

"OFFICIAL PLAT"

S 89°58'26" W 2629.76  
N. LINE NW 1/4 SEC. 3

1/2" PIPE  
NE COR NW 1/4  
SEC. 3-106-17

McNEILUS STEEL THIRD

COUNTY OF DODGE  
COUNTY RECORDER

I hereby certify that this plat of McNEILUS STEEL THIRD was filed in the office of the County Recorder for public record on this 19<sup>th</sup> day of December 2023 at 1 o'clock P.M. and was duly filed in Book B of Plats, Page 198, as Document Number 250489.

*[Signature]*  
Dodge County Recorder

SURVEYOR'S CERTIFICATE

I Reinhold W. Ziemann 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 14<sup>th</sup> day of December, 2023.

*[Signature]*  
Reinhold W. Ziemann, Licensed Land Surveyor  
Minnesota License No. 59823

STATE OF MINNESOTA  
COUNTY OF DODGE

This instrument was acknowledged before me on this 19<sup>th</sup> day of December, 2023 by Reinhold W. Ziemann.

*[Signature]*  
Notary Printed Name

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

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 18<sup>th</sup> day of December, 2023.

*[Signature]*  
Lisa M. Hanni  
Dodge County Surveyor

CITY OF DODGE CENTER  
CITY COUNCIL

This plat of McNEILUS STEEL THIRD was approved and accepted by the City Council of the City of Dodge Center, Minnesota, at a regular meeting thereof held this 11<sup>th</sup> day of December, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

*[Signature]*  
Mayor  
*[Signature]*  
City Clerk

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 172.12, there are no delinquent taxes and transfer entered this 19<sup>th</sup> day of December 2023.

*[Signature]*  
Dodge County Auditor/Treasurer

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.

NOTE:

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

C.BRG.=CHORD BEARING  
C.=CHORD OF CURVE

(N 01°46'22" W) = RECORDED DIMENSION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That PLAN, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the West One-Half of the Northwest Quarter of said Section 3; thence South 00 degrees 25 minutes 45 seconds East (NOTE: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996), along the west line of said Northwest Quarter, 390.00 feet to the Southwest corner of the North 390.00 feet of said Northwest Quarter; thence North 89 degrees 58 minutes 26 seconds East, along the south line of said North 390.00 feet, 115.13 feet to the most easterly right-of-way line of MndOT Right of Way Plat No. 20-33; thence South 01 degrees 46 minutes 16 seconds East, along said most easterly right-of-way line, 129.23 feet to the POINT OF BEGINNING; thence southeasterly 94.53 feet along a non-tangential curve, concave southwesterly, having a central angle of 29 degrees 35 minutes 49 seconds, and a radius of 183.00 feet, chord of said curve bears South 63 degrees 10 minutes 15 seconds East, 93.48 feet; thence South 48 degrees 22 minutes 21 seconds East tangent to said curve, 386.21 feet; thence southeasterly 70.59 feet along a tangential curve, concave northeasterly, having a central angle of 24 degrees 13 minutes 11 seconds, and a radius of 167.00 feet; thence South 72 degrees 35 minutes 32 seconds East, tangent to said curve, 312.34 feet; thence easterly 47.92 feet along a tangential curve, concave northerly, having a central angle of 16 degrees 26 minutes 25 seconds, and a radius of 167.00 feet; thence South 89 degrees 01 minutes 57 seconds East, 241.80 feet to the west right-of-way line of Central Avenue South as platted in McNEILUS STEEL SECOND, according to the recorded plat thereof; thence South 00 degrees 37 minutes 15 seconds East, along said west right-of-way line, 66.02 feet to the northeast corner of Outlot A as platted in McNEILUS STEEL SECOND; thence North 89 degrees 01 minutes 57 seconds West, along the north line of said Outlot A (described in the next three courses), 277.29 feet; thence North 72 degrees 35 minutes 32 seconds West, 182.72 feet; thence North 76 degrees 50 minutes 32 seconds West, 406.41 feet to the northwest corner of said Outlot A; thence South 18 degrees 26 minutes 26 seconds West, along the westerly line of said OUTLOT A, a distance of 239.83 feet to the southwest corner of said OUTLOT A and to the northerly right-of-way line of MndOT Right of Way Plat No. 20-33; thence North 77 degrees 29 minutes 32 seconds West, along said northerly right-of-way line, 82.09 feet to MndOT Right-of-Way Monument B4 marking the most easterly right-of-way line of MNDOT Right-of-Way Plat No. 20-33; thence North 01 degrees 46 minutes 16 seconds West, along said most easterly right-of-way line, 562.58 feet to the POINT OF BEGINNING.

Said parcel contains 3.58 acres, more or less.

Has caused the same to be surveyed and platted as McNEILUS STEEL THIRD and does hereby dedicate to the public for public use the public way and the utility easement as created by this plat.

In witness whereof said PLAN, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 15 day of December, 2023.

Signed: PLAN, LLC

*[Signature]*  
Mark Blaisdell  
President

STATE OF MINNESOTA

COUNTY OF DODGE

This instrument was acknowledged before me on 15<sup>th</sup> of December 2023

by Mark Blaisdell, President of PLAN, LLC, a Minnesota limited liability company.

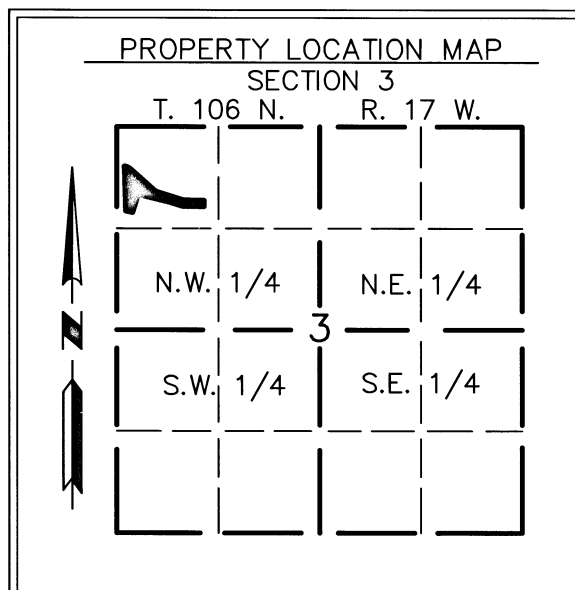
*[Signature]*  
Notary Printed Name

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

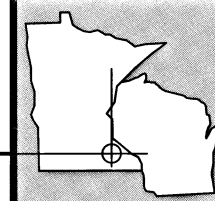
MONUMENTS

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

(R.A. 717.23) = RECORDED DIMENSION



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



McNEILUS STEEL THIRD