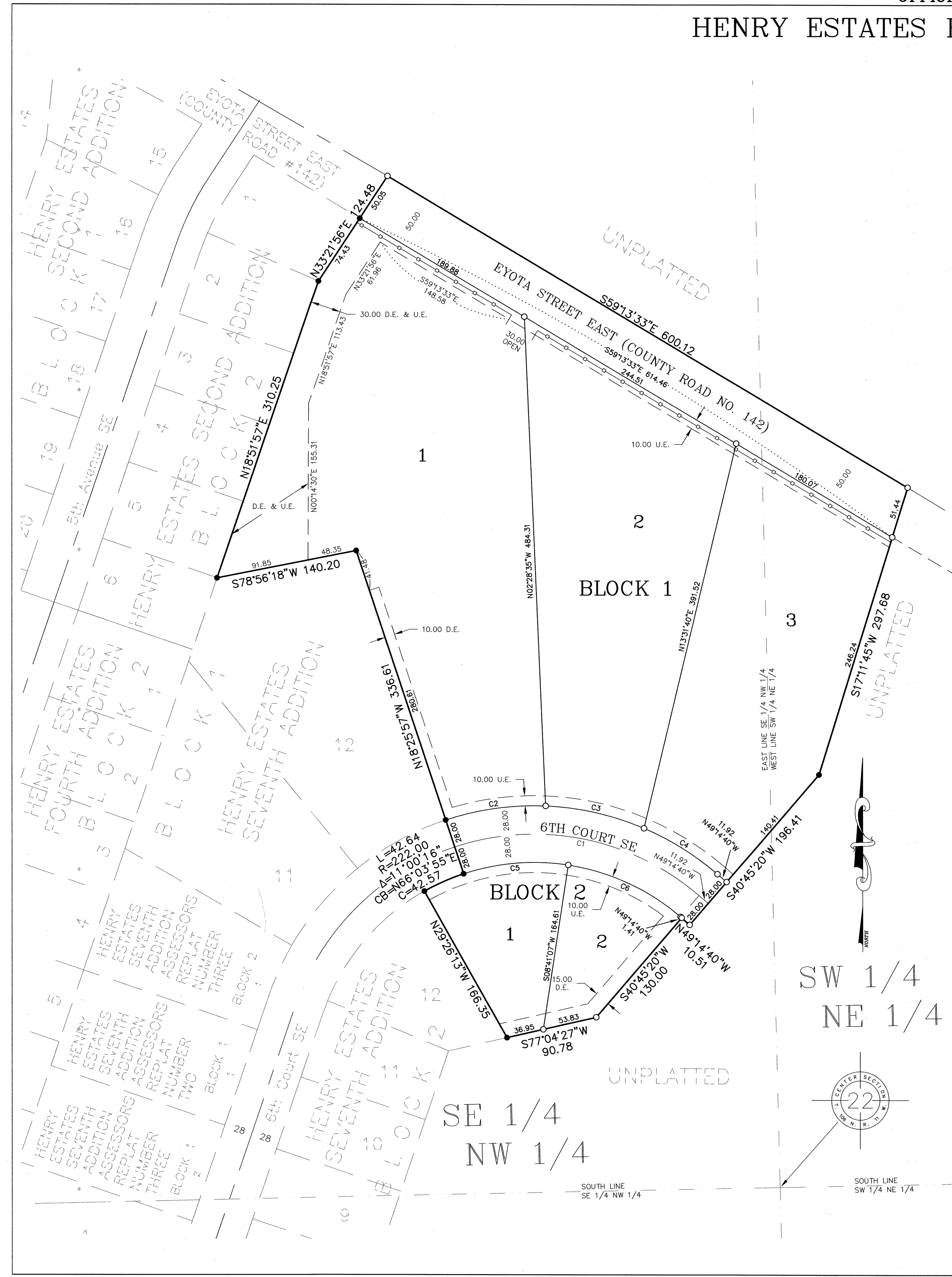
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 12th day of December, 2017, at 9 o'clock A.M., and was duly recorded in the Olmsted County records.

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

### VICINITY MAP SECTION 22 T 106 N, R 11 W



"NOT TO SCALE"



1424A

**G-Cubed** ENGINEERING SURVEYING PLANNING

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