

# "OFFICIAL PLAT" SCENIC OAKS WEST FIRST

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That YH Dee LLC, a Minnesota Limited Liability Company, owners and proprietors and R & M Development Company, a Minnesota Corporation, a contract for deed vendee of the following described property in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 28, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of North 00°41'06" West, along the east line of said Southeast Quarter of the Southeast Quarter, 304.43 feet to the point of beginning; thence continuing North 00°41'06" West, along said east line, 1012.89 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 89°54'55" West 1322.86 feet to the northwest corner of said Southeast Quarter of the Southeast Quarter; thence South 00°33'01" East, along the west line of said Southeast Quarter of the Southeast Quarter, 1171.62 feet; thence South 82°21'23" East 434.79 feet; thence North 48°53'39" East 432.82 feet; thence North 65°46'20" East 56.00 feet; thence North 24°13'40" West 35.32 feet; thence South 77°07'11" East 543.76 feet to the point of beginning, containing 32.41 acres.

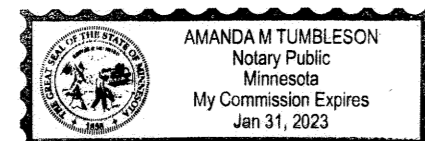
Has caused the same to be surveyed and platted as SCENIC OAKS WEST FIRST and does hereby dedicate to the public for the public use forever the public ways and the drainage and utility easements as created by this plat.

In witness whereof said YH Dee LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 12<sup>th</sup> day of January, 2018.

MDH  
Mark D. Hanson, President

STATE OF MINNESOTA  
COUNTY OF Olmsted  
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of January, 2018 by Mark D. Hanson, President of YH Dee LLC, a Minnesota Limited Liability Company, on behalf of the Company.

Amanda M Tumbleson  
Notary Public, Olmsted County, Minnesota  
My Commission expires: Jan 31, 2023



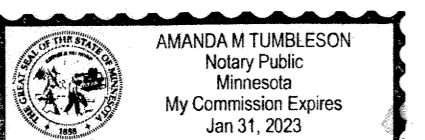
Amanda Tumbleson  
Printed Name

In witness whereof said R & M Development Company, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 12<sup>th</sup> day of January, 2018.

MDH  
Mark D. Hanson, Chief Executive Officer

STATE OF MINNESOTA  
COUNTY OF Olmsted  
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of January, 2018 by Mark D. Hanson, Chief Executive Officer of R & M Development Company, a Minnesota Corporation, on behalf of the Corporation.

Amanda M Tumbleson  
Notary Public, Olmsted County, Minnesota  
My Commission expires: Jan 31, 2023



Amanda Tumbleson  
Printed Name

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have surveyed and platted the property described on this plat as SCENIC OAKS WEST FIRST; 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

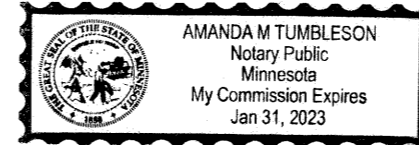
State of Minnesota  
County of Olmsted

The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this 12<sup>th</sup> day of January, 2018.

Amanda M Tumbleson  
Notary Public, Olmsted County, Minnesota

Amanda Tumbleson  
Printed Name

My commission expires: Jan 31, 2023



**COUNTY SURVEYOR**

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 16 day of JANUARY, 2018.

Mark E. Swanson  
Olmsted County Surveyor

**CITY APPROVAL**

State of Minnesota  
County of Olmsted  
City of Rochester

I, Anissa Hollingshead, in and for the City of Rochester, do hereby certify that on the 3<sup>rd</sup> day of January, 2018 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 2<sup>nd</sup> day of January, 2018.

Anissa Hollingshead  
Anissa Hollingshead, City Clerk

**PROPERTY RECORDS AND LICENSING**

Taxes payable in the year 2018 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24<sup>th</sup> day of JANUARY, 2018.

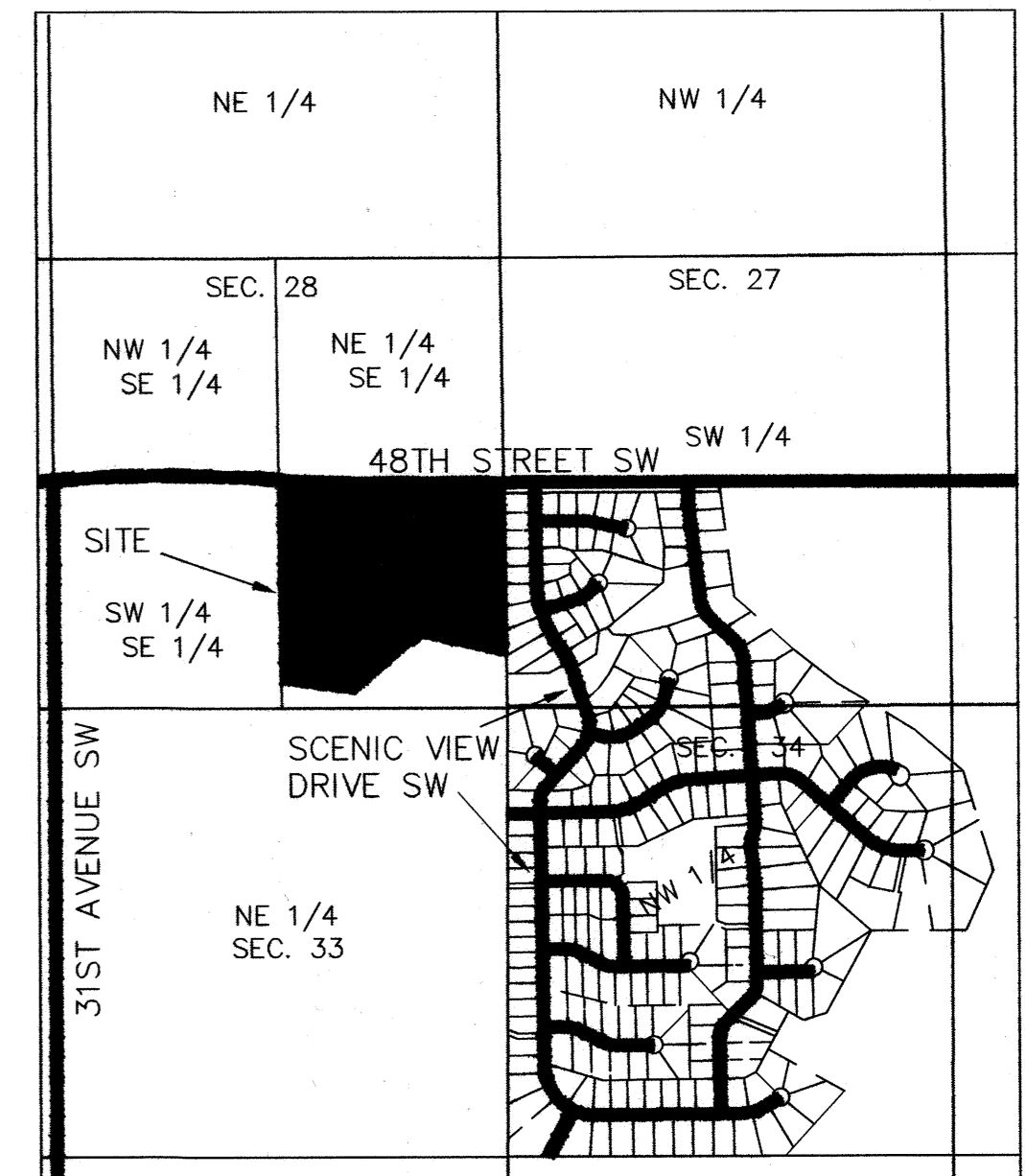
DOCUMENT NUMBER A1442229

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24<sup>th</sup> day of JANUARY, 2018, at 12:12 o'clock P. M., and was duly recorded in the Olmsted County records.

W. Mark Krupski  
Director of Property Records & Licensing

Wendy van Wald  
Deputy

**VICINITY MAP**



SECTION 28, TOWNSHIP 106 NORTH, RANGE 14 WEST  
"NOT TO SCALE"

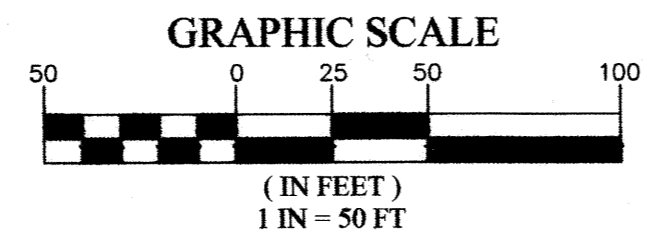
**LEGEND**

- 1/2 INCH 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
- CENTERLINE
- CONTROLLED ACCESS

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

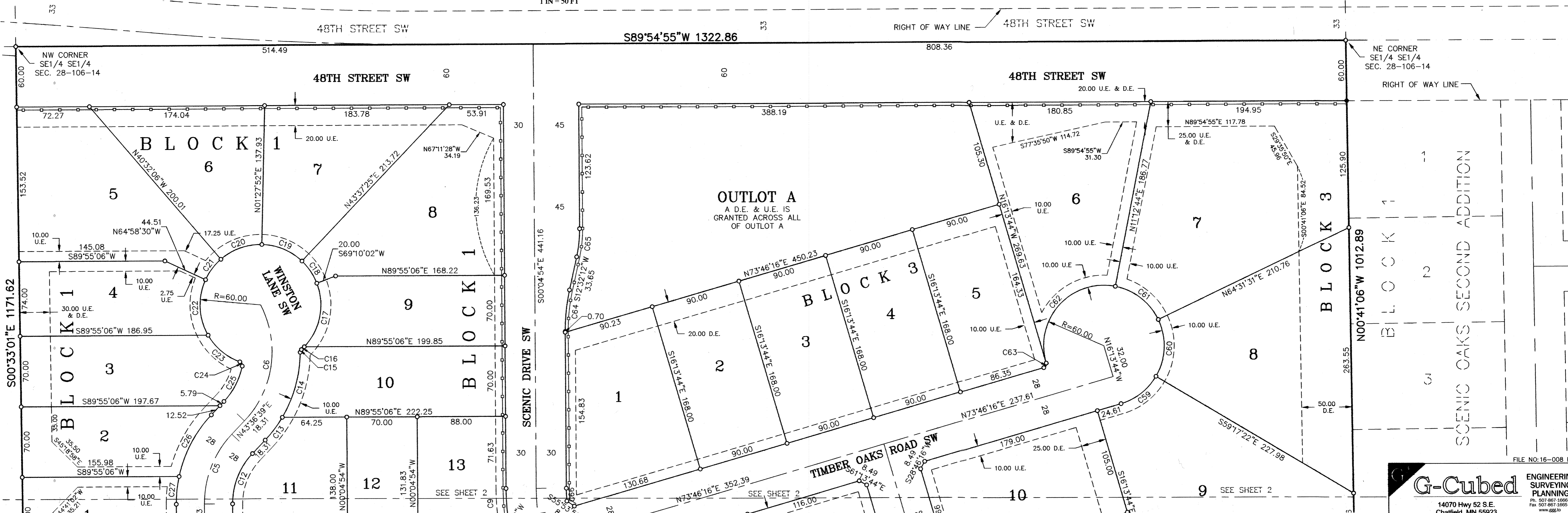
**DRAINAGE EASEMENT DEFINED**  
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

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



**BEARINGS**  
ALL BEARINGS ARE BASED ON THE EAST LINE OF THE THE SOUTHEAST QUARTER OF SECTION 28-T106N-R14W WHICH IS ASSUMED TO BEAR S00°41'06"E/N00°41'06"W.

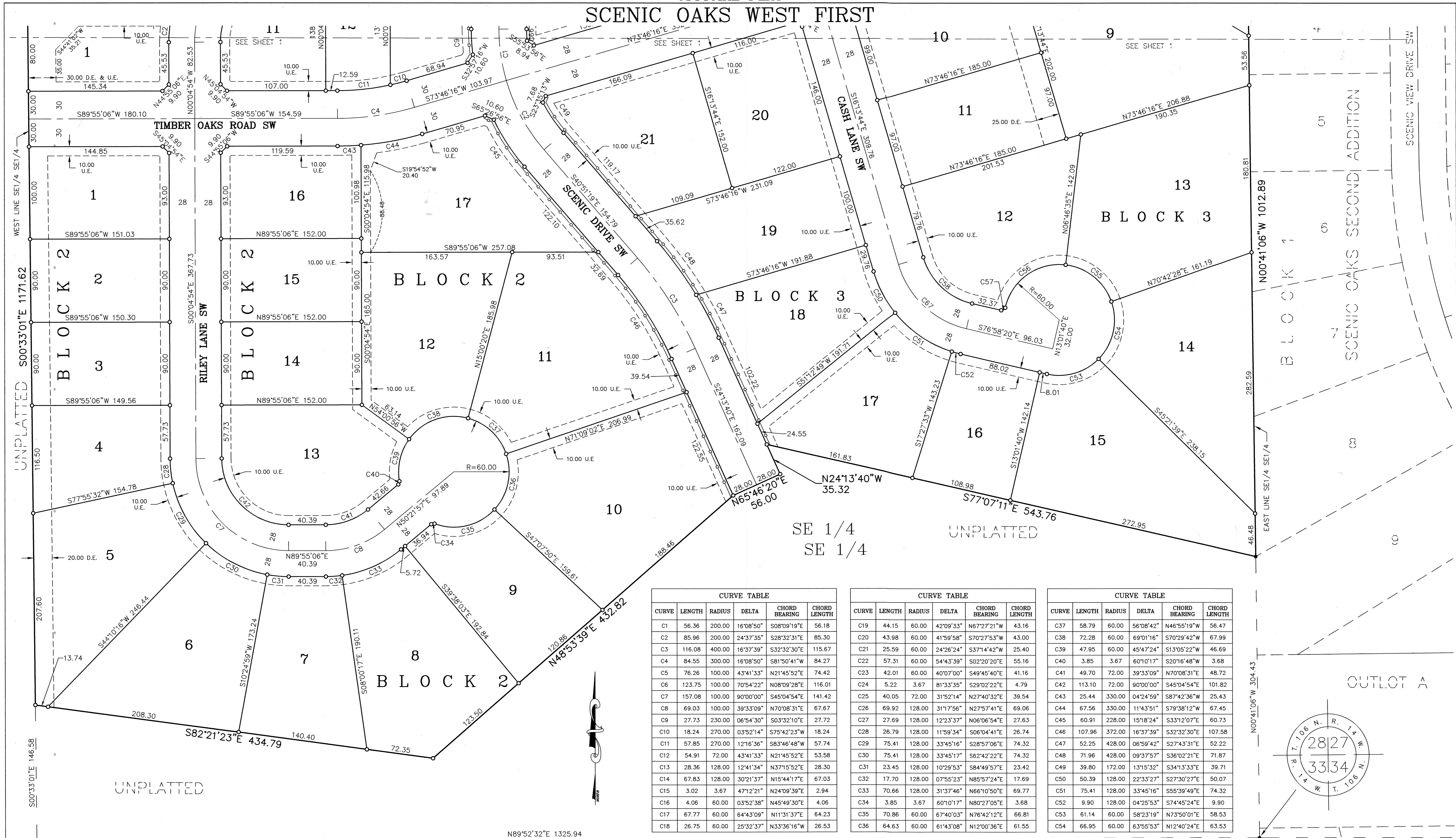
**UTILITY EASEMENT DEFINED**  
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.



**G-Cubed** ENGINEERING SURVEYING PLANNING  
14070 Hwy 52 S.E.  
Chattfield, MN 55923  
PH: 507-867-1866  
FX: 507-867-1865  
WWW.GCUBED.COM



**"OFFICIAL PLAT"**  
**SCENIC OAKS WEST FIRST**



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	56.36	200.00	16°08'50"	S08°09'19"E	56.18
C2	85.96	200.00	24°37'35"	S28°32'31"E	85.30
C3	116.08	400.00	16°37'39"	S32°32'30"E	115.67
C4	84.55	300.00	16°08'50"	S81°50'41"W	84.27
C5	76.26	100.00	43°41'33"	N21°45'52"E	74.42
C6	123.75	100.00	70°54'22"	N08°09'28"E	116.01
C7	157.08	100.00	90°00'00"	S45°04'54"E	141.42
C8	69.03	100.00	39°33'09"	N70°08'31"E	67.67
C9	27.73	230.00	06°54'30"	S03°32'10"E	27.72
C10	18.24	270.00	03°52'14"	S75°42'23"W	18.24
C11	57.85	270.00	12°16'36"	S83°46'48"W	57.74
C12	54.91	72.00	43°41'33"	N21°45'52"E	53.58
C13	28.36	128.00	12°41'34"	N37°15'52"E	28.30
C14	67.83	128.00	30°21'37"	N15°44'17"E	67.03
C15	3.02	3.67	47°12'21"	N24°09'39"E	2.94
C16	4.06	60.00	03°52'38"	N45°49'30"E	4.06
C17	67.77	60.00	64°43'09"	N11°31'37"E	64.23
C18	26.75	60.00	25°32'37"	N33°36'16"W	26.53

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	44.15	60.00	42°09'33"	N67°27'21"W	43.16
C20	43.98	60.00	41°59'58"	S70°27'53"W	43.00
C21	25.59	60.00	24°26'24"	S37°14'42"W	25.40
C22	57.31	60.00	54°43'39"	S02°20'20"E	55.16
C23	42.01	60.00	40°07'00"	S49°45'40"E	41.16
C24	5.22	3.67	81°33'35"	S29°02'22"E	4.79
C25	40.05	72.00	31°52'14"	N27°40'32"E	39.54
C26	69.92	128.00	31°17'56"	N27°57'41"E	69.06
C27	27.69	128.00	12°23'37"	N06°06'54"E	27.63
C28	26.79	128.00	11°59'34"	S06°04'41"E	26.74
C29	75.41	128.00	33°45'16"	S28°57'06"E	74.32
C30	75.41	128.00	33°45'17"	S62°42'22"E	74.32
C31	23.45	128.00	10°29'53"	S84°49'57"E	23.42
C32	17.70	128.00	07°55'23"	N85°57'24"E	17.69
C33	70.66	128.00	31°37'46"	N66°10'50"E	69.77
C34	3.85	3.67	60°10'17"	N80°27'05"E	3.68
C35	70.86	60.00	67°40'03"	N76°42'12"E	66.81
C36	64.63	60.00	61°43'08"	N12°00'36"E	61.55

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C37	58.79	60.00	56°08'42"	N46°55'19"W	56.47
C38	72.28	60.00	69°01'16"	S70°29'42"W	67.99
C39	47.95	60.00	45°47'24"	S13°05'22"W	46.69
C40	3.85	3.67	60°10'17"	S20°16'48"W	3.68
C41	49.70	72.00	39°33'09"	N70°08'31"E	48.72
C42	113.10	72.00	90°00'00"	S45°04'54"E	101.82
C43	25.44	330.00	04°24'59"	S87°42'36"W	25.43
C44	67.56	330.00	11°43'51"	S79°38'12"W	67.45
C45	60.91	228.00	15°18'24"	S33°12'07"E	60.73
C46	107.96	372.00	16°37'39"	S32°32'30"E	107.58
C47	52.25	428.00	06°59'42"	S27°43'31"E	52.22
C48	71.96	428.00	09°37'57"	S36°02'21"E	71.87
C49	39.80	172.00	13°15'32"	S34°13'33"E	39.71
C50	50.39	128.00	22°33'27"	S27°30'27"E	50.07
C51	75.41	128.00	33°45'16"	S55°39'49"E	74.32
C52	9.90	128.00	04°25'53"	S74°45'24"E	9.90
C53	61.14	60.00	58°23'19"	N73°50'01"E	58.53
C54	66.95	60.00	63°55'53"	N12°40'24"E	63.53

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C55	66.95	60.00	63°55'53"	N51°15'29"W	63.53
C56	88.01	60.00	84°02'43"	S54°45'13"W	80.33
C57	5.78	3.67	90°17'49"	S57°52'46"W	5.20
C58	76.33	72.00	60°44'36"	S46°36'02"E	72.81
C59	45.09	60.00	43°03'38"	N52°14'27"E	44.04

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C60	58.84	60.00	56°11'07"	N02°37'05"E	56.51
C61	55.83	60.00	53°18'47"	N52°07'52"W	53.84
C62	123.31	60.00	117°45'22"	S42°20'03"W	102.73
C63	5.75	3.65	90°18'54"	S28°36'49"W	5.18
C64	41.55	188.67	12°37'06"	S06°13'39"W	41.47

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C65	28.19	128.00	12°37'06"	S06°13'39"W	28.13
C66	12.78	170.00	04°18'27"	S02°14'08"E	12.78
C67	106.02	100.00	60°44'36"	S46°36'02"E	101.12

**LEGEND**

- 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- DRAINAGE EASEMENT
- - - UTILITY EASEMENT
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