

MEADOWBROOKE SECOND

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Paradise Brothers LLC, a Limited Liability Company, owners and proprietors and Home Federal Savings Bank, a Minnesota Corporation, Mortgagee of the following described property in the County of Dodge, State of Minnesota, to wit:

That part of the Southwest Quarter of Section 27, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 27; thence South 89 degrees 45 minutes 37 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, 1156.76 feet to the northeast corner of MEADOWBROOKE and to the POINT OF BEGINNING; thence continue South 89 degrees 45 minutes 37 seconds East, along said north line, 343.01 feet to a point described as 69 rods west of the northeast corner of said Southwest Quarter; thence South 00 degrees 08 minutes 30 seconds East, 429.00 feet; thence South 66 degrees 54 minutes 16 seconds East, 570.37 feet; thence North 89 degrees 36 minutes 13 seconds West, 1163.21 feet; thence North 00 degrees 14 minutes 23 seconds East, 350.91 feet to the southwest corner of said MEADOWBROOKE; thence North 89 degrees 51 minutes 30 seconds East, along the south line of said MEADOWBROOKE, 293.73 feet to the southeast corner thereof; thence North 00 degrees 08 minutes 30 seconds West, along the east line of said MEADOWBROOKE, 294.49 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

That portion of the above-described parcel lying Easterly of the centerline of Masten Creek.

Said Parcel contains 7.84 acres more or less.

Have caused the same to be surveyed and platted as MEADOWBROOKE SECOND and do hereby dedicate to the public, for public use, the public ways and also grants easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Paradise Brothers LLC, a Limited Liability

Company, has caused these presents to be signed this 26 day

of October, 2020.

By CM its CM

STATE OF MINNESOTA
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 26 day

of October, 2020, by Michael J. Paradise

its CM, on behalf of said Paradise Brothers LLC.

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

CITY OF KASSON
CITY COUNCIL

This plat of MEADOWBROOKE SECOND has been approved by the City Council

of the City of Kasson, Minnesota on this 23rd day of September, 2020.

CM
Mayor

City Administrator

CITY OF KASSON
PLANNING AND ZONING COMMISSION

This plat of MEADOWBROOKE SECOND has been approved by the Planning

and Zoning Commission of the City of Kasson, Minnesota this 14th day of

September, 2020.

Chair
Secretary

In witness whereof said Home Federal Savings Bank, a Minnesota Corporation

has caused these presents to be signed this 12th day

of July, 2021.

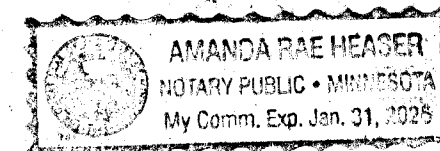
By VP its VP

STATE OF MINNESOTA
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 12th day

of July, 2021, by Melissa J. Hale

its VP, on behalf of said Home Federal Savings Bank.



Amanda Hecker
Notary Public, Dodge County
My Commission Expires 2025

COUNTY OF DODGE
AUDITOR/TREASURER

Taxes payable in the year 2021, on real estate herein before described, have been

paid; there are no delinquent taxes and transfer has been entered, on this 12th

day of July, 2021.

Si-A Kru
Dodge County Auditor/Treasurer

by _____ Deputy

COUNTY RECORDER

Document Number 240304

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

for record on this 13th day of July, 2021, at

3:00 o'clock P.m. and was duly recorded in Book B of Plats

on page 186.

Ramona McAndrew, Deputy
Dodge County Recorder
on behalf of Ryan B. DeCook

COUNTY SURVEYOR

I certify that pursuant to Chapter 389.09, laws of Minnesota, this plat has been

approved this 13th day of July, 2021.

Lisa M. Hanni
Dodge County Surveyor

SURVEYOR'S CERTIFICATE * MEADOWBROOKE

I hereby certify: that I have surveyed or directly supervised the survey of the property described on this plat; that I prepared or directly supervised the preparation of this plat as MEADOWBROOKE SECOND; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all outside boundary monuments of the plat have been correctly set and that all other required monuments will be correctly set within one year of the recording of this plat; that as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesota Statutes 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this 23rd day of October, 2020.

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

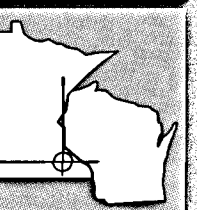
STATE OF MINNESOTA
COUNTY OF DODGE

The foregoing Surveyor's Certificate was acknowledged before me this 23rd

day of October, 2020, by Richard J. Massey, L.S. No. 41814.

Michael Massey
Notary Public, Dodge County, MN
My Commission Expires 1-31-2025

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



MEADOWBROOKE SECOND

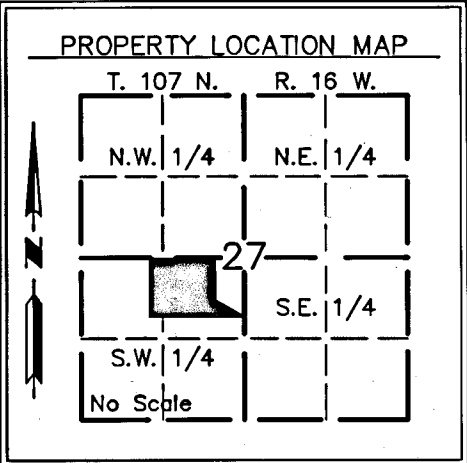
BEARINGS

All Bearings are in relationship with the Dodge County Coordinate System NAD 1983, 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



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 and will be set by September 30, 2018.

(R.A.=RECORDED AS)

BENCH MARK

Control point Kasson RM at NE corner intersection 16th St. N.E. and Mantorville Ave. S.W. El. 1248.77

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.

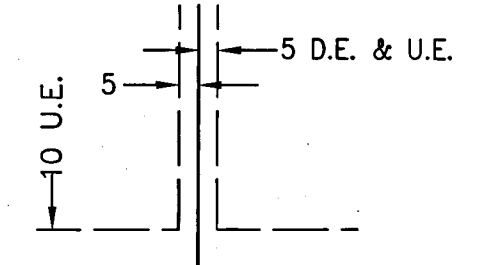
U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

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

D.E. = DRAINAGE EASEMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND REAR LOT LINES, AND BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS, UNLESS OTHERWISE INDICATED.
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

0 25 50 75 100
SCALE IN FEET

UNPLATTED

UNPLATTED
EXCEPTION

WOODLANDS

15TH ST. CIRCLE N.E.

BLOCK 10

11

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

MEADOWBROOKE SECOND

SHEET NO. 2 OF 2