

KASSON MEADOWS SEVENTH SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Kasson Meadows LLC, a Limited Liability Company, owners and proprietors of the following described property in the County of Dodge, State of Minnesota, to wit:

That part of the Northeast Quarter of Section 28, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 28; thence North 89 degrees 46 minutes 49 seconds West (NOTE: All bearings are in relationship with the Dodge County Coordinate System, NAD '83 Adjusted 1996) along the north line of said Northeast Quarter, 907.84 feet to the northwest corner of KASSON MEADOWS SECOND SUBDIVISION, according to the plat thereof and to the POINT OF BEGINNING; thence continue North 89 degrees 46 minutes 49 seconds West, along said north line, 558.33 feet to the west line of the East 1466.16 feet of said Northeast Quarter; thence South 00 degrees 01 minutes 58 seconds East, along said west line, 1117.67 feet to the northwest corner of KASSON MEADOWS SIXTH SUBDIVISION, according to the plat thereof; thence South 52 degrees 43 minutes 53 seconds East, along the northeasterly line of said plat, 107.76 feet to the southwest corner of Lot 1, Block 3, KASSON MEADOWS FIFTH SUBDIVISION, according to the plat thereof; thence North 43 degrees 10 minutes 59 seconds East, along the northwesterly line of said Lot 1, a distance of 164.10 to the northwest corner thereof; thence northwesterly (the next four courses are along the west and north sides of said plat) 78.52 feet along a non-tangential curve concave northeasterly, having a central angle of 19 degrees 18 minutes 31 seconds, a radius of 233.00 feet, the chord of said curve bears North 37 degrees 09 minutes 47 seconds West; thence North 62 degrees 28 minutes 32 seconds East, 163.37 feet; thence North 11 degrees 35 minutes 43 seconds East, 100.00 feet; thence South 89 degrees 46 minutes 42 seconds East, 222.00 feet, to the southwest corner of KASSON MEADOWS THIRD SUBDIVISION, according to the plat thereof; thence North 00 degrees 13 minutes 18 seconds East, (the next five courses are along the westerly line of said plat), 190.56 feet; thence South 89 degrees 46 minutes 42 seconds East, 7.92 feet; thence North 00 degrees 13 minutes 18 seconds East, 125.00 feet; thence South 89 degrees 46 minutes 42 seconds East, 48.27 feet; thence North 33 degrees 43 minutes 26 seconds East, 137.10 feet, to the south line of KASSON MEADOWS SECOND SUBDIVISION, according to the plat thereof; thence North 71 degrees 06 minutes 48 seconds West (the next five courses are along the west line of said plat) 144.00 feet; thence North 18 degrees 53 minutes 12 seconds East, 130.00 feet; thence North 71 degrees 06 minutes 48 seconds West, 85.67 feet; thence northwesterly 6.33 feet along a tangential curve concave southerly having a central angle of 02 degrees 10 minutes 19 seconds and a radius of 167.00 feet; thence North 18 degrees 53 minutes 12 seconds East, not tangent to said curve, 208.86 feet to the POINT OF BEGINNING.

Has caused the same to be surveyed and platted as KASSON MEADOWS SEVENTH SUBDIVISION 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 Kasson Meadows LLC, a Limited Liability

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

of August, 2021.

By [Signature] its Pres.

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 26th day

of August, 2021, by Scott Lampland

its President, on behalf of said Kasson Meadows, LLC.

Jenny L. Pierce
Printed Notary Public Name

[Signature]
Notary Public, Dodge County
My Commission Expires 1/31/2022

CITY OF KASSON
CITY COUNCIL

This plat of KASSON MEADOWS SEVENTH SUBDIVISION was approved and accepted by the City Council, the City of Kasson, Minnesota this 26 day of May, 2021, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

[Signature]
Mayor

[Signature]
City Administrator

CITY OF KASSON
PLANNING AND ZONING COMMISSION

This plat of KASSON MEADOWS SEVENTH SUBDIVISION has been approved by the Zoning Commission of the City of Kasson, Minnesota this 8th day of

March, 2021.

[Signature]
Secretary

SURVEYOR'S CERTIFICATE

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 KASSON MEADOWS SEVENTH SUBDIVISION; 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 25th day of August, 2021.

[Signature]
Richard J. Massey
Minnesota L.S. No. 41814

STATE OF MINNESOTA
COUNTY OF DODGE

The foregoing Surveyor's Certificate was acknowledged before me this 25th day of August, 2021, by Richard J. Massey, L.S. No. 41814.

Rebecca Zieman
Printed Notary Public Name

[Signature]
Notary Public, Dodge County, MN
My Commission Expires Jan. 31 2026

COUNTY OF DODGE
AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 1st day of September, 2021.

[Signature]
Dodge County Auditor/Treasurer

by _____ Deputy

COUNTY OF DODGE
COUNTY RECORDER

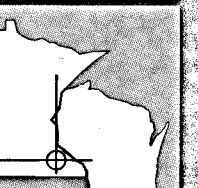
I hereby certify that this plat of KASSON MEADOWS SEVENTH SUBDIVISION, was filed in the office of the County Recorder for public record on this 1st day of September, 2021, at 11:00 o'clock A.M. and was duly filed in Book 8 of Plats, Page 187, as Document Number 241070.

[Signature]
Dodge County Recorder

COUNTY SURVEYOR

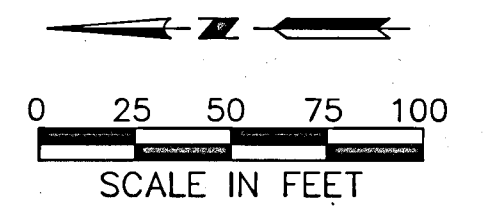
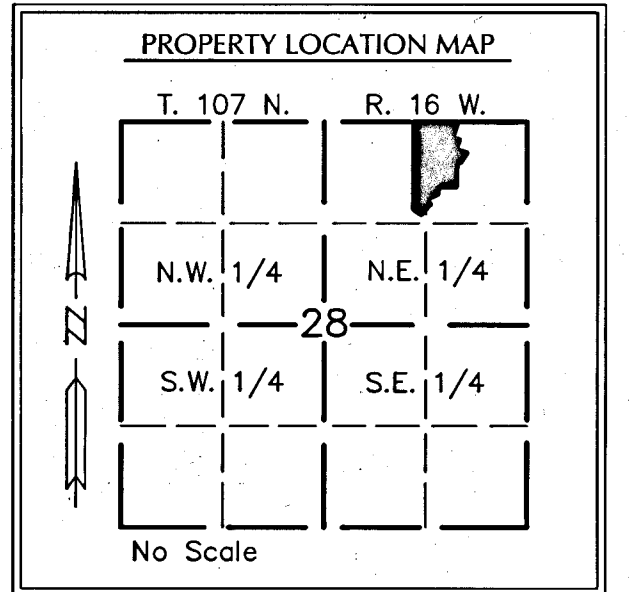
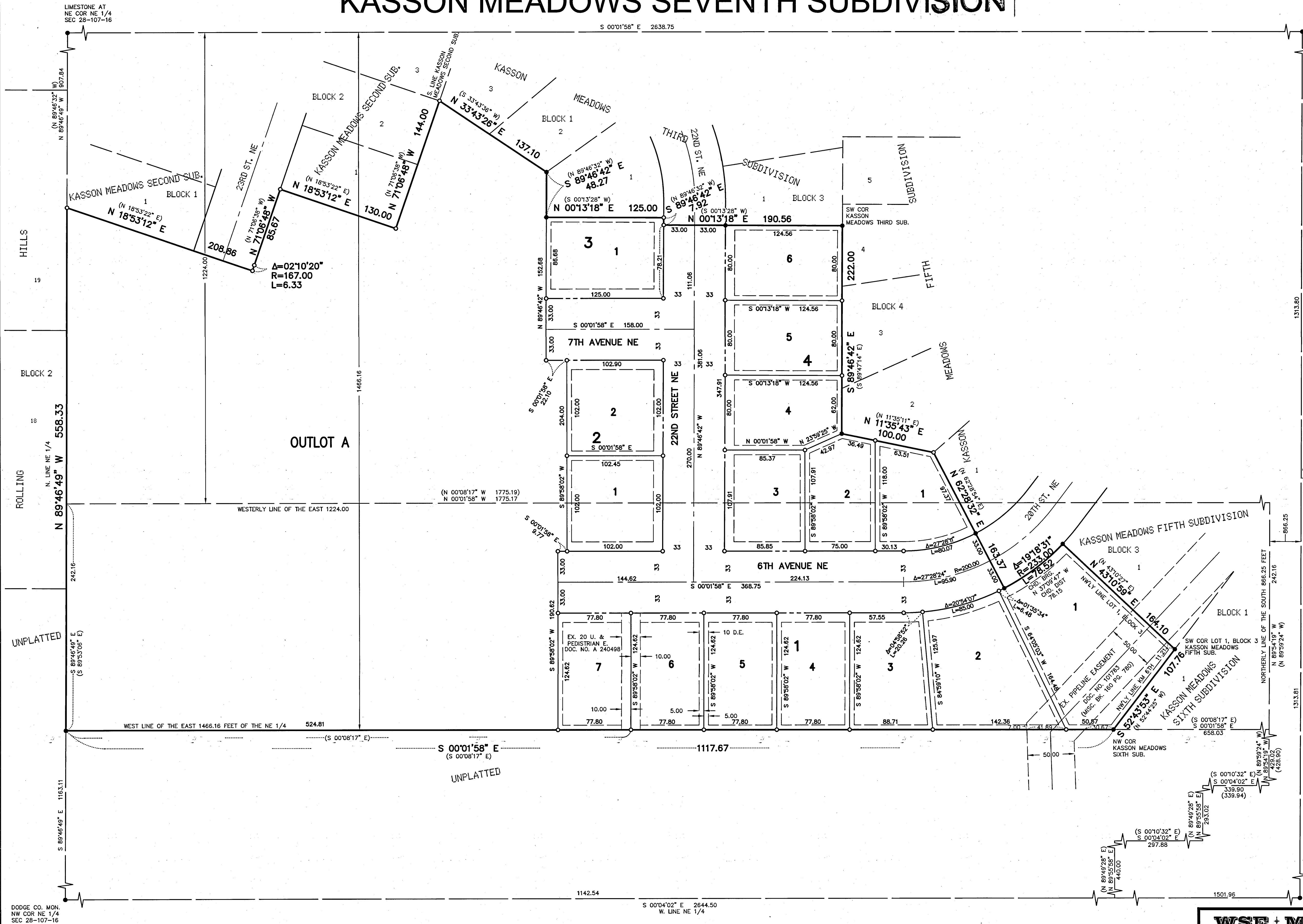
I certify that pursuant to Chapter 389.09, laws of Minnesota, this plat has been approved this 30th day of August, 2021.

[Signature]
Lisa M. Hanni
Dodge County Surveyor



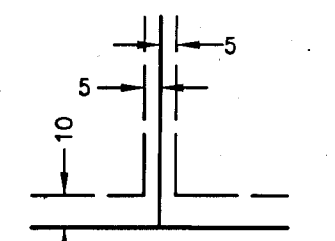
"OFFICIAL PLAT"

KASSON MEADOWS SEVENTH SUBDIVISION



(N 00°03'58" W) = RECORDED AS

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING FIVE 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

BASIS OF BEARINGS

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

MONUMENTS

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

DODGE CO. MON.
SW COR. NE 1/4
SEC. 28-107-16

WSE + MASSEY
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSEENGINEERING

