

# SOUTH FORK SECOND SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 13

## INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That South Fork Homes, L.L.C. a Minnesota Limited Liability Company, owner and proprietor, and Home Federal Savings Bank, a Federally Chartered Stock Savings Bank Incorporated under the laws of the United States, mortgagee of the following described property in the County of Dodge, State of Minnesota, to wit:

A part of the Northeast Quarter of Section 4, Township 106 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the southeast corner of the Northeast Quarter of said Section 4; thence North 00 degrees 35 minutes 33 seconds East (NOTE: All bearings are in relation with the Dodge County Coordinate System NAD83, adjusted 1996) along the east line of said Northeast Quarter, 966.00 feet to the POINT OF BEGINNING; thence continue North 00 degrees 35 minutes 33 seconds East along said east line, 34.40 feet to the southerly end of MN/DOT Right of Way Plat No. 20-5; thence North 89 degrees 32 minutes 19 seconds West, 74.80 feet to a found iron monument (R/W Plat corner); thence North 00 degrees 32 minutes 13 seconds East, 174.90 feet to a found  $\frac{3}{4}$ " iron pipe on the westerly line of said Right of Way Plat; thence North 89 degrees 51 minutes 27 seconds West, 473.03 feet; thence North 00 degrees 35 minutes 33 seconds East, parallel with the east line of said Northeast Quarter, 242.20 feet; thence South 89 degrees 35 minutes 33 seconds West, 428.95 feet; thence North 83 degrees 24 minutes 27 seconds West, 390.28 feet; thence South 60 degrees 35 minutes 33 seconds West, 192.41 feet to the southeast corner of Block 1, SOUTH BEND COMMERCIAL PARK; thence North 63 degrees 24 minutes 27 seconds West along the south line of said Block 1, for a distance of 202.86 feet; thence North 89 degrees 24 minutes 27 seconds West along said south line, 929.60 feet to the southwest corner of said SOUTH BEND COMMERCIAL PARK and the west line of said Northeast Quarter; thence South 00 degrees 00 minutes 50 seconds West along said west line, 292.56 feet to the northwest corner of the West 20 Acres of the South 70 Acres of the South Half of said Northeast Quarter; thence South 89 degrees 37 minutes 42 seconds East along the north line of said West 20 Acres for a distance of 758.65 feet to the northeast corner of said West 20 Acres; thence South 00 degrees 35 minutes 33 seconds West along the east line of said West 20 Acres for a distance of 1157.29 feet to the south line of said Northeast Quarter; thence South 89 degrees 37 minutes 42 seconds East along said south line for a distance of 988.46 feet to the southwest corner of SOUTH FORK SUBDIVISION; thence North 00 degrees 35 minutes 33 seconds East along the west line of said SOUTH FORK SUBDIVISION, 276.25 feet; thence North 89 degrees 17 minutes 49 seconds West, 156.13 feet; thence southerly on a nontangential curve concave easterly, having a central angle of 01 degrees 34 minutes 05 seconds, radius of 380.00 feet, chord bears South 09 degrees 05 minutes 31 seconds West, for an arc length of 10.40 feet; thence North 89 degrees 17 minutes 49 seconds West, 183.14 feet; thence North 00 degrees 42 minutes 11 seconds East, 945.77 feet; thence South 89 degrees 24 minutes 27 seconds East, 143.52 feet; thence southerly on a nontangential curve concave easterly, having a central angle of 00 degrees 28 minutes 00 seconds, radius of 420.00 feet, chord bears South 09 degrees 02 minutes 23 seconds East, for an arc length of 3.42 feet; thence South 88 degrees 45 minutes 17 seconds East, 194.91 feet; thence South 00 degrees 35 minutes 33 seconds West, 206.88 feet to the northwest corner of said SOUTH FORK SUBDIVISION; thence South 77 degrees 53 minutes 36 seconds East along the northerly line of said SOUTH FORK SUBDIVISION, 161.23 feet; thence southwesterly along said northerly line on a nontangential curve concave southeasterly, having a central angle of 11 degrees 55 minutes 55 seconds, radius of 220.00 feet, chord bears South 23 degrees 54 minutes 09 seconds West, for an arc length of 45.82 feet; thence South 63 degrees 08 minutes 22 seconds East along said northerly line 40.60 feet; thence North 85 degrees 35 minutes 33 seconds East along said northerly line 174.85 feet to the northeast corner of Lot 13, Block 3, said SOUTH FORK SUBDIVISION; thence North 00 degrees 35 minutes 09 seconds East, 46.60 feet to a found  $\frac{1}{2}$ " iron pipe; thence South 89 degrees 23 minutes 29 seconds East, 543.05 feet to the POINT OF BEGINNING.

Said parcel contains 36.06 acres, more or less.

Has caused the same to be surveyed and platted as SOUTH FORK SECOND SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 13 and do hereby donate and dedicate to the South Fork Second Subdivision Homeowners Association, Inc. for private use forever the easements as shown on this plat.

In witness whereof said South Fork Homes, L.L.C., a Minnesota Limited Liability Company, has caused these presents to be signed by it's proper officer this

16th day of May, 2007.

Joel Bigelow  
President

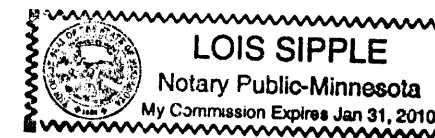
STATE OF MINNESOTA

COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 16th day of

May, 2007, by Joel Bigelow, its President

on behalf of said South Fork Homes, L.L.C., a Minnesota Limited Liability Company.



Lois Sipple  
Notary Public, Olmsted County  
My Commission Expires 1-31-2010

In witness whereof, said Home Federal Savings Bank, a Federally Chartered Stock Savings Bank Incorporated under the laws of the United States has caused these presents to be signed by its proper officers this 16 day

of May, 2007.

Brad T. Becker  
SVP

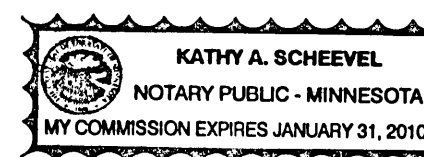
STATE OF MINNESOTA

COUNTY OF Fillmore

The foregoing instrument was acknowledged before me this 16 day

of May, 2007, by Brad T. Becker, its SVP

and \_\_\_\_\_, its \_\_\_\_\_, on behalf of said Home Federal Savings Bank, a Federally Chartered Stock Savings Bank Incorporated under the laws of the United States.



Kathy A. Scheivel  
Notary Public, \_\_\_\_\_ County  
My Commission Expires \_\_\_\_\_

CITY OF KASSON  
PLANNING AND ZONING COMMISSION

This plat of SOUTH FORK SECOND SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 13 has been approved by the Planning and Zoning Commission of the City of Kasson, Minnesota this 9th day of April, 2007.

Linda Kapp  
Secretary

CITY OF KASSON  
CITY COUNCIL

This plat of SOUTH FORK SECOND SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 13 has been approved by the City Council of the City of Kasson, Minnesota, on this 11th day of April, 2007.

Mayor  
City Clerk

STATE OF MINNESOTA  
COUNTY OF DODGE

This CIC Plat is part of the SOUTH FORK SECOND SUBDIVISION, CIC NO. 13

Declaration recorded as Document No. \_\_\_\_\_ on

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dodge County Auditor/Treasurer

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

## COUNTY SURVEYOR

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

This 17th day of May, 2007.

Roger W. Brand  
Roger W. Brand  
Dodge County Surveyor

COUNTY OF DODGE  
AUDITOR/TREASURER

Taxes payable in the year 2007, on the land herein before described, have been paid; there are no delinquent taxes and transfer has been entered on

this 17 day of May, 2007.

S. A. Kramer  
Dodge County Auditor/Treasurer

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

## COUNTY RECORDER

Document Number 171659

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 17th day of May, 2007 at

4:00 o'clock p.m. and was duly recorded in Book B of Plats on page 126.

Rue B. Whets  
Dodge County Recorder

## SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as SOUTH FORK SECOND SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 13; 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.

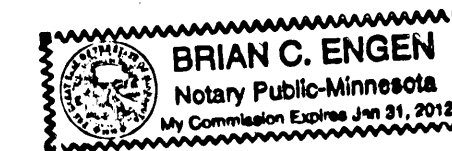
Richard J. Massey  
Richard J. Massey  
Minnesota L.S. No. 41814

STATE OF MINNESOTA

COUNTY OF OLMSTED

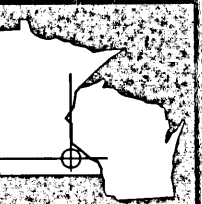
The foregoing Surveyor's Certificate was acknowledged before me this 3rd

day of MAY, 2007, by Richard J. Massey, L.S. No. 41814.

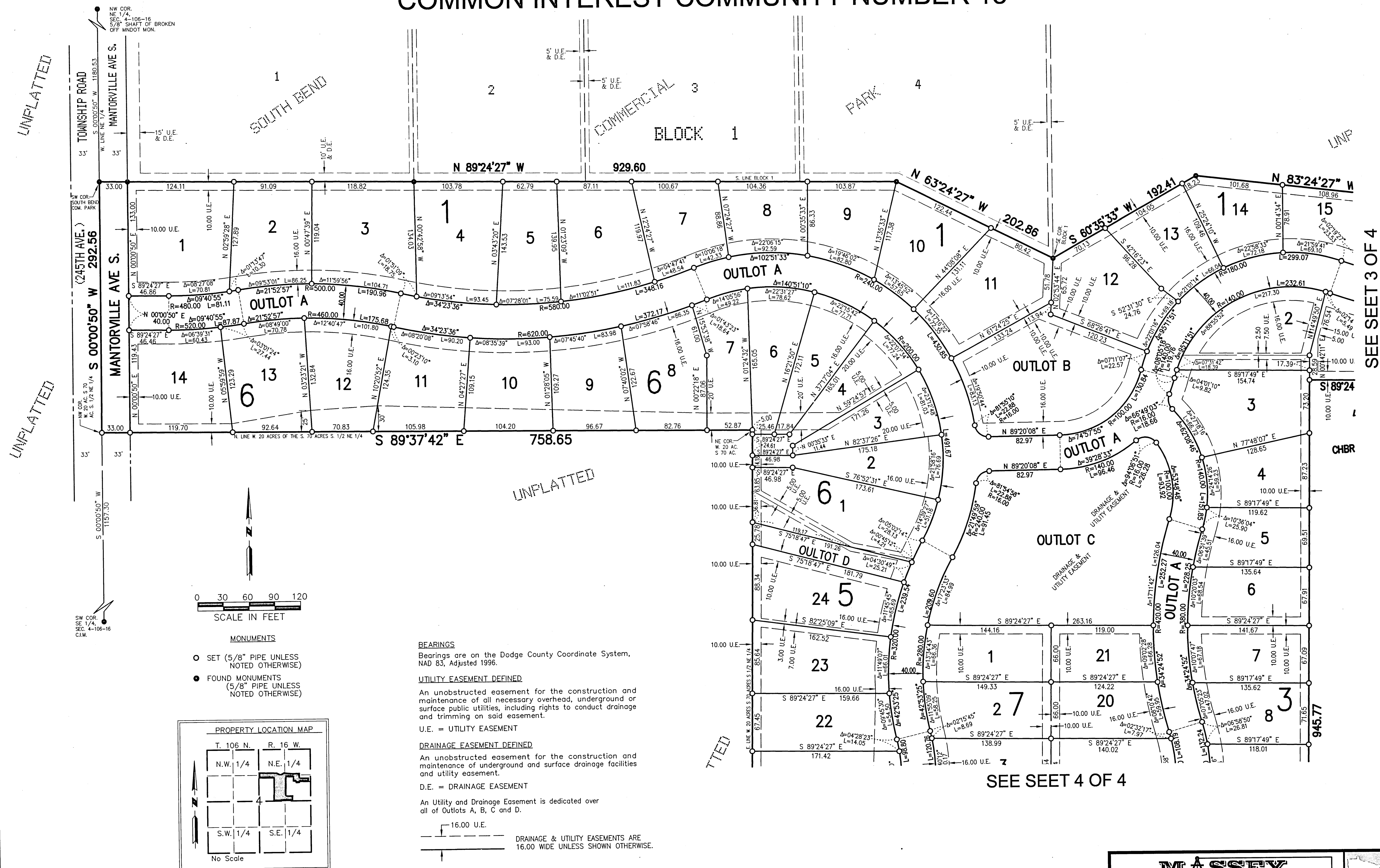


Brian C. Engen  
Notary Public, Olmsted County  
My Commission Expires 1-31-2012

**MASSEY**  
LAND SURVEYING & ENGINEERING  
P.O. BOX 428, KASSON, MN 55944  
PH. NO. 507-634-4505, FAX NO. 507-634-6560



# SOUTH FORK SECOND SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 13



SEE SHEET 3 OF 4

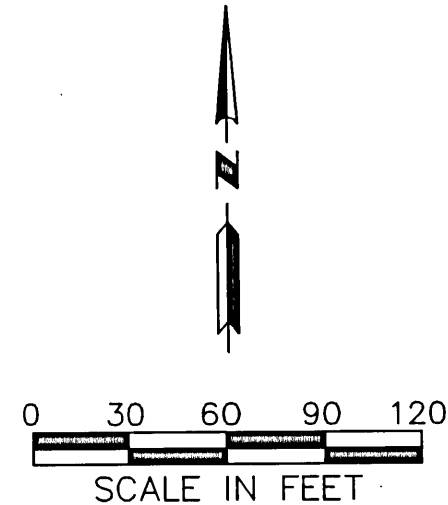
SEE SEET 4 OF 4

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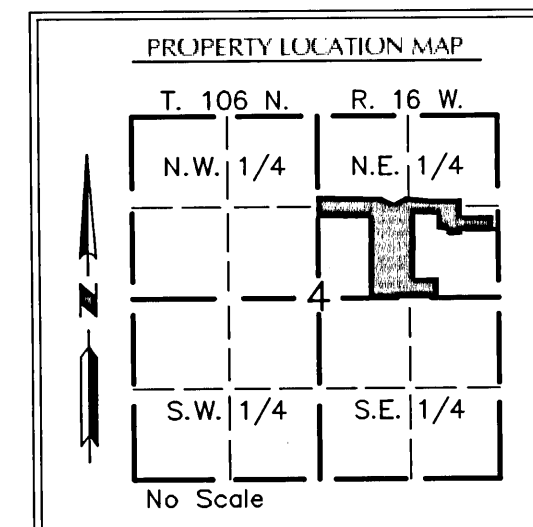


"OFFICIAL PLAT"

# SOUTH FORK SECOND SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 13



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



## BEARINGS

Bearings are on 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

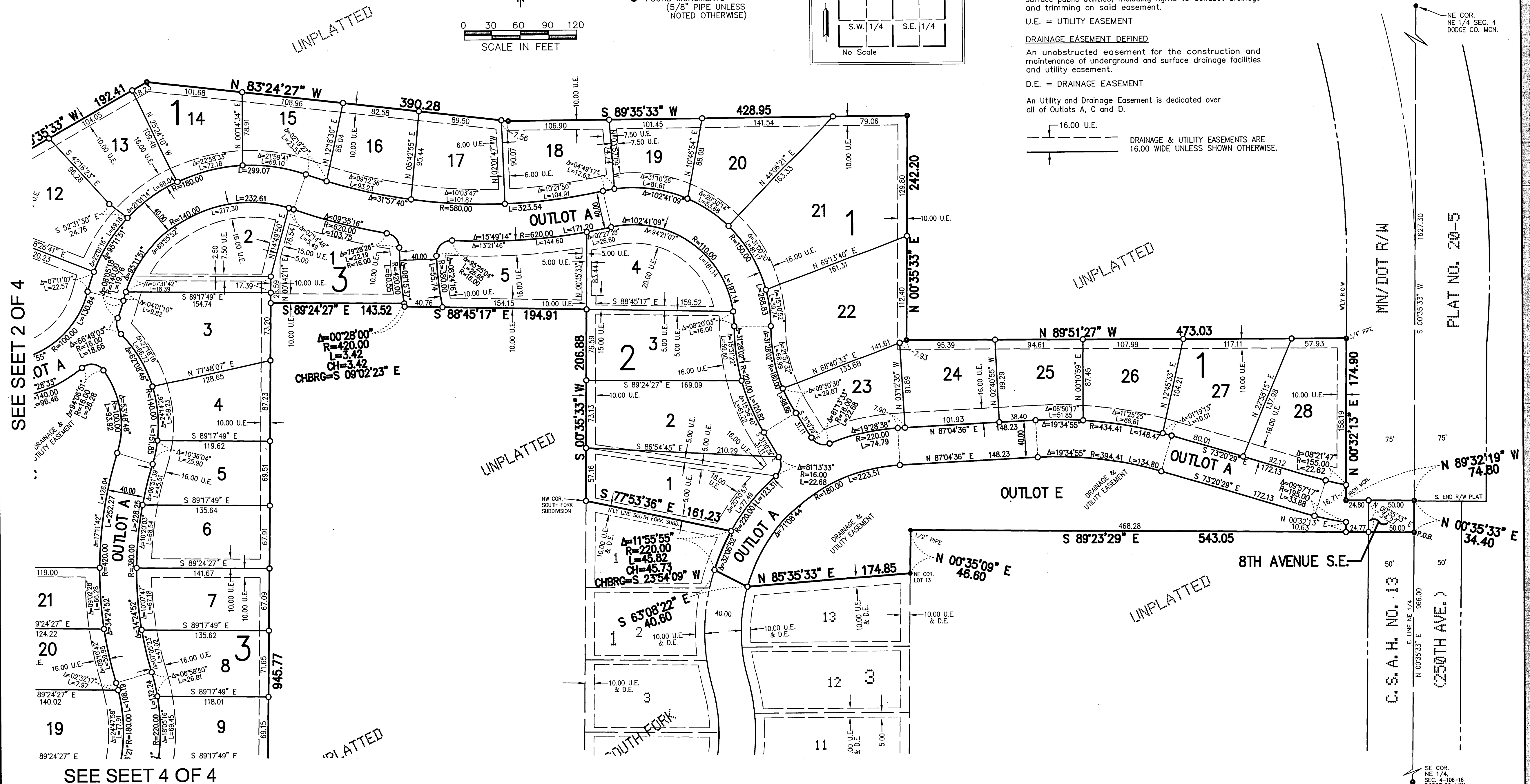
## DRAINAGE EASEMENT DEFINED

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

D.E. = DRAINAGE EASEMENT

An Utility and Drainage Easement is dedicated over all of Outlots A, C and D.

16.00 U.E.  
DRAINAGE & UTILITY EASEMENTS ARE 16.00 WIDE UNLESS SHOWN OTHERWISE.



SEE SEET 2 OF 4

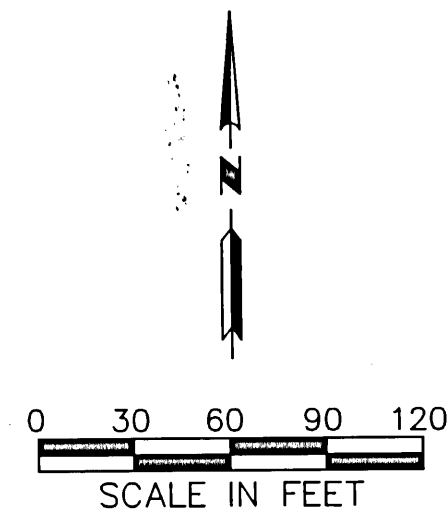
SEE SEET 4 OF 4

PROJECT NUMBER: 1388  
COMPUTER FILE: 1388SF01.DWG  
DATE: 03/02/07

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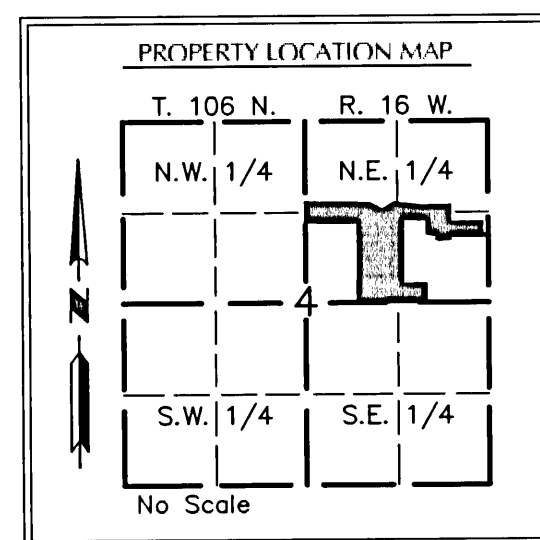
# SOUTH FORK SECOND SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 13

SEE SEET 2 OF 4



## MONUMENTS

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



## BEARINGS

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## DRAINAGE EASEMENT DEFINED

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D.E. = DRAINAGE EASEMENT

An Utility and Drainage Easement is dedicated over all of Outlots A, B, C and D.

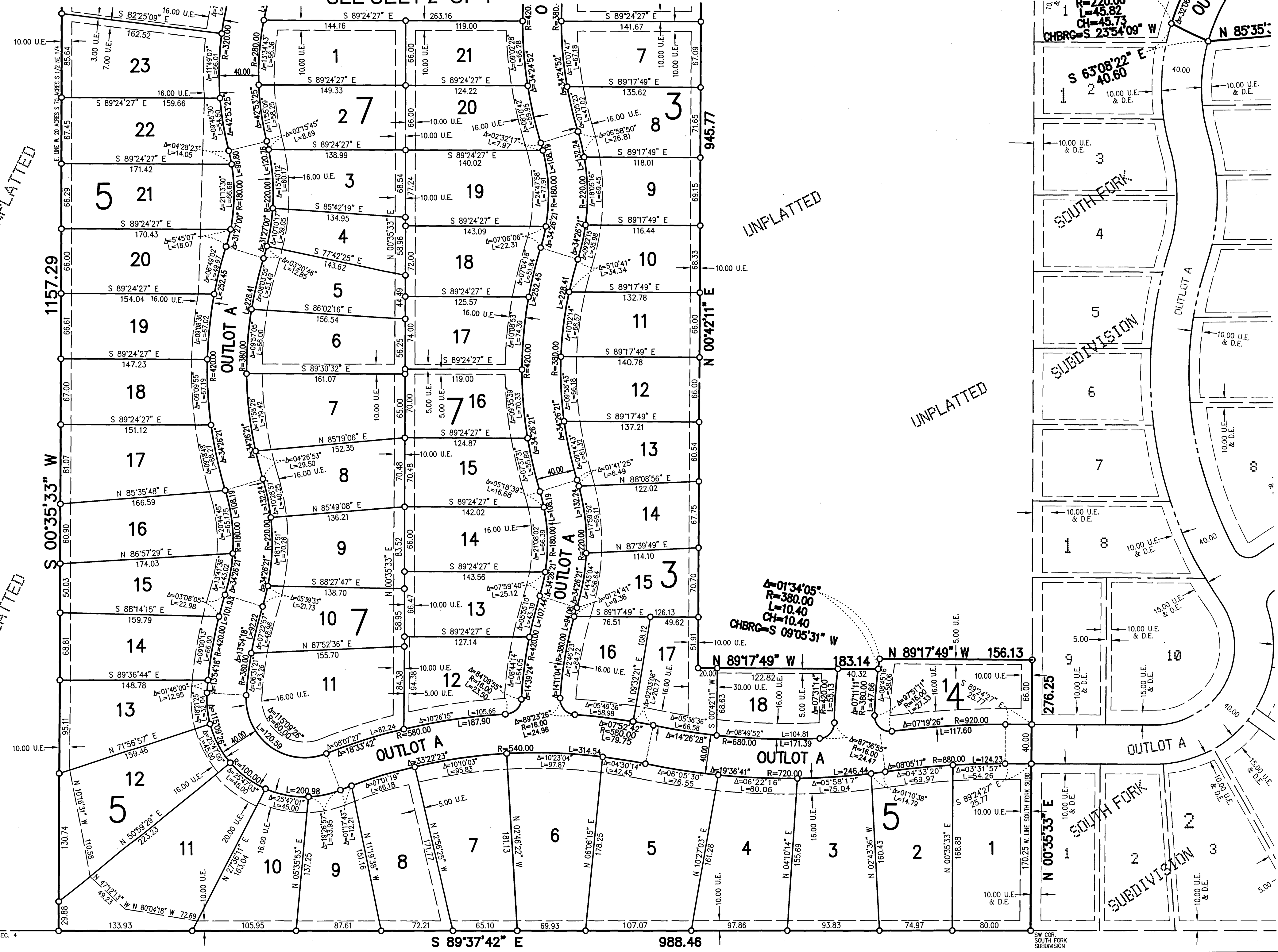
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UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED



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