

RADCLIFFE SECOND SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Radcliffe Homes, Inc., a Minnesota Corporation, and Farmers State Bank of Elkton mortgagee, being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Northwest Quarter of Section 2, Township 104 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth (NAD 83) from north of 89 degrees 54 minutes 12 seconds along the south line of said Northwest Quarter 1614.73 feet to the northeasterly right-of-way line of land formerly owned by Chicago and Northwestern Railroad and the point of beginning; thence continue easterly 89 degrees 54 minutes 12 seconds along said south line azimuth 163.21 feet; thence northerly 11 degrees 53 minutes 44 seconds azimuth 314.04 feet; thence northwesterly 308 degrees 00 minutes 43 seconds azimuth 46.33 feet; thence northwesterly 318 degrees 15 minutes 26 seconds azimuth along the southwesterly line and its southeasterly extension thereof of Berg's First Addition, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota 756.73 feet to the southeasterly line of Radcliffe First Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southwesterly 233 degrees 24 minutes 21 seconds azimuth along said southeasterly line 182.22 feet to the southwesterly right-of-way line of Berg Boulevard SE; thence northwesterly 21.04 feet along said southeasterly right-of-way line on a nontangential curve concave northeasterly, having a radius of 1242.16 feet, a central angle of 00 degrees 58 minutes 14 seconds, and a chord azimuth of 323 degrees 37 minutes 55 seconds to the southeasterly line of said Radcliffe First Subdivision; thence southwesterly 234 degrees 21 minutes 54 seconds azimuth along said southeasterly line 130.24 feet to the northeasterly right-of-way line of land formerly owned by Chicago and Northwestern Railroad; thence southeasterly 160.35 feet along said northeasterly right-of-way line on a nontangential curve concave northeasterly, having a radius of 1382.40 feet, a central angle of 06 degrees 38 minutes 45 seconds, and a chord azimuth of 141 degrees 02 minutes 31 seconds; thence southeasterly 137 degrees 43 minutes 08 seconds azimuth along said northeasterly right-of-way line on a tangential curve concave southwesterly, having a radius of 1959.86 feet and a central angle of 13 degrees 51 minutes 37 seconds to the point of beginning.

Said tract contains 6.97 acres more or less.

Have caused the same to be surveyed and platted as RADCLIFFE SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and the easements as shown on this plat.

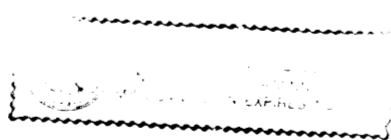
In witness whereof, said Radcliffe Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 23rd day of August, 1999

Leslie J. Radcliffe
President

Brenda F. K. Radcliffe
Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 23rd day of August, 1999, by Leslie J. Radcliffe, President and Brenda F. K. Radcliffe, Vice President, on behalf of Radcliffe Homes, Inc.



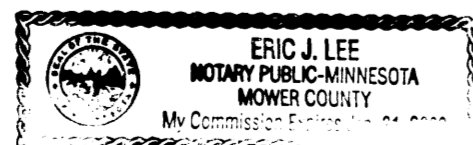
Cheryl Rodeu
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

In witness whereof, said Farmers State Bank of Elkton, has caused these presents to be signed by its proper officer this 24 day of August, 1999

Michael R. Schneider
President

STATE OF MINNESOTA
COUNTY OF MOWER

The foregoing instrument was acknowledged before me this 24th day of August, 1999, by Michael R. Schneider on behalf of Farmers State Bank of Elkton.



Eric J. Lee
Notary Public, Mower County, MN
My Commission Expires 1-31-2000

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF STEWARTVILLE

We do hereby certify that on the 23 day of JUNE, 1999, the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony whereof, we have hereunto signed our names this 23 day of August, 1999

Leigh J. Murphy, Mayor

Larry Hansen
Clerk-Administrator

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 17 day of August, 1999.

Edward P. Kuisle
Olmsted County Surveyor

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this _____ day of _____, 1999.

Olmsted County Auditor/Treasurer
By _____, Deputy

COUNTY RECORDER 824591

Document Number _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 27th day of September, 1999, at 2 o'clock P.M. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Olmsted County Recorder
Nancy Sattler, Deputy

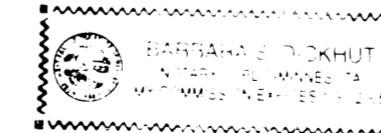
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RADCLIFFE SECOND SUBDIVISION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated by June 1, 2000; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of August, 1999, by Douglas G. Rude, L.S. No. 22422.

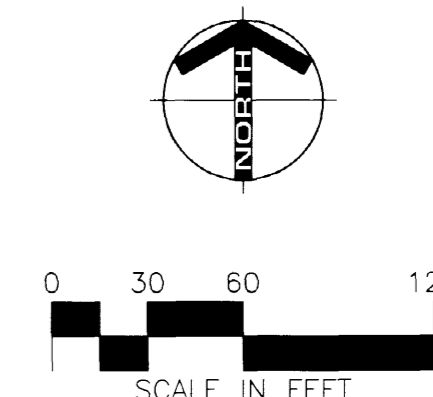


Barbara S. W. Wubert
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

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MONUMENTS

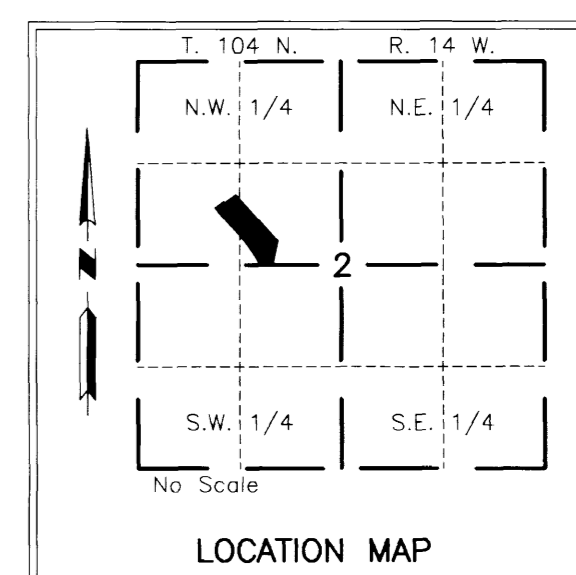
- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths (NAD83) measured to the right from Grid North.

CURVE	DELTA	RADIUS	LENGTH	CHORD
1	04°13'21"	1176.16	86.68	86.66
2	00°39'09"	1176.16	13.39	13.39
3	03°22'03"	1242.16	73.01	73.00
4	04°28'28"	1382.40	107.96	107.93
5	01°22'04"	1382.40	33.00	33.00
6	00°48'13"	1382.40	19.39	19.39
7	01°23'17"	1959.86	47.48	47.48
8	02°20'25"	1959.86	80.05	80.05
9	02°38'23"	1959.86	90.29	90.29
10	02°56'52"	1959.86	100.83	100.82
11	04°28'55"	1959.86	153.31	153.27
12	00°03'45"	1959.86	2.14	2.14
13	14°09'15"	233.00	57.56	57.41
14	22°12'28"	233.00	90.31	89.75
15	36°21'43"	167.00	105.98	104.21
A	04°52'57"	1209.16	103.04	103.01
B	36°21'43"	200.00	126.93	124.81



UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED

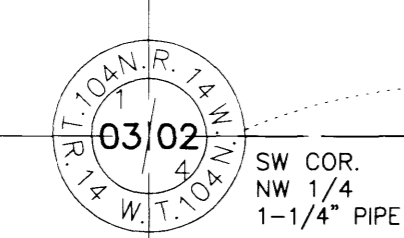
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

$\Delta = 06'38'45"$
 $R = 1382.40$
 $L = 160.35$
 $CHAZ = 141'02'31"$
 $CH = 160.26$

$\Delta = 13'51'37"$
 $R = 1959.86$
 $L = 474.10$
 $CHAZ = 144'38'56"$
 $CH = 472.95$



89°54'12" 1614.73
S. LINE N.W. 1/4

P.O.B. 89°54'12" 163.21



PROJECT NUMBER: 6386
COMPUTER FILE: 6386SF01.DWG
DATE: 04/27/99
DRAFTSPERSON: R.A.S.