

SOUTH FORK THIRD SUBDIVISION

COUNTY OF DODGE
AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 14th day of March, 2020.

J. A. Brown
Dodge County Auditor/Treasurer

by _____ Deputy

COUNTY OF DODGE
COUNTY RECORDER

I hereby certify that this plat of SOUTH FORK THIRD SUBDIVISION was filed in the office of the County Recorder for public record on this 24th day of March, 2020, at 11:00 o'clock A.M. and was duly filed in Book 8 of Plats, Page 182, as Document Number 232628.

J.P.C.
Dodge County Recorder

CITY OF KASSON
CITY COUNCIL

This plat of SOUTH FORK THIRD SUBDIVISION approved and accepted by the City Council of the City of Kasson, Minnesota on this 9th day of November, 2019, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Chris Mayor
Theresa D. City Administrator

CITY OF KASSON
PLANNING AND ZONING COMMISSION

This plat of SOUTH FORK THIRD SUBDIVISION, has been approved by the Planning and Zoning Commission of the City of Kasson, Minnesota

this 9th day of September, 2019.

Theresa
Janda Kape
Secretary

COUNTY SURVEYOR

I hereby certify that pursuant to Chapter 389.09, laws of Minnesota, this plat has been reviewed and approved this 20th day of March, 2020.

Lisa M. Hanni
Dodge County Surveyor

SURVEYOR'S CERTIFICATE

I Richard J Massey do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 13th day of Dec., 2019.

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

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 13th day of Dec., 2019

by Richard J Massey.

Kaye LaVonne Moulton
Kaye LaVonne Moulton
Notary Public, Dodge County, MN
My Commission Expires 1-31-2020

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That South Fork Homes, LLC 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:

That 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 89 degrees 37 minutes 42 seconds West (Note: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996), along the south line of said Northeast Quarter, 893.53 feet to the southwest corner of SOUTH FORK SUBDIVISION and the southeast corner of SOUTH FORK SECOND SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 13, according to the plats thereof, on file in the County Recorder's office, Dodge County, Minnesota; thence North 00 degrees 35 minutes 33 seconds East along the west line of said SOUTH FORK SUBDIVISION and the east line of said SOUTH FORK SECOND SUBDIVISION C.I.C. No. 13, 276.25 feet to the northeast corner of Lot 1, Block 4, of said SOUTH FORK SECOND SUBDIVISION C.I.C. No. 13 and to the POINT OF BEGINNING; thence North 89 degrees 17 minutes 49 seconds West, along the north line of said Block 4, a distance of, 156.13 feet to the northwest corner of said Lot 1, Block 4; thence southerly 10.40 feet along the westerly line of said Block 4, along a nontangential curve concave Easterly, having a central angle of 01 degrees 34 minutes 05 seconds, radius of 380.00 feet, chord of said curve bears South 09 degrees 05 minutes 31 seconds West, to a point on the Easterly extension of the north line of Lot 18, Block 3 of said SOUTH FORK SECOND SUBDIVISION C.I.C. No. 13; thence North 89 degrees 17 minutes 49 seconds West, along said Easterly extension and along the north line of said Lot 18, Block 3, a distance of, 183.14 feet to a point on the east line of said Block 3; thence North 00 degrees 42 minutes 11 seconds East, along said east line, 945.77 feet to the southwest corner of said Lot 1, of said Block 3; thence South 89 degrees 24 minutes 27 seconds East along the south line of said Lot 1, Block 3, a distance of 143.52 feet to the southeast corner thereof and the Westerly line of Outlot A; thence Southerly 3.42 feet along said Westerly line of Outlot A, along 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, to the southwest corner thereof; thence South 88 degrees 45 minutes 17 seconds East along the south line of said Outlot A and along the south line of Lot 5, Block 2, said SOUTH FORK SECOND SUBDIVISION C.I.C. No. 13, a distance of, 194.91 feet to the southeast corner of said Lot 5, Block 2; thence South 00 degrees 35 minutes 33 seconds West along the west line of said Block 2, and the west line of Block 1 of said SOUTH FORK SUBDIVISION, 930.54 feet to the POINT OF BEGINNING.

Said parcel contains 7.33 acres, more or less.

Said parcel is subject to any easements or encumbrances of record.

Has caused the same to be surveyed and platted as SOUTH FORK THIRD SUBDIVISION and does hereby dedicate to the South Fork Second Subdivision Homeowners Association, Inc. for private use 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 its proper officer this

5th day of March, 2020.

Joel Bayler

STATE OF MINNESOTA
COUNTY OF DODGE

The instrument was acknowledged before me on this 5th day of March, 2020 by Joel Bayler of on behalf of said South Fork Homes, LLC, a Minnesota limited liability company.

Angela Marie Connolly
Notary Public, DODGE County
My Commission Expires 1-31-2025

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 to be present to be signed by its proper officers this 5th day of March, 2020.

Richard J. Massey

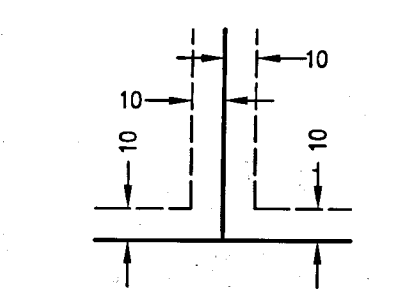
STATE OF MINNESOTA
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 5th day of March, 2020, by Melissa Hale its vice president

and _____ Its _____ on behalf of said Home Federal Savings Bank, a Federally Chartered Stock Savings Bank incorporated under the laws of the United States.

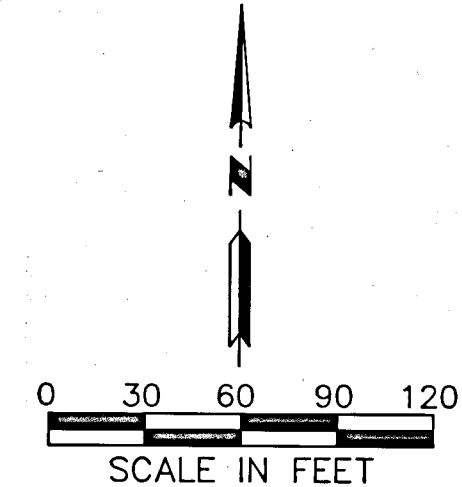
Angela Marie Connolly
Notary Public, DODGE County
My Commission Expires 1-31-2025

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

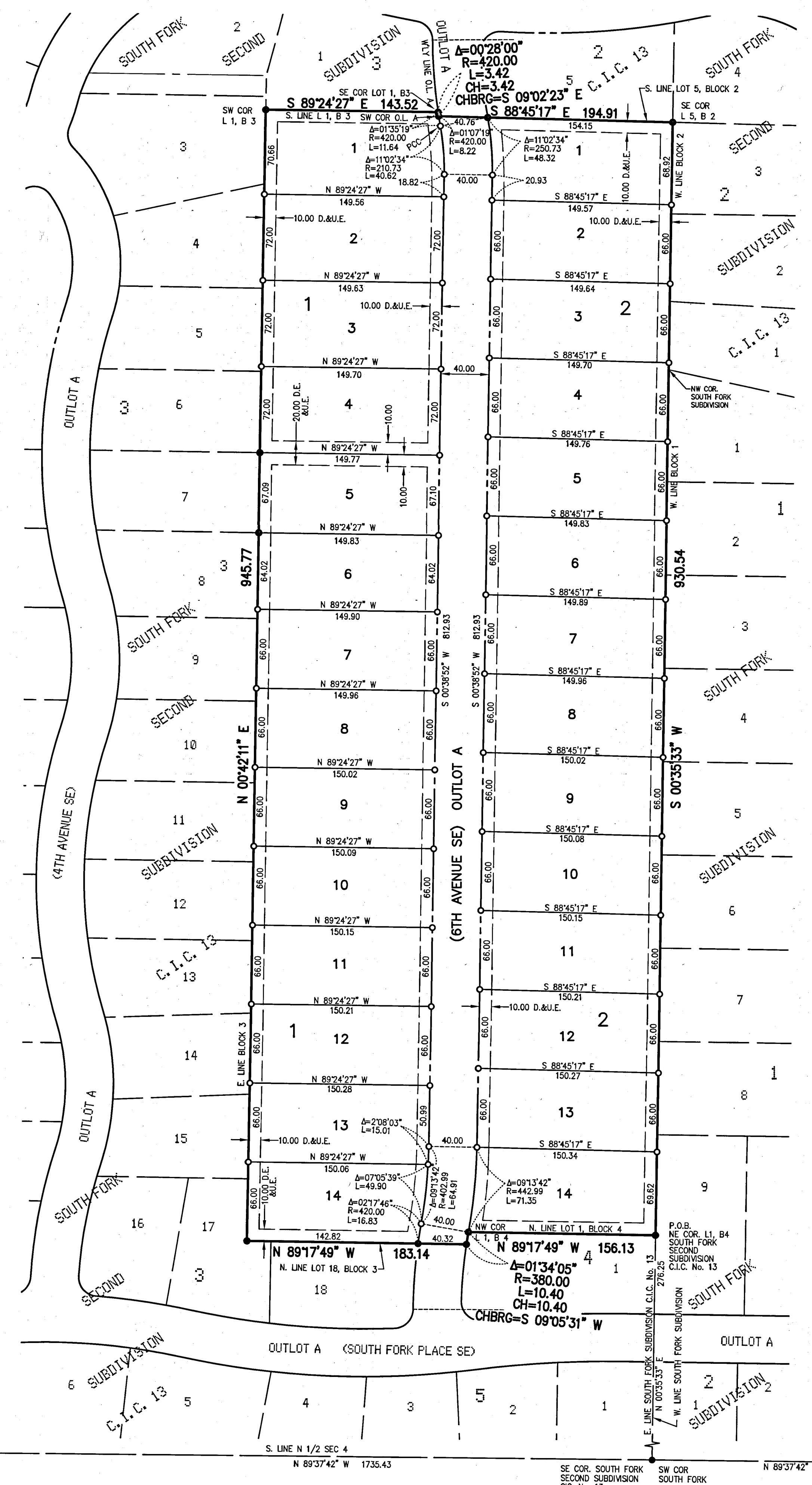


BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS AND REAR LOT LINES, UNLESS OTHERWISE INDICATED.

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT



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



PROJECT NUMBER: 3012
COMPUTER FILE: 3012SF01

SW COR NW 1/4 SEC 4-106-16 DODGE CO. MN
S. LINE N 1/2 SEC 4 N 89°37'42" W 1735.43
SE COR. SOUTH FORK SUBDIVISION C.I.C. No. 13
SW COR SOUTH FORK SUBDIVISION
N 89°37'42" W 893.53
SE COR NE 1/4 SEC 4-106-16 DODGE CO. MN

MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-6560