

# COTTONWOOD SUBDIVISION

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: Robert J. Gores, single, fee title holder, George M. Van Schaick and Dorothy L. Van Schaick, husband and wife, mortgagee and Buck Ridge Development Company, a partnership, option contract holder all being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of the Northwest Quarter of Section 12, Township 107 North, Range 14 West, Olmsted County, Minnesota, lying westerly of the South Fork of the Zumbro River, more particularly described as follows:

Beginning at the northwest corner of said Northwest Quarter thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 50 minutes 06 seconds along the west line of said Northwest Quarter 1305.86 feet to the southwest corner of said Northwest Quarter-Quarter; thence easterly 89 degrees 29 minutes 31 seconds azimuth along the south line of said Northwest Quarter-Quarter 1223 feet plus or minus to the centerline of said Zumbro River; thence northwesterly along said centerline 1675 feet plus or minus to the north line of said Northwest Quarter; thence westerly 269 degrees 23 minutes 49 seconds azimuth along said north line 478 feet plus or minus to the point of beginning.

AND that part of the Southwest Quarter of the Southwest Quarter of Section 1, Township 107 North, Range 14 West, Olmsted County, Minnesota, lying westerly of the South Fork of the Zumbro River, more particularly described as follows:

Beginning at the southwest corner of said Southwest Quarter thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 01 minutes 37 seconds along the west line of said Southwest Quarter 1042.52 feet; thence northeasterly 66 degrees 04 minutes 53 seconds azimuth 220 feet plus or minus to the centerline of said Zumbro River; thence southerly along said centerline 1205 feet plus or minus to the south line of said Southwest Quarter; thence westerly 269 degrees 23 minutes 49 seconds azimuth along said south line 478 feet plus or minus to the point of beginning.

Said tracts contain 35.7 acres more or less.

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

In witness whereof said Robert J. Gores has hereunto set his hand this 18<sup>th</sup> day of November, 1980.

*Robert J. Gores*  
Robert J. Gores

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November, 1980, by Robert J. Gores.

*Thomas C. Dashow*  
Notary Public, Olmsted Co., MN  
My Commission Expires October 6, 1983

In witness whereof said George M. Van Schaick and Dorothy L. Van Schaick have hereunto set their hands this 18<sup>th</sup> day of November, 1980.

*George M. Van Schaick* *Dorothy L. Van Schaick*  
George M. Van Schaick Dorothy L. Van Schaick

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November, 1980, by George M. Van Schaick and Dorothy L. Van Schaick.

*Thomas C. Dashow*  
Notary Public, Olmsted County, MN  
My Commission Expires October 6, 1983

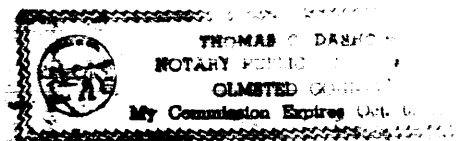
In witness whereof said Buck Ridge Development Company has caused these presents to be signed by its proper partners this 18<sup>th</sup> day of November, 1980.

*Robert F. Dashow* *W.J. Nigbur*  
Robert F. Dashow, Partner W.J. Nigbur, Partner

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of November, 1980, by Robert F. Dashow and W.J. Nigbur, partners of Buck Ridge Development Company, on behalf of the partnership.

*Thomas C. Dashow*  
Notary Public, Olmsted County, MN  
My Commission Expires October 6, 1983



### COUNTY SURVEYOR

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

Approved this 18<sup>th</sup> day of Nov., 1980

*Reginald W. Brand*  
Olmsted County Surveyor

### OLMSTED COUNTY HIGHWAY DEPARTMENT

Approved by the Olmsted County Highway Department.

*John J. Olson*  
County Engineer

### TOWNSHIP BOARD OF SUPERVISORS

The Township Board of Supervisors for Cascade Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony whereof, we have signed our names this 19<sup>th</sup> day of Nov., 1980.

*George W. Fandora*  
Board Chairperson  
*James L. Toller*  
Town Clerk

### OLMSTED COUNTY BOARD OF HEALTH

The Olmsted County Board of Health has approved this plat for water supply and sewage disposal system.

*William P. Peltz*  
Public Health Engineer

### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as COTTONWOOD 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, that the outside boundary lines are correctly designated and that there are no wetlands or public highways to be designated on said plat other than as shown.

*Donald R. Borchering*  
DONALD R. BORCHERING  
Minnesota R.L.S. 10162

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 18<sup>th</sup> day of Nov., 1980 by Donald R. Borchering, Minnesota R.L.S. 10162.

*Reginald W. Brand*  
Notary Public, Olmsted Co., MN  
My Commission Expires 10-21-85

### COUNTY AUDITOR - TAX STATEMENT

No delinquent taxes due and transfer entered this 22<sup>nd</sup> day of April, 1981.

*Reginald W. Brand*  
Olmsted County Auditor  
*Melvin Nelson, Deputy*

### COUNTY RECORDER

Document Number         

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 23<sup>rd</sup> day of April, 1981, at 8 1/2 o'clock A.M. and was duly recorded in Olmsted County Records.

*Leola Finstuen*  
Olmsted County Recorder  
*By Nancy Johnson*  
Deputy

### OLMSTED COUNTY PLANNING ADVISORY COMMISSION

I hereby certify that the Olmsted County Planning Advisory Commission has examined the accompanying plat and found that it conforms to the provisions of the Subdivision Ordinance of Olmsted County.

*Gene J. Wollman*  
Commission Chairperson

### BOARD OF COUNTY COMMISSIONERS

State of Minnesota  
County of Olmsted

I do hereby certify that the accompanying plat was duly approved by the Olmsted County Board of Commissioners at a meeting held on the 23<sup>rd</sup> day of December, 1980. In testimony whereof I have signed my name and affixed the seal of said county this 23<sup>rd</sup> day of April, 1981.

*Reginald W. Brand*  
Olmsted County Auditor  
*Melvin Nelson, Deputy*

626-80

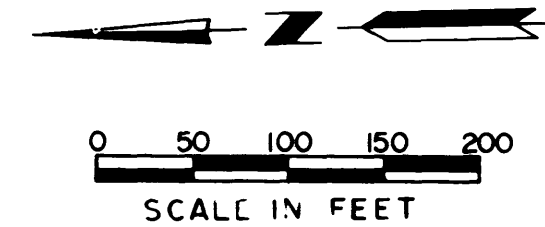
# COTTONWOOD SUBDIVISION

**BENCH MARKS**

- (1) R.R. Spk. in 18" Oak Tree 20' W. of W. R.O.W. Cottonwood Ct. at N. End 300' R. Curve. Elev. 1021.67
- (2) R.R. Spk. in 18" Oak Tree on W. R.O.W. Cottonwood Ct. - 150' N. of N. End 300' R. Curve. Elev. 1015.33

**MONUMENTS**

- 1/2" Re-Bars
- 3/4" Iron Pipes
- Found Monument (Pipe, Rod, Etc.)



**BEARINGS**

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

**VERTICAL CONTROL**

The elevations on this plan are based on the National Geodetic Vertical Datum of 1929.

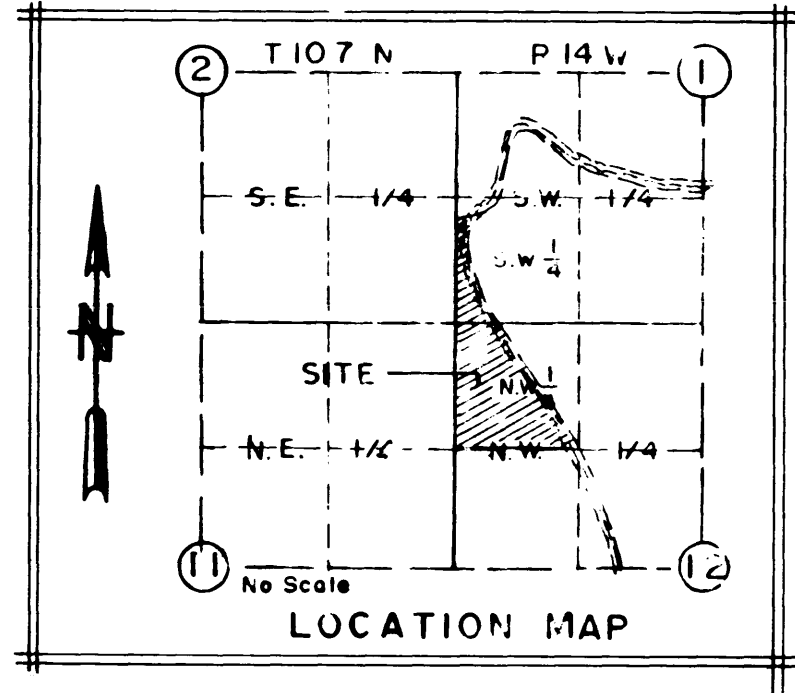
All monuments set have a plastic cap stamped RLS 10162

**DRAINAGE EASEMENT DEFINED**

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

**HIGHEST KNOWN WATER ELEVATION**

952 feet on July 6, 1978. Obtained from Department of Natural Resources Aerial Photos.



CURVE DATA				
CURVE	Δ	R	L	CHORD
A	46° 00' 00"	300.00	240.86	234.44
B	28° 30' 00"	200.00	99.48	98.46
C	45° 05' 15"	300.00	236.08	230.03
1	46° 53' 43"	90.00	73.66	71.62
2	136° 53' 43"	90.00	215.04	167.42
3	51° 46' 51"	90.00	81.34	78.60
4	08° 21' 52"	267.00	38.98	38.94
5	37° 38' 08"	267.00	175.38	172.25
6	28° 30' 00"	167.00	83.07	82.22
7	28° 30' 00"	233.00	115.90	114.71
8	41° 22' 50"	267.00	192.84	188.67
9	47° 58' 19"	333.00	278.81	270.74

⑦ CURVE REFERENCE NO.

Prepared by  
**YAGGY ASSOCIATES, INC.**  
CONSULTING ENGINEERS ■ PLANNERS ■ SURVEYORS  
ROCHESTER, MINNESOTA ■ MASON CITY, IOWA

626-SO

