

MONTGOMERY MEADOWS SECOND

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That XW II, LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to-wit:

That part of the Northwest Quarter of the Northeast Quarter, and that part of the Northeast Quarter of the Northwest Quarter, all in Section 36, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence South 89 degrees 48 minutes 45 seconds East, along the north line of said Northwest Quarter of the Northeast Quarter, a distance of 154.00 feet; thence South 00 degrees 11 minutes 06 seconds West a distance of 296.69 feet to the northerly line of Outlot A, MONTGOMERY MEADOWS, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence westerly 104.83 feet, along said northerly line on a non-tangential curve concave to the south, having a radius of 233.00 feet, a central angle of 25 degrees 46 minutes 41 seconds, and the chord of said curve bears South 77 degrees 17 minutes 46 seconds West for a distance of 103.95 feet; thence North 30 degrees 31 minutes 48 seconds West, along said northerly line, and not tangent to said curve, a distance of 76.15 feet; thence northwesterly 282.16 feet, along said northerly line on a tangential curve concave to the southwest, having a radius of 223.00 feet, and a central angle of 72 degrees 29 minutes 49 seconds; thence South 76 degrees 58 minutes 23 seconds West, along said northerly line, and tangent to said curve, a distance of 112.73 feet; thence westerly 119.90 feet, along said northerly line on a tangential curve concave to the north, having a radius of 227.00 feet, and a central angle of 30 degrees 14 minutes 13 seconds; thence North 72 degrees 47 minutes 24 seconds West, along said northerly line, and tangent to said curve, a distance of 139.37 feet; thence westerly 214.90 feet, along said northerly line on a tangential curve concave to the south, having a radius of 223.00 feet, and a central angle of 55 degrees 12 minutes 53 seconds; thence South 51 degrees 59 minutes 43 seconds West, along said northerly line, and tangent to said curve, a distance of 45.89 feet; thence North 18 degrees 13 minutes 55 seconds West a distance of 149.46 feet; thence North 00 degrees 23 minutes 47 seconds East a distance of 60.00 feet to the north line of said Northeast Quarter of the Northwest Quarter; thence South 89 degrees 36 minutes 13 seconds East, along said north line, a distance of 876.51 feet to the point of beginning.

AND

That part of the Northeast Quarter of the Northwest Quarter of Section 36, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the most northwesterly corner of Outlot A, MONTGOMERY MEADOWS, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence South 00 degrees 31 minutes 07 seconds East, along the west line of said Outlot A, a distance of 445.57 feet; thence North 89 degrees 28 minutes 53 seconds East, along the southerly line of said Outlot A, a distance of 66.00 feet; thence North 00 degrees 31 minutes 07 seconds West, along said southerly line, a distance of 155.00 feet; thence North 89 degrees 28 minutes 53 seconds East, along said southerly line, a distance of 37.70 feet; thence northeasterly 151.13 feet, along said southerly line on a tangential curve concave to the northwest, having a radius of 231.00 feet, and a central angle of 37 degrees 29 minutes 10 seconds; thence North 51 degrees 59 minutes 43 seconds East, along said southerly line, and tangent to said curve a distance of 8.44 feet to the point of beginning; thence continuing North 51 degrees 59 minutes 43 seconds East, along said southerly line, a distance of 67.37 feet; thence easterly 151.30 feet, along said southerly line on a tangential curve concave to the south, having a radius of 157.00 feet, and a central angle of 55 degrees 12 minutes 53 seconds; thence South 72 degrees 47 minutes 24 seconds East, along said southerly line, and tangent to said curve a distance of 139.37 feet; thence easterly 154.63 feet, along said southerly line on a tangential curve concave to the north, having a radius of 293.00 feet, and a central angle of 30 degrees 14 minutes 13 seconds; thence North 76 degrees 58 minutes 23 seconds East, along said southerly line, and tangent to said curve a distance of 112.73 feet; thence easterly 76.38 feet, along said southerly line on a tangential curve concave to the south, having a radius of 157.00 feet, and a central angle of 27 degrees 52 minutes 25 seconds; thence South 00 degrees 36 minutes 31 seconds West, not tangent to said curve, a distance of 123.33 feet; thence South 77 degrees 46 minutes 28 seconds West a distance of 143.59 feet; thence South 89 degrees 22 minutes 18 seconds West a distance of 140.03 feet; thence North 83 degrees 40 minutes 43 seconds West a distance of 73.36 feet; thence South 16 degrees 02 minutes 27 seconds East a distance of 118.65 feet; thence South 87 degrees 11 minutes 07 seconds East a distance of 81.97 feet; thence North 05 degrees 41 minutes 01 seconds West a distance of 209.60 feet; thence North 70 degrees 10 minutes 21 seconds West a distance of 215.56 feet; thence North 05 degrees 41 minutes 01 seconds West a distance of 194.78 feet; thence North 58 degrees 28 minutes 02 seconds East a distance of 4.89 feet; thence North 32 degrees 53 minutes 58 seconds West a distance of 125.05 feet to the point of beginning.

AND

That part of the Northwest Quarter of the Northeast Quarter, and that part of the Northeast Quarter of the Northwest Quarter, all in Section 36, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the most northwesterly corner of Outlot A, MONTGOMERY MEADOWS, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence South 00 degrees 31 minutes 07 seconds East, along the west line of said Outlot A, a distance of 445.57 feet; thence North 89 degrees 28 minutes 53 seconds East, along the southerly line of said Outlot A, a distance of 66.00 feet; thence North 00 degrees 31 minutes 07 seconds West, along said southerly line, a distance of 155.00 feet; thence North 89 degrees 28 minutes 53 seconds East, along said southerly line, a distance of 37.70 feet; thence northeasterly 151.13 feet, along said southerly line on a tangential curve concave to the northwest, having a radius of 231.00 feet, and a central angle of 37 degrees 29 minutes 10 seconds; thence North 51 degrees 59 minutes 43 seconds East, along said southerly line, and tangent to said curve a distance of 75.81 feet; thence easterly 151.30 feet, along said southerly line on a tangential curve concave to the north, having a radius of 157.00 feet, and a central angle of 55 degrees 12 minutes 53 seconds; thence South 72 degrees 47 minutes 24 seconds East, along said southerly line, and tangent to said curve a distance of 139.37 feet; thence easterly 154.63 feet, along said southerly line on a tangential curve concave to the north, having a radius of 293.00 feet, and a central angle of 30 degrees 14 minutes 13 seconds; thence North 76 degrees 58 minutes 23 seconds East, along said southerly line, and tangent to said curve a distance of 112.73 feet; thence easterly 76.38 feet, along said southerly line on a tangential curve concave to the south, having a radius of 157.00 feet, and a central angle of 27 degrees 52 minutes 25 seconds; thence North 76 degrees 58 minutes 23 seconds East, along said southerly line, and tangent to said curve a distance of 139.37 feet; thence easterly 198.85 feet, along said southerly line on a tangential curve concave to the southwest, having a radius of 157.00 feet, and a central angle of 72 degrees 29 minutes 49 seconds; thence South 30 degrees 31 minutes 48 seconds East, along said southerly line, and tangent to said curve a distance of 79.86 feet; thence southwesterly 169.52 feet, along said southerly line on a non-tangential curve concave to the southeast, having a radius of 233.00 feet, a central angle of 41 degrees 41 minutes 08 seconds, and the chord of said curve bears South 27 degrees 15 minutes 14 seconds West for a distance of 165.81 feet; thence South 06 degrees 24 minutes 40 seconds West, along said southerly line, and tangent to said curve a distance of 8.33 feet; thence South 83 degrees 35 minutes 20 seconds East, along said southerly line, a distance of 66.00 feet; thence North 06 degrees 24 minutes 40 seconds East, along said southerly line, a distance of 8.33 feet; thence northerly 15.56 feet, along said southerly line on a tangential curve concave to the east, having a radius of 167.00 feet, and a central angle of 05 degrees 20 minutes 11 seconds to the point of beginning; thence South 78 degrees 15 minutes 09 seconds East, not tangent to said curve, a distance of 244.24 feet; thence North 00 degrees 11 minutes 06 seconds East a distance of 182.48 feet to said southerly line of Outlot A; thence North 89 degrees 48 minutes 54 seconds West, along said southerly line, a distance of 75.68 feet; thence southwesterly 228.62 feet, along said southerly line on a tangential curve concave to the southeast, having a radius of 167.00 feet, and a central angle of 78 degrees 26 minutes 15 seconds to the point of beginning.

AND

That part of the Northwest Quarter of the Northeast Quarter, and that part of the Southwest Quarter of the Northeast Quarter, all in Section 36, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the most northwesterly corner of Outlot A, MONTGOMERY MEADOWS, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence South 00 degrees 31 minutes 07 seconds East, along the west line of said Outlot A, a distance of 445.57 feet; thence North 89 degrees 28 minutes 53 seconds East, along the southerly line of said Outlot A, a distance of 66.00 feet; thence North 00 degrees 31 minutes 07 seconds West, along said southerly line, a distance of 155.00 feet; thence North 89 degrees 28 minutes 53 seconds East, along said southerly line, a distance of 37.70 feet; thence northeasterly 151.13 feet, along said southerly line on a tangential curve concave to the northwest, having a radius of 231.00 feet, and a central angle of 37 degrees 29 minutes 10 seconds; thence North 51 degrees 59 minutes 43 seconds East, along said southerly line, and tangent to said curve a distance of 75.81 feet; thence easterly 151.30 feet, along said southerly line on a tangential curve concave to the south, having a radius of 157.00 feet, and a central angle of 55 degrees 12 minutes 53 seconds; thence South 72 degrees 47 minutes 24 seconds East, along said southerly line, and tangent to said curve a distance of 139.37 feet; thence easterly 154.63 feet, along said southerly line on a tangential curve concave to the north, having a radius of 293.00 feet, and a central angle of 30 degrees 14 minutes 13 seconds; thence North 76 degrees 58 minutes 23 seconds East, along said southerly line, and tangent to said curve a distance of 112.73 feet; thence easterly 76.38 feet, along said southerly line on a tangential curve concave to the south, having a radius of 157.00 feet, and a central angle of 27 degrees 52 minutes 25 seconds; thence South 00 degrees 36 minutes 31 seconds West, not tangent to said curve, a distance of 123.33 feet; thence South 77 degrees 46 minutes 28 seconds West a distance of 143.59 feet; thence South 89 degrees 22 minutes 18 seconds West a distance of 140.03 feet; thence North 83 degrees 40 minutes 43 seconds West a distance of 73.36 feet; thence South 16 degrees 02 minutes 27 seconds East a distance of 118.65 feet; thence South 87 degrees 11 minutes 07 seconds East a distance of 81.97 feet; thence North 05 degrees 41 minutes 01 seconds West a distance of 209.60 feet; thence North 70 degrees 10 minutes 21 seconds West a distance of 215.56 feet; thence North 05 degrees 41 minutes 01 seconds West a distance of 194.78 feet; thence North 58 degrees 28 minutes 02 seconds East a distance of 4.89 feet; thence North 32 degrees 53 minutes 58 seconds West a distance of 125.05 feet to the point of beginning.

Containing in all, 10.34 acres more or less.

Has caused the same to be surveyed and platted as MONTGOMERY MEADOWS SECOND and does hereby dedicate to the public for public use, the public way and the drainage and utility easements as created by this plat.

IN WITNESS WHEREOF, said XW II, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8th day of June, 2018.

XW II, LLC

Jerome C. Fischer
Jerome C. Fischer
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 8th day of June, 2018, by Jerome C. Fischer, President of XW II, LLC, a Minnesota limited liability company.

Sarah L. Mattson
Notary Signature

Sarah L. Mattson
Notary Public

Dodge Cowley
Notary Public

My Commission Expires: 1-30-20

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 as indicated on the plat; 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 8th day of June, 2018.

Peter G. Oetliker
Peter G. Oetliker, Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 8th day of June, 2018, by Peter G. Oetliker, Minnesota Land Surveyor, License No. 41887.

Sarah L. Mattson
Notary Signature

Sarah L. Mattson
Notary Public

Dodge Cowley
Notary Public

My Commission Expires: 1-30-20

OLMSTED COUNTY ENGINEER

Recommended for approval this 8th day of June, 2018.

Karen M. Brinick
Olmsted County Engineer

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Sec. 505.021, Subd. 11, this plat has been reviewed and approved this 8th day of June, 2018.

Mark E. Severson
Olmsted County Surveyor

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

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

Sarah L. Mattson 6-8-2018
Olmsted County Environmental Specialist

KALMAR TOWNSHIP BOARD

We hereby certify that on the 8th day of June, 2018, the Board of Supervisors for Kalmar Township, Olmsted County, Minnesota, approved this plat.

James Hansen
Chairman
Roy Behm
Town Clerk

OLMSTED COUNTY BOARD

I do hereby certify that on the 19th day of June, 2018, the Board of Commissioners of Olmsted County, Minnesota approved this plat.

Wm. Scadden
Olmsted County Board Chairman

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 17th day of September, 2018.

Document Number A1457934

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 17th day of September, 2018, at 3 o'clock P.M. and was duly recorded in the Olmsted County Records.

W. Mark Krupski
Olmsted County Director of Property Records and Licensing

By *Wendy von Wald*
Deputy



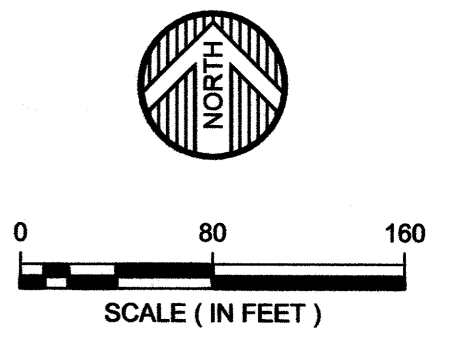
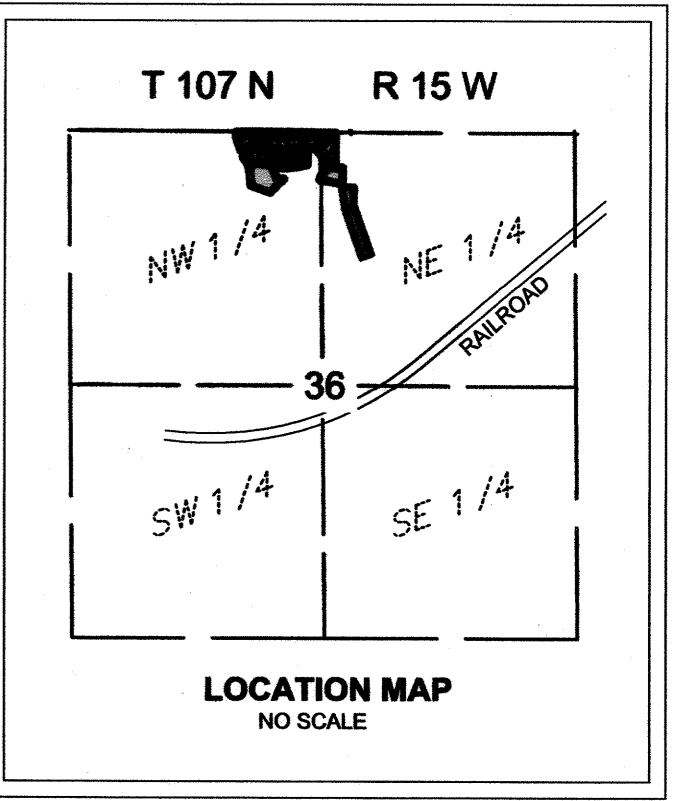
1444A

MONTGOMERY MEADOWS SECOND

NW CORNER NW 1/4
SEC. 36-107-15
C.I.M.

NW CORNER NE 1/4
SEC. 36-107-15
C.I.M.
P.O.B.

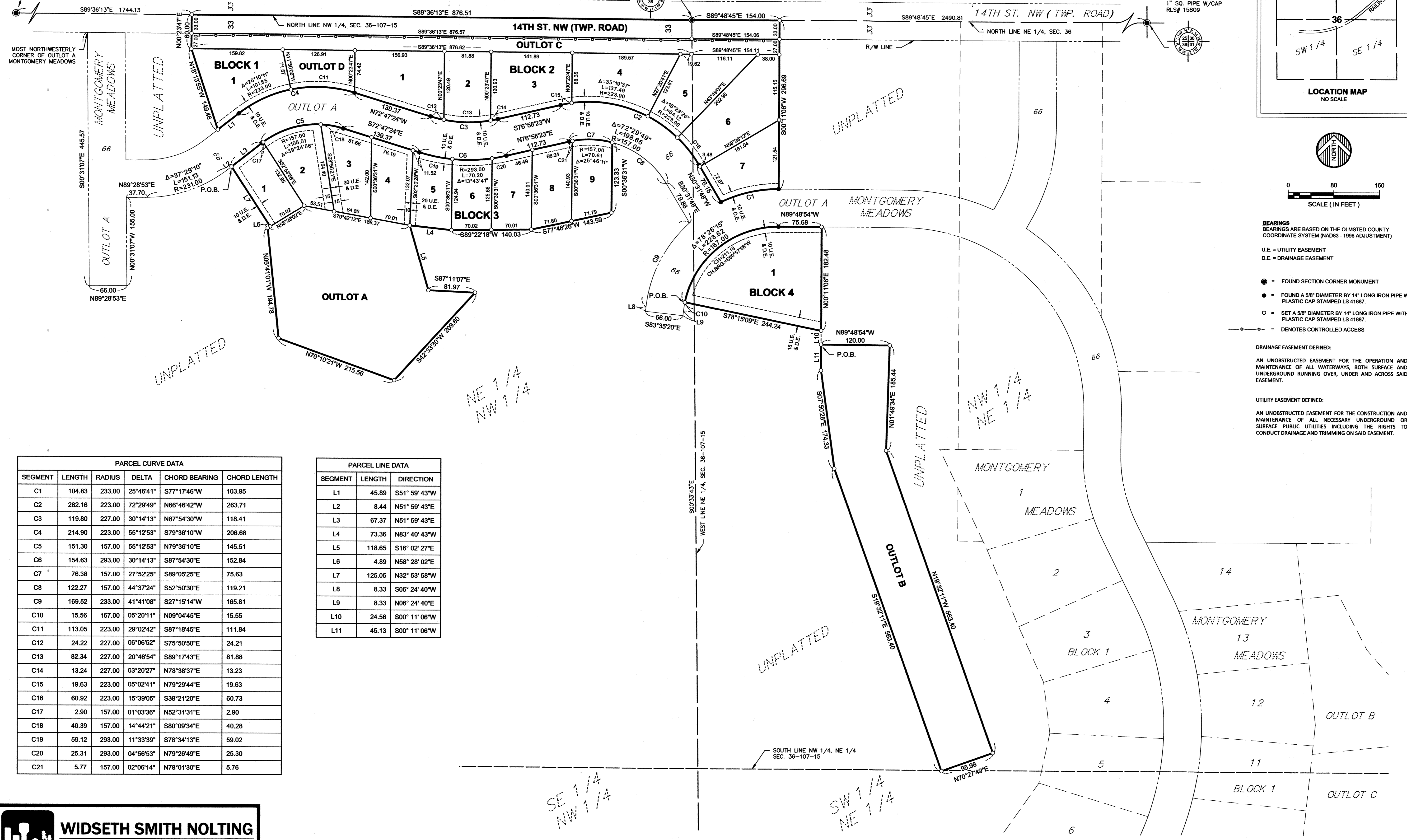
NE CORNER NE 1/4
SEC. 36-107-15
1" SQ. PIPE W/CAP
RLS# 15809



- BEARINGS**
BEARINGS ARE BASED ON THE OLDMSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)
- U.E. = UTILITY EASEMENT**
D.E. = DRAINAGE EASEMENT
- = FOUND SECTION CORNER MONUMENT
 - = FOUND A 5/8" DIAMETER BY 14" LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887.
 - = SET A 5/8" DIAMETER BY 14" LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887.
 - = DENOTES CONTROLLED ACCESS

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 RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.



PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	104.83	233.00	25°46'41"	S77°17'46"W	103.95
C2	282.16	223.00	72°29'49"	N66°46'42"W	263.71
C3	119.80	227.00	30°14'13"	N87°54'30"W	118.41
C4	214.90	223.00	55°12'53"	S79°36'10"W	206.68
C5	151.30	157.00	55°12'53"	N79°36'10"E	145.51
C6	154.63	293.00	30°14'13"	S87°54'30"E	152.84
C7	76.38	157.00	27°52'25"	S89°05'25"E	75.63
C8	122.27	157.00	44°37'24"	S52°50'30"E	119.21
C9	169.52	233.00	41°41'08"	S27°15'14"W	165.81
C10	15.56	167.00	05°20'11"	N09°04'45"E	15.55
C11	113.05	223.00	29°02'42"	S87°18'45"E	111.84
C12	24.22	227.00	06°06'52"	S75°50'50"E	24.21
C13	82.34	227.00	20°46'54"	S89°17'43"E	81.88
C14	13.24	227.00	03°20'27"	N78°38'37"E	13.23
C15	19.63	223.00	05°02'41"	N79°29'44"E	19.63
C16	60.92	223.00	15°39'05"	S38°21'20"E	60.73
C17	2.90	157.00	01°03'36"	N52°31'31"E	2.90
C18	40.39	157.00	14°44'21"	S80°09'34"E	40.28
C19	59.12	293.00	11°33'39"	S78°34'13"E	59.02
C20	25.31	293.00	04°56'53"	N79°26'49"E	25.30
C21	5.77	157.00	02°06'14"	N78°01'30"E	5.76

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	45.89	S51° 59' 43"W
L2	8.44	N51° 59' 43"E
L3	67.37	N51° 59' 43"E
L4	73.36	N83° 40' 43"W
L5	118.65	S16° 02' 27"E
L6	4.89	N58° 28' 02"E
L7	125.05	N32° 53' 58"W
L8	8.33	S06° 24' 40"W
L9	8.33	N06° 24' 40"E
L10	24.56	S00° 11' 06"W
L11	45.13	S00° 11' 06"W

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental