

# COWELL ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Richard Harmer and Sharon Harmer, husband and wife, being owners and proprietors of the following described property in the County of Dodge, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 28, Township 107 North, Range 18 West, Dodge County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence South 00 degrees 02 minutes 08 seconds West (Note: All bearings are in relationship with the Dodge County Coordinate System NAD '83, adjusted 1996) along the east line of said Northwest Quarter, 2079.22 feet to the north line of Third Street; thence North 82 degrees 31 minutes 15 seconds West along said north line, 810.00 feet to the POINT OF BEGINNING; thence continue North 82 degrees 31 minutes 15 seconds West along said north line, 140.00 feet; thence North 07 degrees 28 minutes 45 seconds East, 132.00 feet; thence South 82 degrees 31 minutes 15 seconds East, 140.00 feet; thence South 07 degrees 28 minutes 45 seconds West, 132.00 feet to the POINT OF BEGINNING.

Said parcel contains 18,480 square feet, more or less.

Have caused the same to be surveyed and platted as COWELL ADDITION and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat.

In witness whereof said Richard Harmer and Sharon Harmer, husband and wife, have caused these presents to be signed this 22<sup>nd</sup> day of Nov

2004.

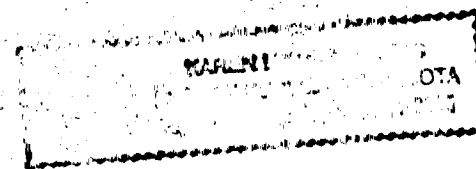
Richard Harmer  
Richard Harmer

Sharon Harmer  
Sharon Harmer

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of Nov, 2004, by Richard Harmer and Sharon Harmer, husband and wife.

Karen Louise Davis  
Notary Public, Dodge County  
My Commission Expires 1-31-2005



CITY OF CLAREMONT  
CITY ATTORNEY

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this plat as to form and execution this 2<sup>nd</sup> day of December, 2004.

Max Hansen  
Claremont City Attorney

CITY OF CLAREMONT  
CITY ENGINEER

This plat of COWELL ADDITION has been checked and approved as to compliance with Minnesota Statutes Chapter 505, on this 1<sup>st</sup> day of December, 2004.

Sam A. R.W.  
Claremont City Engineer

CITY OF CLAREMONT  
CITY COUNCIL

This plat of COWELL ADDITION has been approved by the City Council of the City of Claremont, Minnesota, on this 9<sup>th</sup> day of November, 2004.

Joseph J. Davis  
Mayor

Christopher J. ...  
City Clerk

CITY OF CLAREMONT  
PLANNING AND ZONING COMMISSION

This plat of COWELL ADDITION has been approved by the Planning and Zoning Commission of the City of Claremont, Minnesota, this 18<sup>th</sup> day of October, 2004.

Rachel B. Schwanke  
Chair  
Christopher J. ...  
Secretary

COUNTY SURVEYOR

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

This 10<sup>th</sup> day of December, 2004.

Roger W. Brand  
Roger W. Brand  
Dodge County Surveyor

COUNTY OF DODGE  
AUDITOR/TREASURER

Taxes payable in the year 2004 on real estate herein before described, have been paid; there are no delinquent taxes and transfer has been entered, on this 10<sup>th</sup> day of December, 2004.

Janet Tripp  
Dodge County Auditor/Treasurer

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

COUNTY RECORDER

Document Number 157079

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 10<sup>th</sup> day of December, 2004, at 2:25 o'clock P.m. and was duly recorded in Book B of Plats on page 105.

Sue A. Alberts  
Dodge County Recorder

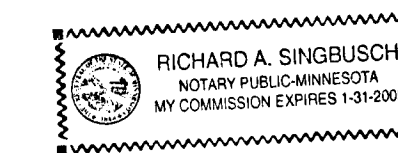
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as COWELL ADDITION; 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.

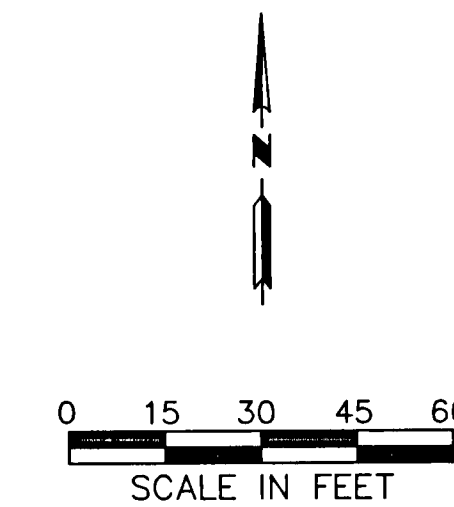
Richard J. Massey  
Richard J. Massey  
Minnesota L.S. No. 41814

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing Surveyor's Certificate was acknowledged before me this 18<sup>th</sup> day of November, 2004, by Richard J. Massey, L.S. No. 41814.



Richard A. Singbusch  
Notary Public, Dodge County, MN  
My Commission Expires 1-31-2005



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.

BEARINGS

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

UTILITY EASEMENT DEFINED

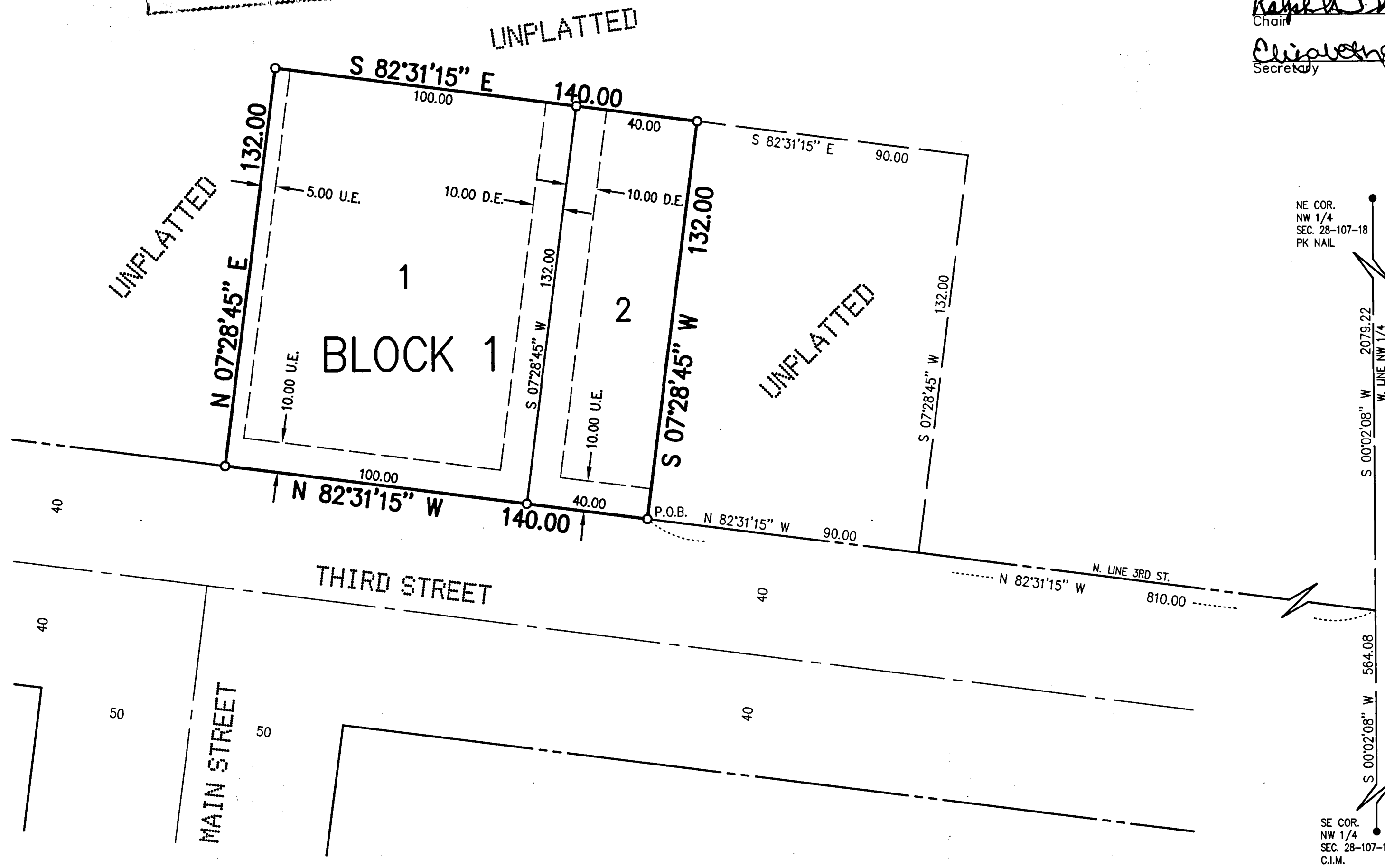
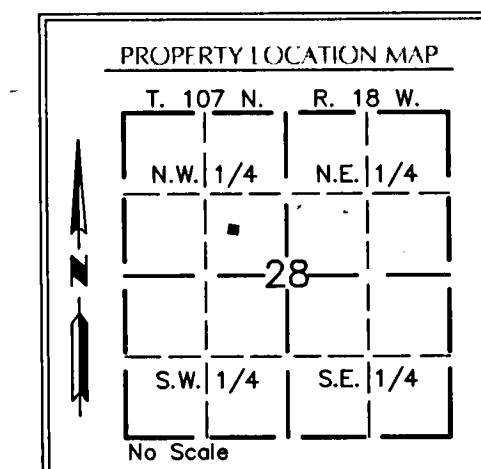
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

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



NE COR.  
NW 1/4  
SEC. 28-107-18  
PK NAIL

S 00'02'08" W 2079.22  
W. LINE NW 1/4

S 00'02'08" W 564.08

SE COR.  
NW 1/4  
SEC. 28-107-18  
C.I.M.

PROJECT NUMBER: 1049 COMPUTER FILE: 1049SF01.DWG DATE: 10/27/04

**MASSEY LAND SURVEYING, INC.**  
33B EAST VETERANS MEMORIAL HIGHWAY  
P.O. BOX 428  
KASSON, MN 55944  
PH. NO. 507-634-4505