

# OFFICIAL PLAT CEDAR WOODLANDS

**SURVEYOR'S CERTIFICATE**

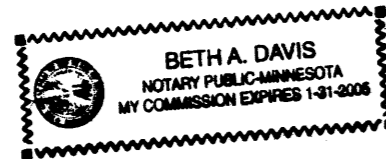
I hereby certify that I have surveyed and platted the property described on this plat as CEDAR WOODLANDS; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson  
James E. Swanson, L.S.  
Minnesota License No. 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 1st day of October, 2003.

Beth A. Davis  
Notary Public, Dodge County, Minnesota



My commission expires on 1-31-2005

**COUNTY SURVEYOR**

I hereby certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 10 day of October, 2003.

Edward P. Kusala  
Olmsted County Surveyor

**CITY APPROVAL**

Approved by Olmsted City Council on this 3rd day of October, 2003.

Cheryl Neymann  
City Clerk

**PROPERTY RECORDS AND LICENSING**

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 15th day of October, 2003.

DOCUMENT NUMBER A-994843

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 15th day of OCTOBER, 2003, at 2 o'clock, P M., and was duly recorded in the Olmsted County records.

Daniel G. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That A and D Development LLC, a Minnesota Limited Liability Company, owner and proprietor, and Eunice Norman, a single person, mortgagee, and Sterling State Bank, mortgagee, and Dynamic Homes of Rochester, Inc., a Minnesota corporation, mortgagee of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Southeast Quarter of Section 17, and of the Northeast Quarter of Section 20, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 20; thence South 00 degrees 25 minutes 41 seconds East, assumed bearing, along the east line thereof, 85.24 feet for the point of beginning; thence continue South 00 degrees 25 minutes 41 seconds East, along said east line, 874.60 feet; thence North 89 degrees 35 minutes 31 seconds West, 400.89 feet; thence North 00 degrees 24 minutes 29 seconds East, 80.00 feet; thence North 36 degrees 34 minutes 14 seconds West, 216.98 feet; thence North 89 degrees 35 minutes 31 seconds West, 188.81 feet; thence South 54 degrees 16 minutes 08 seconds West, 160.84 feet; thence South 00 degrees 24 minutes 29 seconds West, 158.48 feet; thence North 89 degrees 35 minutes 31 seconds West, 587.54 feet; thence North 00 degrees 24 minutes 29 seconds East, 455.66 feet; thence northwesterly 736.11 feet along a tangential curve, concave to the southwest, radius of 467.00 feet and a central angle of 90 degrees 18 minutes 44 seconds; thence North 89 degrees 54 minutes 15 seconds West, 738.65 feet to the west line of the Northeast Quarter of said Section 20; thence North 00 degrees 24 minutes 08 seconds West, along said west line, 66.00 feet to the northwest corner of said Northeast Quarter; thence South 89 degrees 54 minutes 15 seconds East, 739.22 feet; thence easterly 297.68 feet along a tangent curve concave southwesterly, central angle of 32 degrees 00 minutes 00 seconds and radius of 533.00 feet; thence North 35 degrees 38 minutes 44 seconds East, not tangent to said curve, 452.82 feet; thence northeasterly 59.56 feet along a tangential curve concave northwesterly, central angle of 12 degrees 46 minutes 51 seconds and radius of 267.00 feet; thence North 85 degrees 10 minutes 27 seconds East, not tangent to said curve, 14.77 feet; thence South 64 degrees 18 minutes 33 seconds East, 59.48 feet; thence easterly 79.10 feet along a tangential curve concave northerly, central angle of 25 degrees 10 minutes 36 seconds and radius of 180.00 feet; thence North 89 degrees 29 minutes 09 seconds East, 163.66 feet; thence northeasterly 181.64 feet along a tangential curve concave northwesterly, central angle of 57 degrees 49 minutes 06 seconds and radius of 180.00 feet; thence North 85 degrees 10 minutes 27 seconds East, not tangent to said curve, 9.35 feet; thence South 59 degrees 11 minutes 02 seconds East, 987.26 feet to the point of beginning.

Containing 39.91 acres.

Have caused the same to be surveyed and platted as CEDAR WOODLANDS, and do hereby donate and dedicate to the public for the public use forever, the thoroughfares and cul-de-sacs and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said A and D Development LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its Chief Manager this 3rd day of October, 2003.

By Daniel J. Fitzpatrick  
Daniel J. Fitzpatrick, Chief Manager



State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 3 day of October, 2003, by Daniel J. Fitzpatrick, Chief Manager of A and D Development, LLC, a Minnesota Limited Liability Company, on behalf of the company.

By Lisa S. Estenson  
Notary Public, Olmsted County, Minnesota

My commission expires on Jan 31, 2007

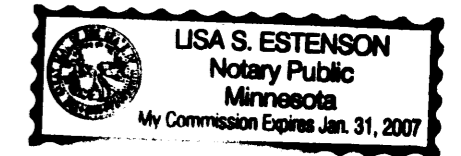
In witness whereof said Eunice Norman, a single person, has caused these presents to be signed this 7 day of October, 2003.

Eunice Norman  
Eunice Norman

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 7 day of October, 2003, by Eunice Norman, a single person.

By Lisa S. Estenson  
Notary Public, Olmsted County, Minnesota



My commission expires Jan 31, 2007

In witness whereof said Sterling State Bank, a Minnesota Financial Corporation, has caused these presents to be signed by its proper officers this 3 day of October, 2003.

Sterling State Bank  
By Lynn Hickey Steph C. Hill

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 3 day of October, 2003, by Lynn Hickey and Steph C. Hill officers of Sterling State Bank on behalf of the Corporation.

By Lisa S. Estenson  
Notary Public, Olmsted County, Minnesota



My commission expires Jan. 31, 2007

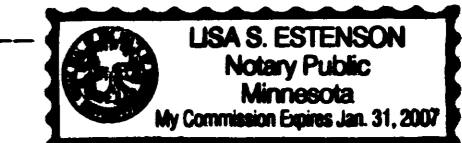
In witness whereof said Dynamic Homes of Rochester, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 6th day of October, 2003.

Dynamic Homes of Rochester, Inc.  
By Jim Nelson Joe Spina

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 6th day of October, 2003, by Jim Nelson and Joe Spina officers of Dynamic Homes of Rochester, Inc. on behalf of the Corporation.

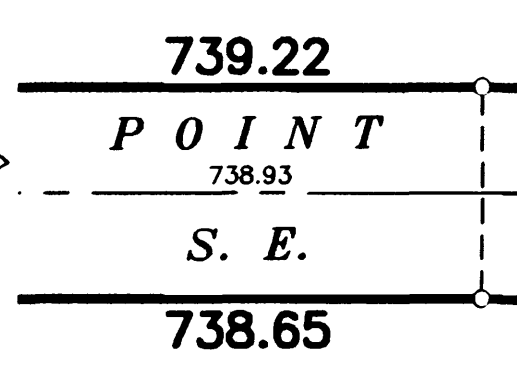
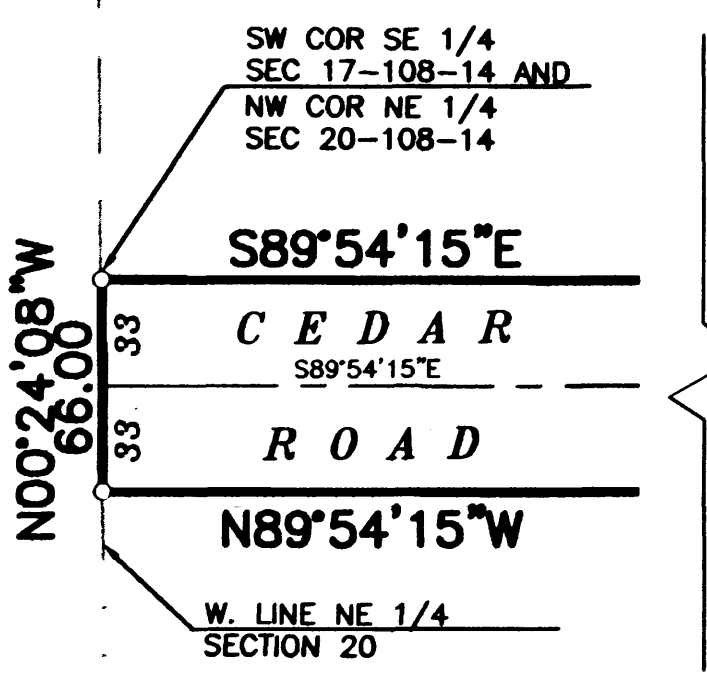
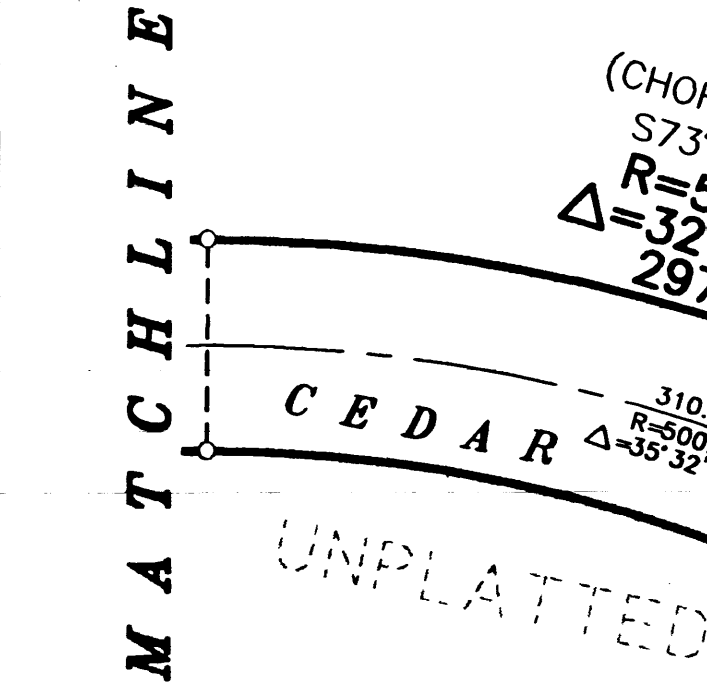
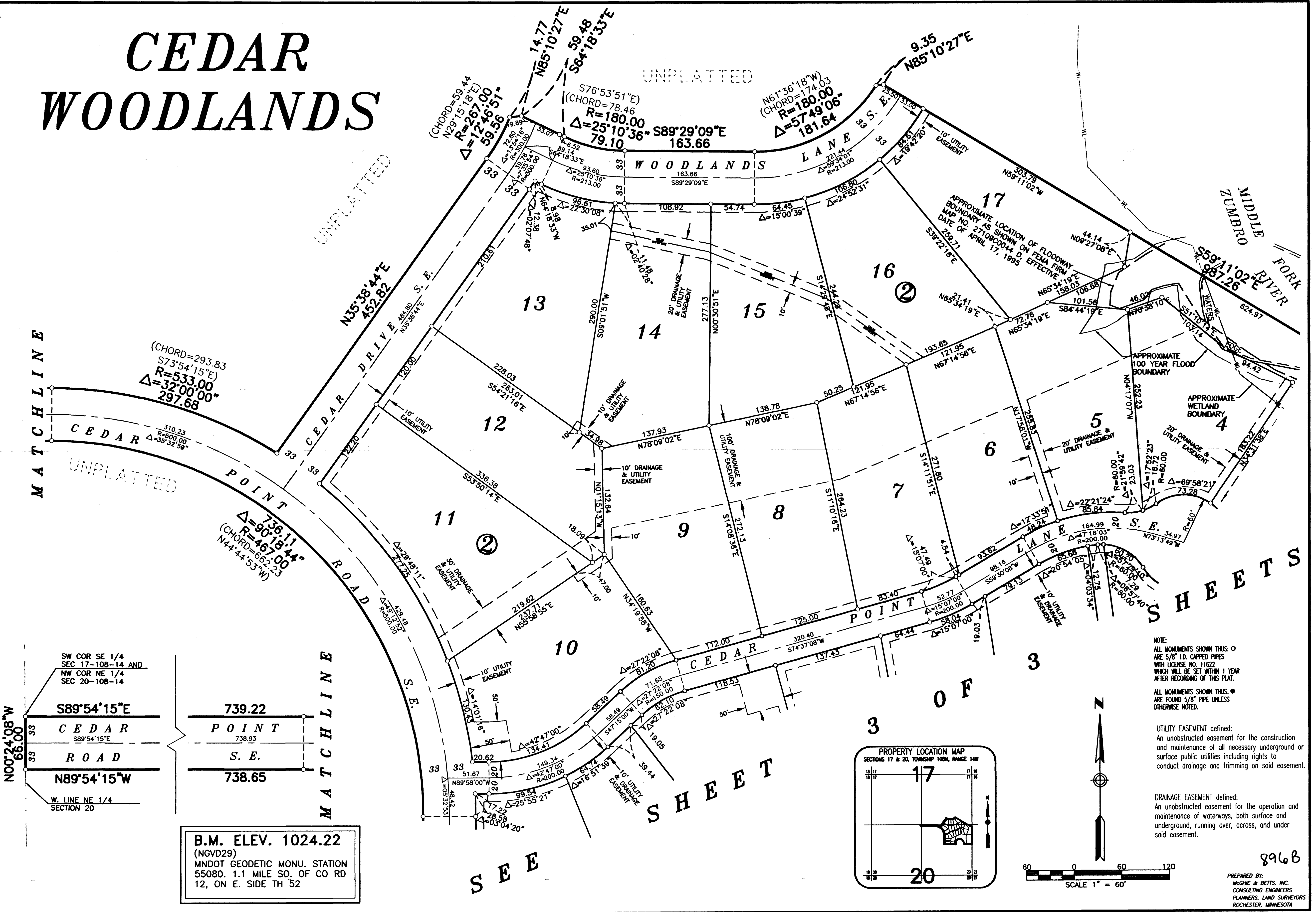
By Lisa S. Estenson  
Notary Public, Olmsted County, Minnesota



My commission expires Jan, 31, 2007

OFFICIAL PLAT

# CEDAR WOODLANDS

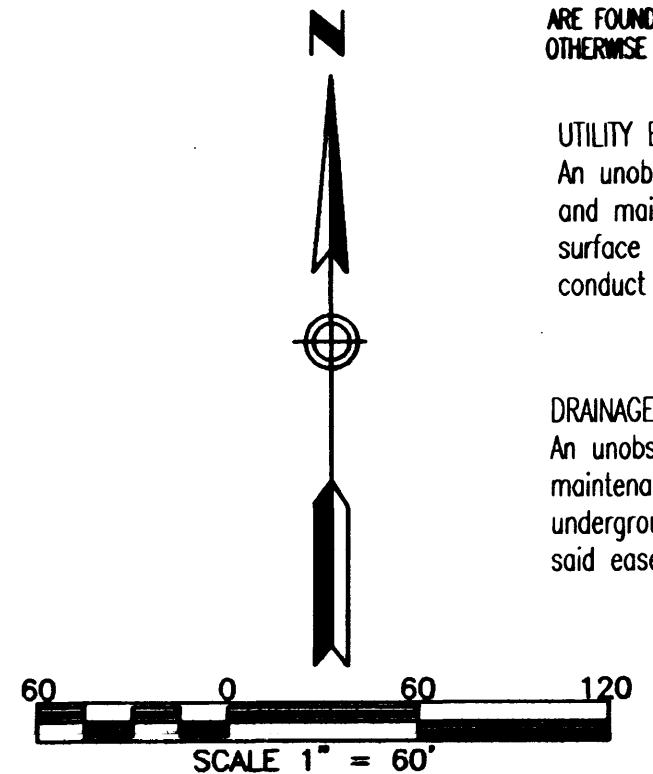
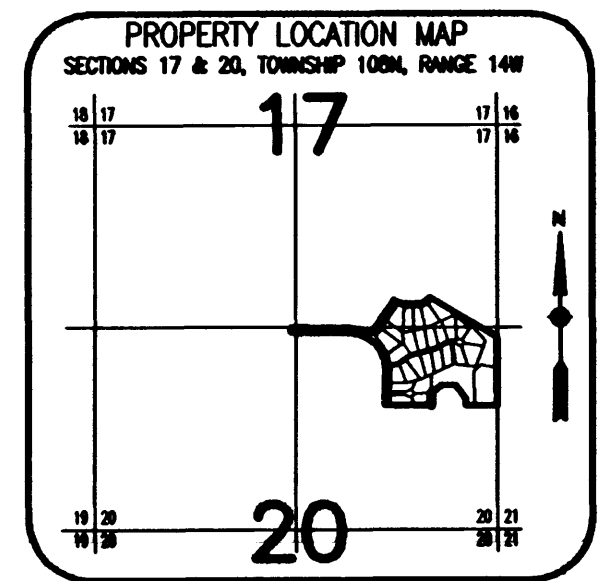


**B.M. ELEV. 1024.22**  
(NGVD29)  
MNDOT GEODETIC MONU. STATION  
55080. 1.1 MILE SO. OF CO RD  
12, ON E. SIDE TH 52

NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES  
WITH LICENSE NO. 11622  
WHICH WILL BE SET WITHIN 1 YEAR  
AFTER RECORDING OF THIS PLAT.  
  
ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" PIPE UNLESS  
OTHERWISE NOTED.

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

DRAINAGE EASEMENT defined:  
An unobstructed easement for the operation  
and maintenance of waterways, both surface  
and underground, running over, across, and under  
said easement.



896B

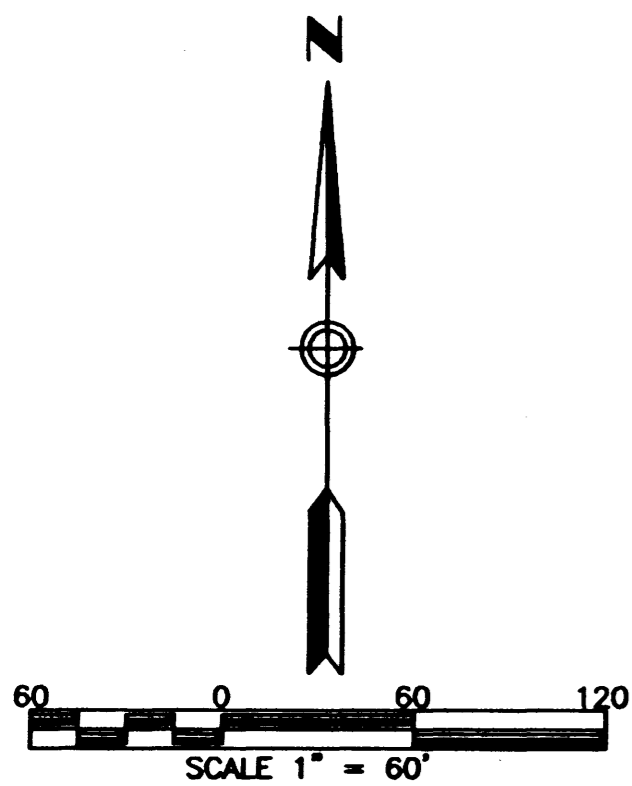
PREPARED BY:  
MCGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA

# CEDAR WOODLANDS

SHEETS

SHEET

3 OF 3



SEE

N00°24'29"E  
455.66

POINT ROAD S. E.

CEDAR

NORMAN LANE S. E.

CEDAR

UNPLATTED

SE COR SE 1/4  
SEC 17-108-14 AND  
NE COR NE 1/4  
SEC 20-108-14

APPROXIMATE WETLAND BOUNDARY

MIDDLE ZUMBRO

MIDDLE ZUMBRO

FORK RIVER

FORK RIVER

WATERS

WATERS

EDGE

EDGE

NO MONUMENT SET

P.O.B.

UNPLATTED

APPROXIMATE WETLAND AREA AS SHOWN ON NATIONAL WETLAND INVENTORY MAP

APPROXIMATE LOCATION OF FLOODWAY BOUNDARY AS SHOWN ON FEMA FIRM MAP NO. 27108C004A D, EFFECTIVE DATE OF APRIL 17, 1995

APPROXIMATE 100 YEAR FLOOD BOUNDARY

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

**OUTLOT 'A'**  
(ALL OF OUTLOT 'A' IS A DRAINAGE & UTILITY EASEMENT)

**OUTLOT 'B'**

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

DRAINAGE EASEMENT defined:  
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

NOTE:  
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 11622 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED.

PREPARED BY:  
MCGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA