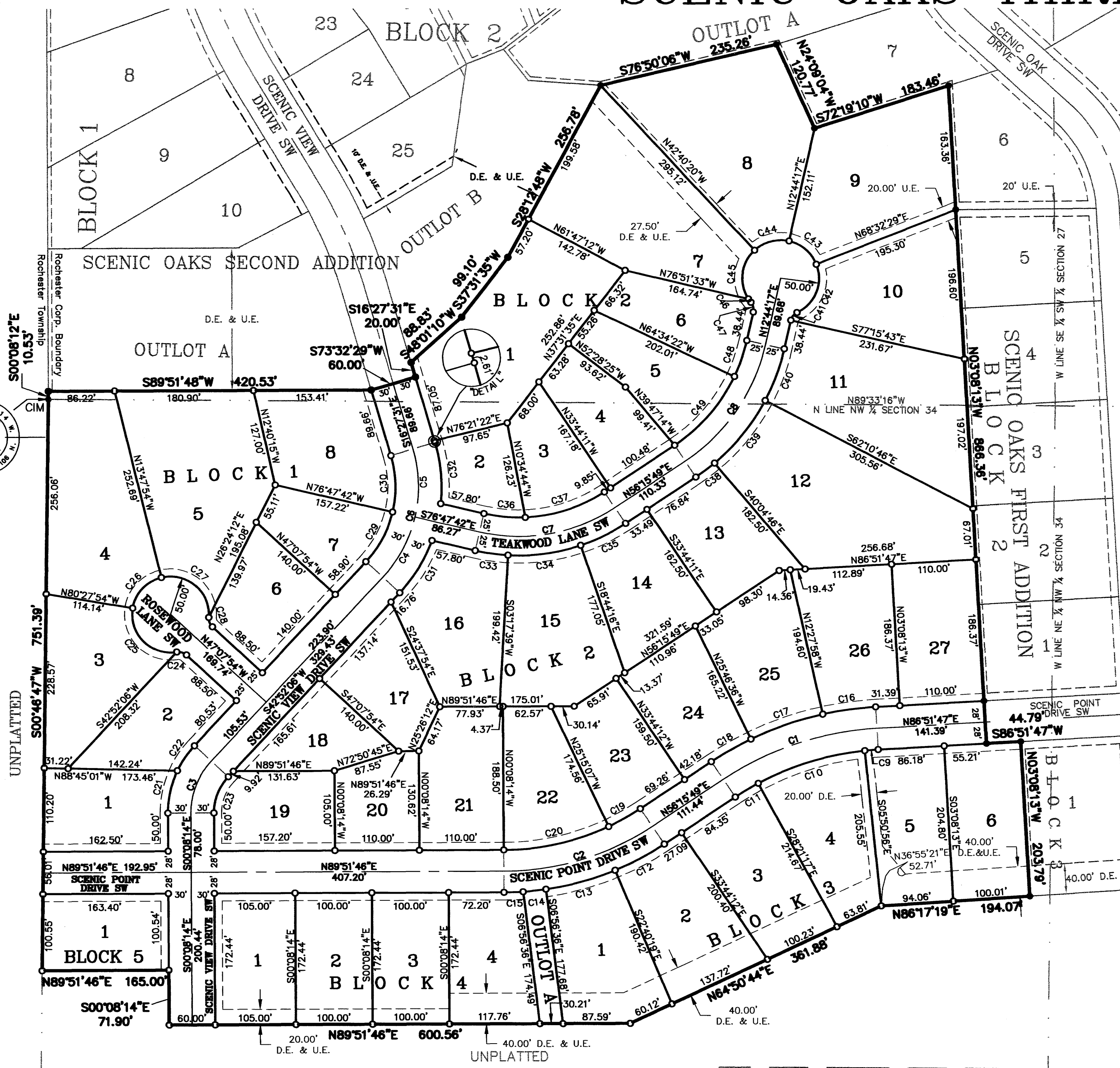


# SCENIC OAKS THIRD ADDITION



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	213.63'	400.00'	30°35'58"	S71°33'48"W	211.10'
C2	205.25'	350.00'	33°35'57"	N73°03'47"E	202.32'
C3	75.06'	100.00'	43°00'20"	S21°21'56"W	73.31'
C4	90.60'	175.00'	29°39'49"	N28°02'12"E	89.59'
C5	90.60'	175.00'	29°39'49"	N01°37'56"W	89.59'
C6	181.20'	350.00'	59°19'37"	N13°12'18"E	174.22'
C7	184.34'	225.00'	46°56'29"	N79°44'03"E	179.23'
C8	189.92'	250.00'	43°31'32"	N34°30'03"E	185.38'
C9	17.61'	372.00'	2°42'43"	S85°30'26"W	17.61'
C10	146.12'	372.00'	22°30'21"	S72°53'54"W	145.19'
C11	34.94'	372.00'	5°22'54"	S88°57'16"W	34.93'
C12	73.00'	378.00'	11°03'52"	N61°47'45"E	72.88'
C13	93.77'	378.00'	14°12'46"	N74°26'04"E	93.53'
C14	30.01'	378.00'	4°32'56"	N83°48'55"E	30.00'
C15	24.89'	378.00'	3°46'23"	N87°58'34"E	24.89'
C16	69.69'	428.00'	9°19'45"	S82°11'54"W	69.61'
C17	99.43'	428.00'	13°18'37"	S70°52'43"W	99.21'
C18	59.46'	428.00'	7°57'36"	S60°14'36"W	59.41'
C19	47.68'	322.00'	8°29'04"	N60°30'21"E	47.64'
C20	141.14'	322.00'	25°06'53"	N7°18'19"E	140.02'
C21	57.84'	130.00'	26°30'40"	S12°37'06"W	57.41'
C22	39.69'	130.00'	17°29'40"	S34°07'16"W	39.54'
C23	52.54'	70.00'	43°00'20"	S21°21'56"W	51.32'
C24	13.62'	15.00'	52°01'12"	N73°08'30"W	13.16'
C25	94.85'	50.00'	108°41'12"	S44°48'30"E	81.25'
C26	58.18'	50.00'	56°40'00"	S42°52'06"W	54.95'
C27	94.85'	50.00'	108°41'12"	N49°27'18"W	81.25'
C28	13.62'	15.00'	52°01'12"	S21°07'18"E	13.16'
C29	75.07'	145.00'	29°39'49"	N28°02'12"E	74.23'
C30	75.07'	145.00'	29°39'49"	N01°37'56"W	74.23'
C31	81.07'	205.00'	22°39'32"	N53°01'50"E	80.54'
C32	81.07'	205.00'	22°39'32"	N05°07'45"W	80.54'
C33	43.24'	250.00'	9°54'39"	S81°45'02"E	43.19'
C34	96.13'	250.00'	22°01'54"	N82°16'41"E	95.54'
C35	65.44'	250.00'	14°59'56"	N63°45'46"E	65.26'
C36	54.27'	200.00'	15°32'46"	S84°34'06"W	54.10'
C37	109.59'	200.00'	31°23'43"	N71°57'40"E	108.22'
C38	30.44'	275.00'	6°20'34"	N53°05'32"E	30.43'
C39	106.07'	275.00'	22°06'01"	N38°52'14"E	105.42'
C40	72.39'	275.00'	15°04'57"	N20°16'46"E	72.18'
C41	13.62'	15.00'	52°01'12"	S38°44'53"W	13.16'
C42	13.62'	15.00'	52°01'12"	N21°38'59"E	13.16'
C43	48.70'	50.00'	55°48'13"	N49°21'37"W	46.80'
C44	48.35'	50.00'	55°24'37"	S75°01'59"W	46.49'
C45	69.91'	50.00'	80°06'25"	S07°16'28"W	64.35'
C46	56.27'	15.00'	52°01'12"	N36°03'11"E	56.67'
C47	13.62'	15.00'	52°01'12"	N13°16'19"W	13.16'
C48	49.83'	225.00'	12°41'22"	N19°04'58"E	49.73'
C49	121.09'	225.00'	30°50'10"	N40°50'44"E	119.64'

### CITY APPROVAL

State of Minnesota  
 County of Olmsted  
 City of Rochester  
 Valeri Langseth  
 I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the 21st day of July, 2024, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 21st day of July, 2024.

*Valeri Langseth*  
 Judy K. Scherr, City Clerk  
 Valeri Langseth, Deputy

### Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That R & L Partnership, a partnership under the laws of Minnesota, owners and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

That part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 106 North, Range 14 West, and that part of the Southwest Quarter of the Southwest Quarter of Section 27, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Northwest Quarter of the Northwest Quarter of Section 34; thence on an assumed bearing of South 00°46'47" West a distance of 751.39 feet along the west line of said Northwest Quarter of the Northwest Quarter; thence North 89°51'46" East 165.00 feet, thence South 00°08'14" East 71.90 feet; thence North 89°51'46" East 600.56 feet; thence North 64°50'44" East 361.88 feet; thence North 86°17'19" East 194.07 feet to the southwest corner of Lot 1, Block 3, SCENIC OAKS FIRST ADDITION, according to the recorded plat thereof; thence North 03°08'13" West 203.79 feet along the west line of said SCENIC OAKS FIRST ADDITION; thence South 86°51'47" West along said west line 44.79 feet; thence North 03°08'13" West along said west line 866.36 feet; thence South 72°19'10" West along said west line 183.46 feet; thence North 24°09'04" West along said west line 120.77 feet; thence South 76°50'06" West along said west line 235.26 feet to the northeast corner of Outlot B, SCENIC OAKS SECOND ADDITION, according to the recorded plat thereof; thence South 28°12'48" West 256.78 feet along the east line of said SCENIC OAKS SECOND ADDITION; thence South 37°31'35" West along said east line 99.10 feet; thence South 48°01'10" West along said east line 88.83 feet; thence South 16°27'31" East along said east line 20.00 feet to the southeast corner of Scenic View Drive SW of said SCENIC OAKS SECOND ADDITION; thence South 73°32'29" West 60.00 feet along the south line of said SCENIC OAKS SECOND ADDITION; thence South 89°51'48" West along said south line 420.53 feet to the west line of said Southwest Quarter of the Southwest Quarter of Section 27 and the southwest corner of said SCENIC OAKS SECOND ADDITION; thence South 00°08'12" East 10.53 feet along said west line to the point of beginning, containing 27.60 acres.

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as SCENIC OAKS THIRD ADDITION; 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 have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, L.S.  
 Minnesota License Number 21940

State of Minnesota  
 County of Olmsted  
 The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 21st day of July, 2024.

*Gregg S. Hummert II*  
 Notary Public, Olmsted County, Minnesota

My commission expires: 1-31-2008  
 COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 21 day of July, 2024.

*Edward P. Kinola*  
 Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING  
 Taxes payable in the year 2024 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22nd day of July, 2024.

DOCUMENT NUMBER A-1031015

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 22nd day of July, 2024, at 10:12 o'clock A. M., and was duly recorded in the Olmsted County records.

*Daniel G. Hall*  
 Director of Property Records & Licensing  
*Wendy von Wald*  
 Deputy

Have caused the same to be surveyed and platted as SCENIC OAKS THIRD ADDITION and do hereby donate and dedicate to the public for the public use forever the thoroughfares, cul-de-sacs, and also dedicate the easements as shown on this plat.

In witness whereof said Ricky T. Penz, partner of R & L Partnership, a partnership under the laws of Minnesota, have caused these presents to be signed this 21st day of July, 2024.

*Ricky T. Penz*  
 Ricky T. Penz, partner

State of Minnesota  
 County of Olmsted

The foregoing instrument was acknowledged before me this 21 day of July, 2024, by Ricky T. Penz, partner of R & L Partnership, on behalf of the Partnership.

*Michelle Se*  
 Notary Public, Olmsted County, Minnesota

My commission expires: 1-31-2008

*Michael Gerald Soltis*  
 Notary Public - Minnesota  
 My Commission Expires 1-31-2008

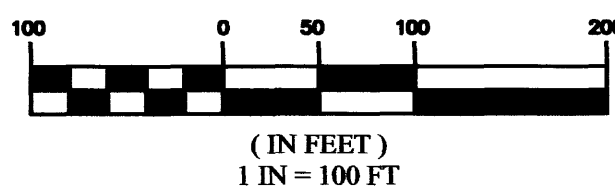
BEARINGS  
 ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34-T106N-R14W WHICH IS ASSUMED TO BEAR S00°46'47"W

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 RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT

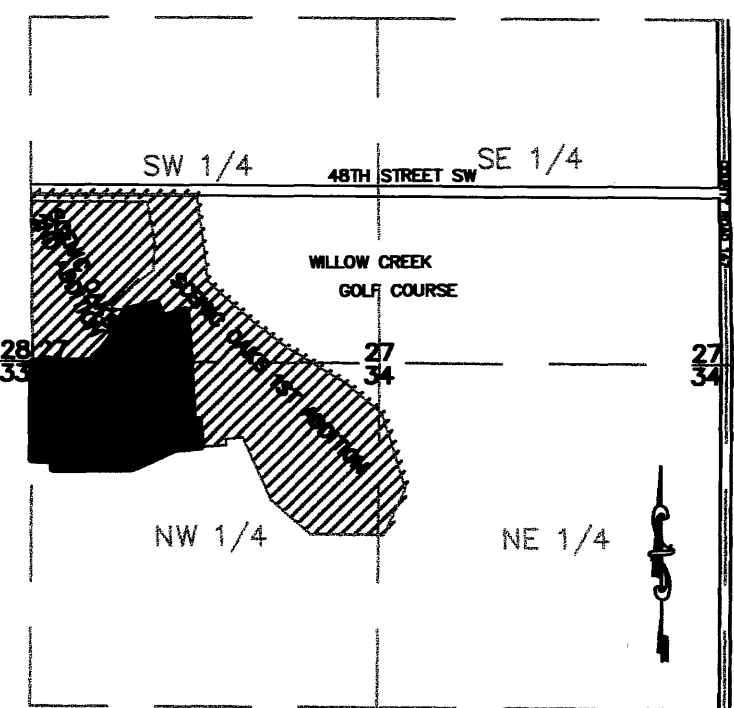
UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES AND 5 FEET ADJACENT TO REAR LOT LINES UNLESS OTHERWISE SHOWN.

### GRAPHIC SCALE



### LEGEND

- IRON PIPE WITH PLASTIC CAP STAMPED R.L.S.#21940 SET
- FOUND MONUMENT ARE IRON PIPES UNLESS OTHERWISE NOTED
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- EASEMENT LINE



VICINITY MAP  
 Township 106, Range 14

954A

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