

# EDGEWOOD ESTATES SECOND SUBDIVISION

## INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Joel Bigelow and Sons Enterprises Inc., a Minnesota Corporation, owner and proprietor, and Citizens State Bank of Hayfield, a Minnesota Corporation, mortgagee of the following described property situated in the County of Dodge, State of Minnesota, to wit:

That part of the Southwest Quarter and that part of the Southeast Quarter of Section 15, Township 107 North, Range 16 West, Dodge County, Minnesota described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence South 89 degrees 23 minutes 48 seconds East (Note: All bearings are in relationship with the Dodge County Coordinate System NAD 83, adjusted 1996) along the north line of said Southwest Quarter, 1322.49 feet to the northwest corner of the East Half of said Southwest Quarter and the POINT OF BEGINNING; thence continue South 89 degrees 23 minutes 48 seconds East along said north line, 440.00 feet; thence South 00 degrees 29 minutes 47 seconds East, 507.36 feet; thence North 89 degrees 30 minutes 13 seconds East, 66.08 feet; thence South 00 degrees 29 minutes 47 seconds East, 787.05 feet; thence North 89 degrees 30 minutes 13 seconds East, 587.39 feet; thence North 00 degrees 29 minutes 47 seconds West, 173.37 feet; thence North 89 degrees 30 minutes 13 seconds East, 822.34 feet; thence South 00 degrees 29 minutes 47 seconds East, 538.32 feet to the centerline of 608th Street; thence North 81 degrees 27 minutes 19 seconds West along said centerline, 230.16 feet; thence North 88 degrees 46 minutes 19 seconds West along said centerline, 1307.10 feet to the northeast corner of EDGEWOOD ESTATES; thence South 89 degrees 52 minutes 06 seconds West along said centerline and the north line of said EDGEWOOD ESTATES, 381.93 feet to the southeast corner of SWISS VALLEY VIEW FIRST SUBDIVISION and the west line of said East Half of the Southwest Quarter; thence North 00 degrees 29 minutes 47 seconds West along the east line of said SWISS VALLEY VIEW FIRST SUBDIVISION and the west line of said East Half of the Southwest Quarter, 1589.82 feet to the POINT OF BEGINNING.

Said parcel contains 31.19 acres, more or less.

Has caused the same to be surveyed and platted as EDGEWOOD ESTATES SECOND SUBDIVISION and does hereby donate and dedicate to the public for public use forever the thoroughfares and the easements as shown on this plat.

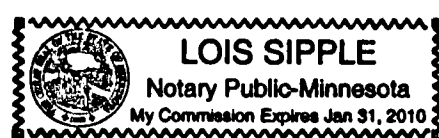
In witness whereof said Joel Bigelow and Sons Enterprises Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this

24th day of October, 2005.

Joel O. Bigelow  
Joel O. Bigelow

STATE OF MINNESOTA  
COUNTY OF Winnetka

The foregoing instrument was acknowledged before me this 24th day of October, 2005, by Joel O. Bigelow, on behalf of said Joel Bigelow and Sons Enterprises Inc.



Notary Public, \_\_\_\_\_ County  
My Commission Expires 1-31-2010

In witness whereof said Citizens State Bank of Hayfield, a Minnesota Corporation, has caused these presents to be signed by its proper Officers this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, its \_\_\_\_\_ and by \_\_\_\_\_, its \_\_\_\_\_, on behalf of said Citizens State Bank of Hayfield, a Minnesota Corporation.

Notary Public, Dodge County  
My Commission Expires \_\_\_\_\_

## COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the 9th day of August, 2005, the Board of Commissioners of Dodge County, Minnesota, approved this plat.

Lyb Zosad  
Chairman

Daniel J. [Signature]  
Attest:

## TOWNSHIP BOARD OF SUPERVISORS

The Township Board of Supervisors for Mantorville Township, Dodge County, do hereby certify that we have approved the accompanying plat. In testimony

whereof, we have signed our names this 29th day of November, 2005.

Harold [Signature]  
Board Chairperson

Sharon M. Ness  
Town Clerk

## COUNTY PLANNING COMMISSION

Approved by the Planning Commission of the County of Dodge, Minnesota, at a regular meeting thereof, on the 7th day of December, 2005.

John M. [Signature]  
Chairman

## CITY OF MANTORVILLE PLANNING AND ZONING COMMISSION

This plat of EDGEWOOD ESTATES SECOND SUBDIVISION has been approved by the Planning and Zoning Commission of the City of Mantorville this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

RM

Chairman

## CITY OF MANTORVILLE CITY COUNCIL

This plat of EDGEWOOD ESTATES SECOND SUBDIVISION has been approved by the City Council of the City of Mantorville on this 12th day of November, 2005.

Drone Carlson  
Mayor  
Charles [Signature]  
City Clerk

## COUNTY SURVEYOR

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

This 15th day of December, 2005.

Roger W. Brand  
Roger W. Brand  
Dodge County Surveyor

## COUNTY OF DODGE AUDITOR/TREASURER

Taxes payable in the year 2005 on the land herein before described, have been paid; there are no delinquent taxes and transfer has been entered on this 19th day of December, 2005.

Janet Tripp  
Dodge County Auditor/Treasurer

by \_\_\_\_\_ Deputy

## COUNTY RECORDER

Document Number 164121

I hereby certify that this instrument was filed in the Office of the County

Recorder for record on this 19th day of December, 2005 at 1:30 o'clock p.m. and was duly recorded in Book B of Plats on page 117.

Steve A. Alberts  
Dodge County Recorder

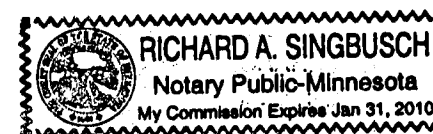
## SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as EDGEWOOD ESTATES 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; that the outside boundary lines are correctly designated; that there are no wet lands as defined in MS 505.02, SUBD. 1, or public highways to be designated on said plat other than as shown.

Richard J. Massey  
Richard J. Massey  
Minnesota L.S. No. 41814

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing Surveyor's Certificate was acknowledged before me this 12th day of August, 2005, by Richard J. Massey, L.S. No. 41814.

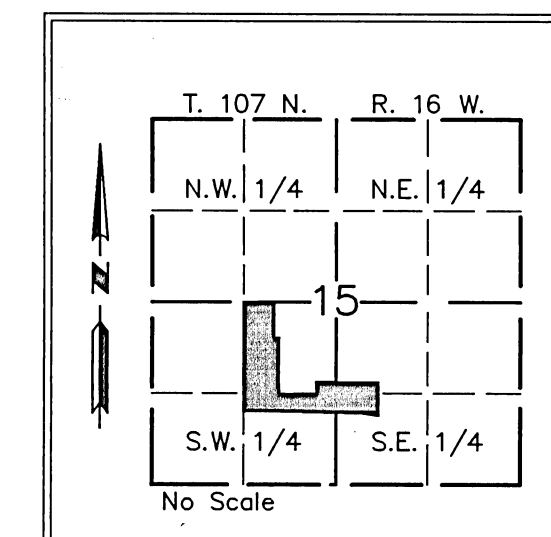


Richard A. Singbusch  
Notary Public, Dodge County, MN  
My Commission Expires 1-31-2010



MASSEY LAND SURVEYING, INC.  
SURVEYORS AND ENGINEERS  
P.O. BOX 428  
KASSON, MN 55944  
PH. NO. 507-634-4505

# EDGEWOOD ESTATES SECOND SUBDIVISION



0 50 100 150 200  
SCALE IN FEET

## MONUMENTS

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

All monuments set have a plastic cap stamped L.S. 41814.

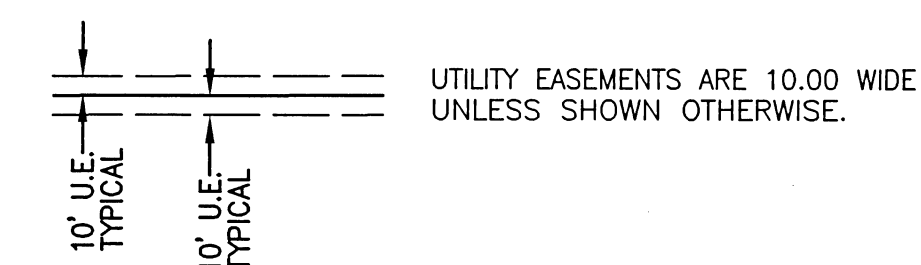
## BEARINGS

All Bearings are in relationship with the Dodge County Coordinate System NAD 83, Adjusted 1996.

## UTILITY EASEMENT DEFINED

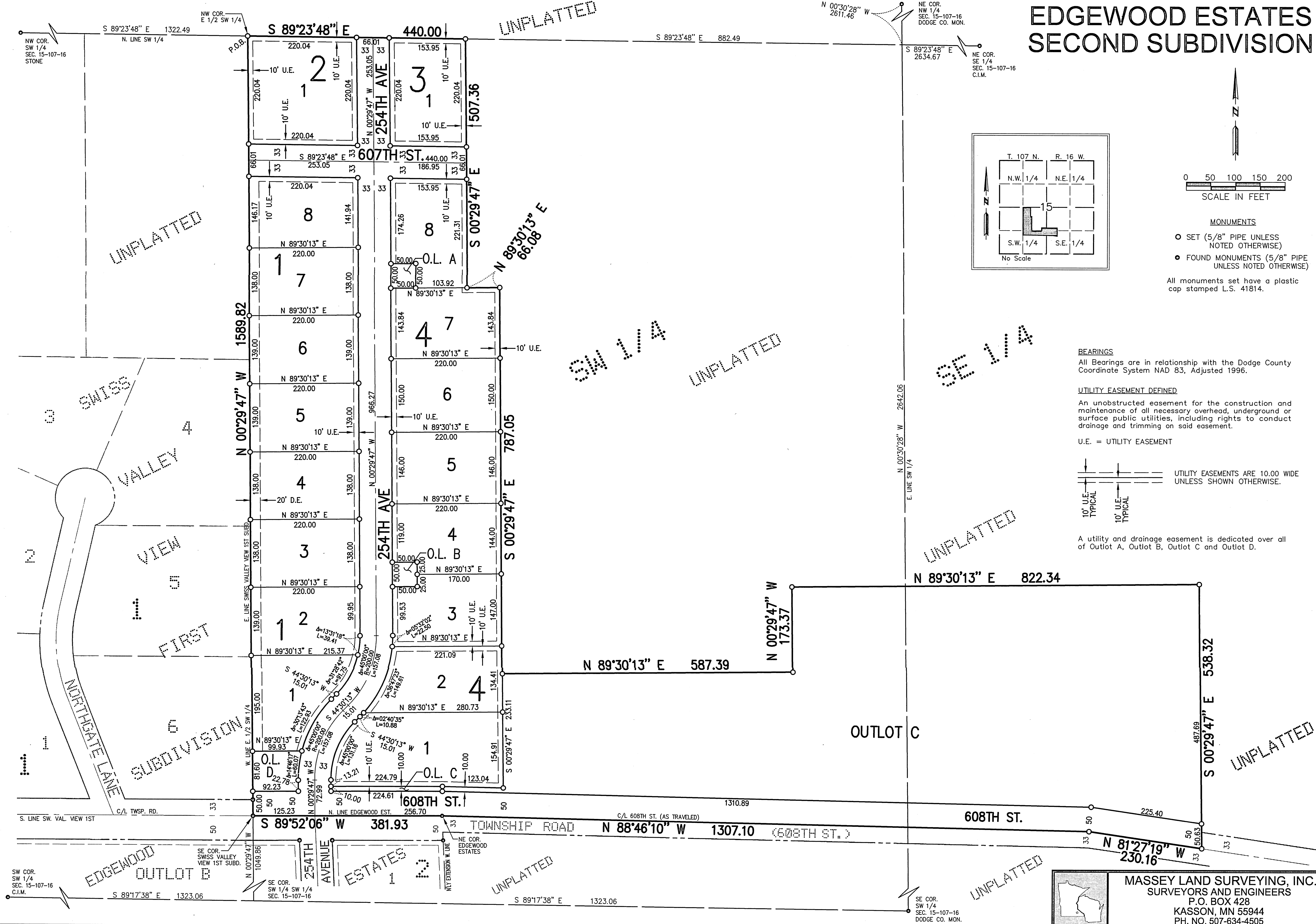
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT



A utility and drainage easement is dedicated over all of Outlot A, Outlot B, Outlot C and Outlot D.

PROJECT NUMBER: 986  
COMPUTER FILE: 0986SP01.DWG  
DATE: 07/14/05



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SURVEYORS AND ENGINEERS  
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