

TWIFORD REDEVELOPMENT FIRST

KNOW ALL PERSONS BY THESE PRESENTS: That Chatfield Economic Development Authority, a political subdivision of the State of Minnesota, owner of the following described property:

Those parts of Lots 1, 2, 3, 6, 7, 8, 9 and 10, Block 1; and a part of vacated Division Street; and a part of the vacated alley within said Block 1; all being within TWIFORD & CO'S ADDITION, Chatfield, Minnesota, and being described as follows:

Beginning at the most easterly corner of Lot 6, Block 1, in said TWIFORD & CO'S ADDITION; thence South 48 degrees 24 minutes 21 seconds West, assumed bearing, along the southeasterly line of said Block 1, a distance of 138.42 feet to the centerline of the vacated alley within said Block 1, as dedicated on the recorded plat of said TWIFORD & CO'S ADDITION; thence North 41 degrees 35 minutes 39 seconds West, along said centerline, 134.87 feet to the northeasterly prolongation of the northwesterly line of the southeasterly 15.00 feet of Lot 3 in said Block 1; thence South 48 degrees 21 minutes 44 seconds West, along said northeasterly prolongation line and along said northwesterly line of the southeasterly 15.00 feet, a distance of 98.11 feet to a point 50.00 feet easterly, measured radially, from the centerline of the main track (now removed) of the former Chicago and North Western Railway Company; thence South 81 degrees 34 minutes 46 seconds West, radial to said main track centerline, 13.25 feet; thence northwesterly 60.53 feet along a nontangential curve, concave northeasterly, central angle of 26 degrees 40 minutes 37 seconds, radius of 130.00 feet and a chord which bears North 13 degrees 50 minutes 11 seconds West, 59.98 feet; thence North 00 degrees 29 minutes 46 seconds West, tangent to said curve, 108.42 feet to the northeasterly line of said Lot 1; thence South 41 degrees 35 minutes 39 seconds East, along said northeasterly line, 11.24 feet to a line which is 50.00 feet easterly of, as measured radially to and parallel with, the centerline of the main track (now removed) of the former Chicago and North Western Railway Company; thence northwesterly 34.92 feet along said parallel line and along a nontangential curve, concave northeasterly, central angle of 00 degrees 21 minutes 08 seconds, radius of 5679.58 feet and a chord which bears North 06 degrees 39 minutes 13 seconds West, 34.92 feet to the southwesterly line of said Lot 10; thence South 41 degrees 35 minutes 39 seconds East, not tangent to said curve and along said southwesterly line, 14.51 feet to a point which lies 20.00 feet southeasterly of the most westerly corner of said Lot 10; thence North 04 degrees 45 minutes 48 seconds West, 25.02 feet to a point on the northwesterly line of said Lot 10 which lies 15.00 feet northeasterly of said most westerly corner of Lot 10; thence South 48 degrees 17 minutes 50 seconds West, along said northwesterly line, 11.13 feet to a line which is 50.00 feet easterly of, as measured radially to and parallel with, the centerline of the main track (now removed) of the former Chicago and North Western Railway Company; thence northwesterly 29.36 feet along said parallel line and along a nontangential curve, concave northeasterly, central angle of 00 degrees 17 minutes 46 seconds, radius of 5679.58 feet and a chord which bears North 06 degrees 15 minutes 42 seconds West, 29.36 feet; thence North 00 degrees 29 minutes 46 seconds West, not tangent to said curve, 47.94 feet to the northwesterly right of way line of said vacated Division Street; thence North 48 degrees 15 minutes 32 seconds East, along said northwesterly right of way line, 26.78 feet to a line which is 33.00 feet southerly of, as measured at right angles to and parallel with, the centerline of Division Street NW (also known as Old Trunk Highway No. 30); thence North 89 degrees 35 minutes 45 seconds East, along said parallel line, 66.56 feet to the westerly right of way line of Trunk Highway No. 52; thence South 41 degrees 26 minutes 57 seconds East, along said right of way line and along the northeasterly line of said Block 1, a distance of 316.01 feet to the point of beginning.

Containing 1.29 acres, more or less.

Has caused the same to be surveyed and platted as TWIFORD REDEVELOPMENT FIRST.

In witness whereof, said Chatfield Economic Development Authority, a political subdivision of the State of Minnesota, has caused these presents to be signed by its proper Officers this 20 day of June, 2019.

SIGNED: Chatfield Economic Development Authority

Michael P. Tuohy
Michael P. Tuohy, President
Joel Young
Joel Young, City Clerk

STATE OF MINNESOTA
COUNTY OF Fillmore

This instrument was acknowledged before me on June 20, 2019 by Michael P. Tuohy and Joel Young, President and City Clerk respectively, of Chatfield Economic Development Authority, a political subdivision of the State of Minnesota.

Beth M. Carlson
Notary Public, Fillmore County, Minnesota
Beth M. Carlson
Notary Printed Name

My commission expires Jan. 31, 2022



SURVEYOR'S CERTIFICATE

I, Jeffrey J. Rolfsen 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 19 day of JUNE, 2019.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on JUNE 19th, 2019 by Jeffrey J. Rolfsen.

Aimee Sue Larson
Notary Public, OLMSTED County, Minnesota
AIMEE SUE LARSON
Notary Printed Name

My commission expires JAN 31, 2023

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 19 day of JUNE, 2019.

Mark E. Severson
Mark E. Severson
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Chatfield

We, Russell Smith, Mayor, and Joel Young, City Clerk, in and for the City of Chatfield, do hereby certify that on the 28 day of January, 2019, the accompanying plat was duly approved by the Common Council of the City of Chatfield. In testimony thereof we have hereunto signed our names and affixed the seal of said City of Chatfield this 20 day of June, 2019.

Russell Smith
Russell Smith, Mayor

Joel Young
Joel Young, City Clerk

PROPERTY RECORDS AND LICENSING

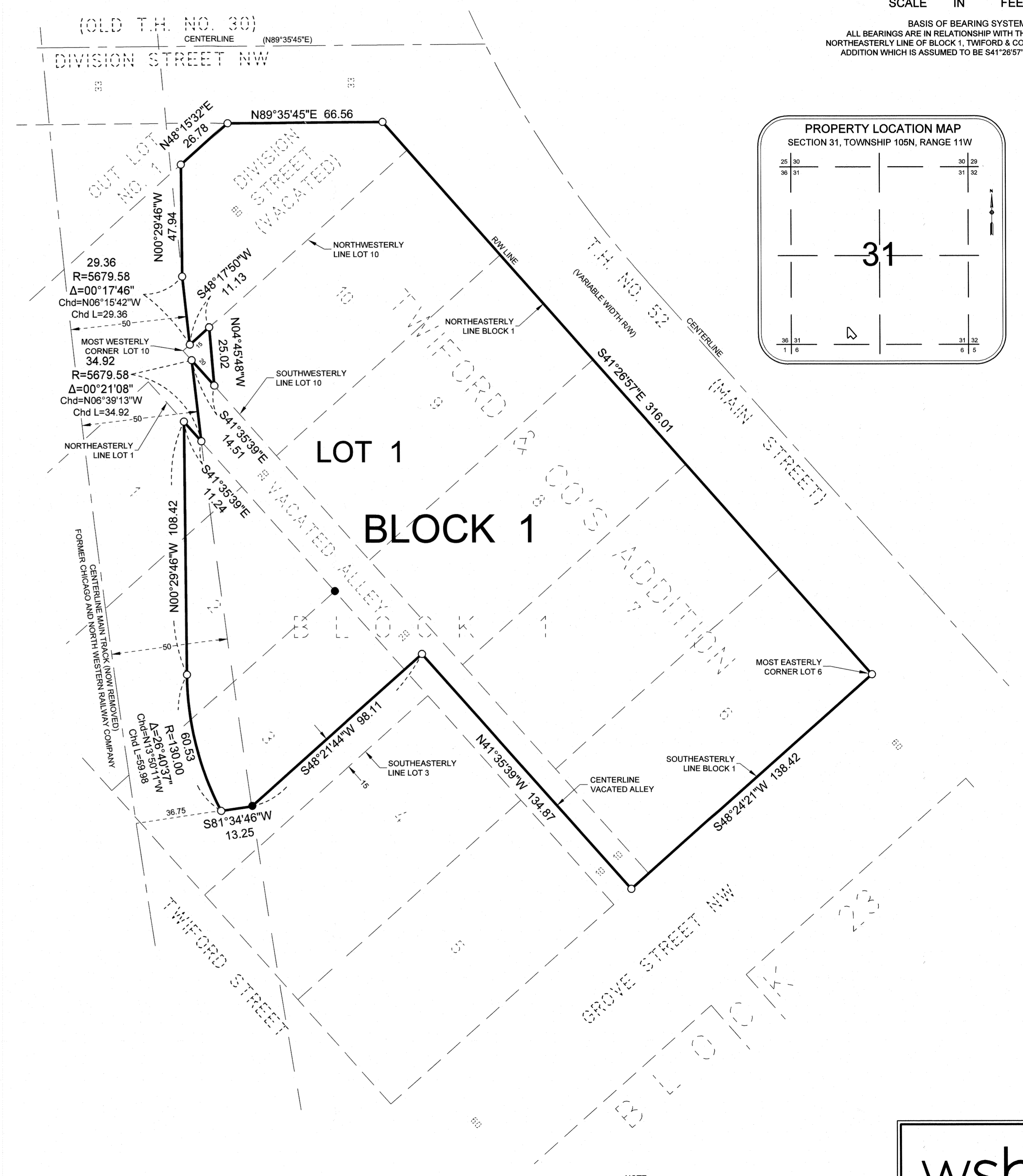
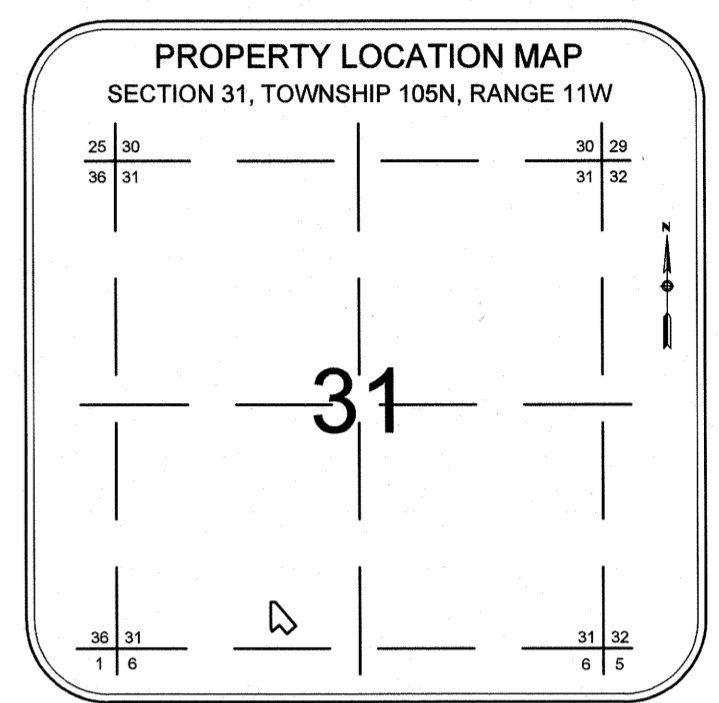
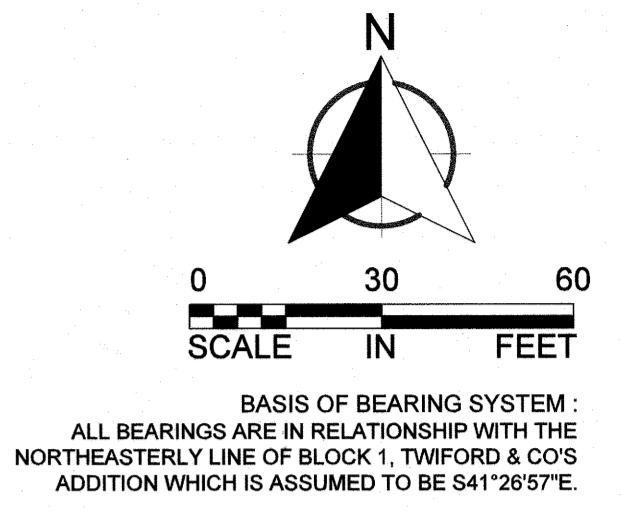
Taxes payable in the year 2019 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 20th day of June, 2019.

DOCUMENT NUMBER A-1474397

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 20th day of June, 2019, at 9 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

Susan Krupski
Deputy



1467A

NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8\"/>

wsb
3701 40th Avenue NW
Rochester, MN 55901
507-218-3745
www.wsbeng.com