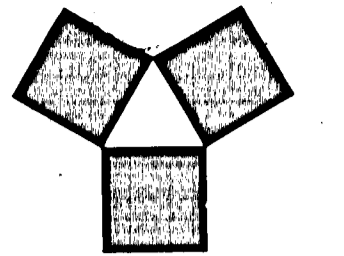


# OLIVE BRANCH EAST ESTATES



**YAGGY COLBY ASSOCIATES**

ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING  
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTHWEST  
MINNEAPOLIS, MINNESOTA 55404  
612-296-6464

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MINNEAPOLIS, MINNESOTA 55404  
612-296-6464

**COUNTY RECORDER**

Document Number 087926

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 22<sup>nd</sup> day of July, 1992, at 10 o'clock A.m., and was duly recorded in Dodge County Records.

Book B of Plats  
Page 16

Carole J. Burton  
Dodge County Recorder

**COUNTY AUDITOR**

No delinquent taxes due and transfer entered this 15 day of July, 1992.

Scott Amodeo  
Dodge County Auditor

**COUNTY SURVEYOR**

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

This 22<sup>nd</sup> day of July, 1992.

Robert Brand  
Dodge County Surveyor

**COUNTY PLANNING COMMISSION**

Approved by the Planning Commission of the County of Dodge, Minnesota, at a regular meeting thereof, on the 8 day of July, 1992.

Karen Blanner  
Chairman

**COUNTY BOARD OF COMMISSIONERS**

We do hereby certify that on the 22<sup>nd</sup> day of July, 1992 the Board of Commissioners of Dodge County, Minnesota, approved this plat.

Harley Buck  
Chairman  
Scott Amodeo  
Attest (Auditor)

**TOWNSHIP BOARD OF SUPERVISORS**

The Township Board of Supervisors for Mantorville Township, Dodge County, do hereby certify that we have approved the accompanying plat. In testimony whereof, we have signed our names this 22<sup>nd</sup> day of July, 1992.

James O. Thayer  
Board Chairperson  
Marion Burdick  
Town Clerk

**COUNTY TREASURER**

Taxes due and payable for the year 1992 have been paid as of this 16<sup>th</sup> day of July, 1992.

Janet Nijs  
Dodge County Treasurer

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that John W. Olive, a single person and United Mortgage Co., a Minnesota Corporation, all being owners and proprietors of the following described property situated in the County of Dodge, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 20, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence northerly on an assumed azimuth from north of 00 degrees 43 minutes 07 seconds azimuth along the east line of said Northwest Quarter and the center line of the Township Road 1336.10 feet; thence westerly 270 degrees 43 minutes 07 seconds azimuth 413.96 feet to the point of beginning; thence continue westerly 270 degrees 43 minutes 07 seconds azimuth 66.00 feet; thence northerly 00 degrees 43 minutes 07 seconds azimuth 453.75 feet; thence easterly 90 degrees 43 minutes 07 seconds azimuth 92.74 feet; thence southwesterly 35.45 feet on a nontangential curve concave northwesterly with a central angle of 33 degrees 50 minutes 52 seconds, a radius of 60.00 feet and a chord azimuth of 202 degrees 59 minutes 24 seconds; thence southerly 41.04 feet on a reverse curve concave easterly with a central angle of 39 degrees 11 minutes 42 seconds and a radius of 60.00 feet; thence southerly 180 degrees 43 minutes 07 seconds azimuth 383.51 feet to the point of beginning.

Said tract contains 0.71 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS, that John W. Olive, a single person and Lois B. Olive, a widow, both being owners and proprietors of the following described property situated in the County of Dodge, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 20, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence westerly on an assumed azimuth from north of 271 degrees 03 minutes 45 seconds along the south line of said Northwest Quarter 1468.25 feet to the point of beginning; thence easterly 91 degrees 03 minutes 45 seconds azimuth along said south line to the intersection with the center line of County Road No. 12, a distance of 141.56 feet; thence easterly 664.87 feet along said center line on a nontangential curve concave northerly with a central angle of 13 degrees 17 minutes 51 seconds, a radius of 2864.79 feet and a chord azimuth of 81 degrees 22 minutes 08 seconds; thence easterly 74 degrees 43 minutes 13 seconds azimuth along said center line 699.17 feet to the east line of said Northwest Quarter and center line of a Township Road; thence northerly 00 degrees 43 minutes 07 seconds azimuth along said east line and said center line 1027.67 feet; thence westerly 270 degrees 43 minutes 07 seconds azimuth 479.96 feet; thence northerly 00 degrees 43 minutes 07 seconds azimuth 453.75 feet; thence easterly 90 degrees 43 minutes 07 seconds azimuth 479.96 feet to the east line of said Northwest Quarter and centerline of said Township Road; thence northerly 00 degrees 43 minutes 07 seconds azimuth along said east line and said center line 202.27 feet to the southerly right-of-way line of the Chicago Great Western Railroad; thence westerly 292 degrees 56 minutes 59 seconds azimuth along said right-of-way line 401.98 feet; thence westerly 638.78 on a tangential curve concave southerly with a central angle of 26 degrees 28 minutes 11 seconds and a radius of 1382.69 feet to the center line of an unnamed stream; thence southerly along said center line 1950 feet, plus or minus, to the intersection with a line which bears northerly 359 degrees 52 minutes 40 seconds azimuth from the point of beginning; thence southerly 179 degrees 52 minutes 40 seconds azimuth 547 feet, plus or minus, to the point of beginning.

Said Tract contains 54 acres more or less.

Have caused the same to be surveyed and platted as OLIVE BRANCH EAST ESTATES and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

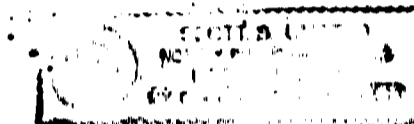
In witness whereof, said John Olive and Lois Olive have hereunto set their hands this 15 day of July, 1992.

John W. Olive Lois Olive  
John Olive Lois Olive

**STATE OF MINNESOTA  
COUNTY OF DODGE**

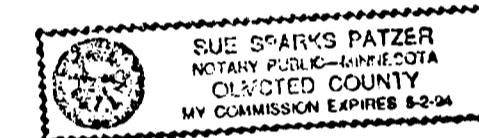
The foregoing instrument was acknowledged before me this 15 day of July, 1992 by John Olive and Lois Olive.

Scott Amodeo  
Notary Public, Dodge County, MN  
My Commission Expires 8-3-96



IN WITNESS WHEREOF, said United Mortgage Co., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 15 day of July, 1992.

Don Hanson Tom Thomasan  
Don Hanson Tom Thomasan



**STATE OF MINNESOTA  
COUNTY OF OLMTSTED**

The foregoing instrument was acknowledged before me this 15 day of July, 1992 by Don Hanson and Tom Thomasan, the V.P. and Loan officer respectively, of the United Mortgage Co., a Minnesota Corporation.

Sue Sparks Patzer  
Notary Public, Olmsted County, MN  
My Commission Expires 5-2-94

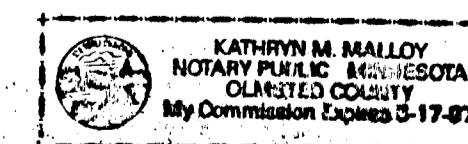
**SURVEYOR'S CERTIFICATE**

I do hereby certify that I have surveyed and platted the property described on this plat as OLIVE BRANCH EAST ESTATES, 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, and that there are no wetlands or public highways to be designated on said plat other than as shown.

Michael J. Fritz  
Michael J. Fritz  
Minnesota R.L.S. #20703

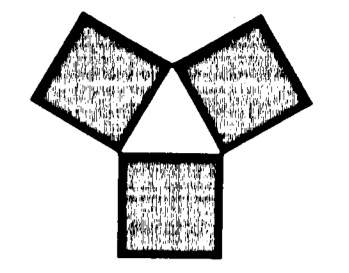
**STATE OF MINNESOTA  
COUNTY OF OLMTSTED**

The foregoing Surveyor's Certificate was acknowledged before me this 14<sup>th</sup> day of July, 1992 by Michael J. Fritz, Minnesota R.L.S. #20703.

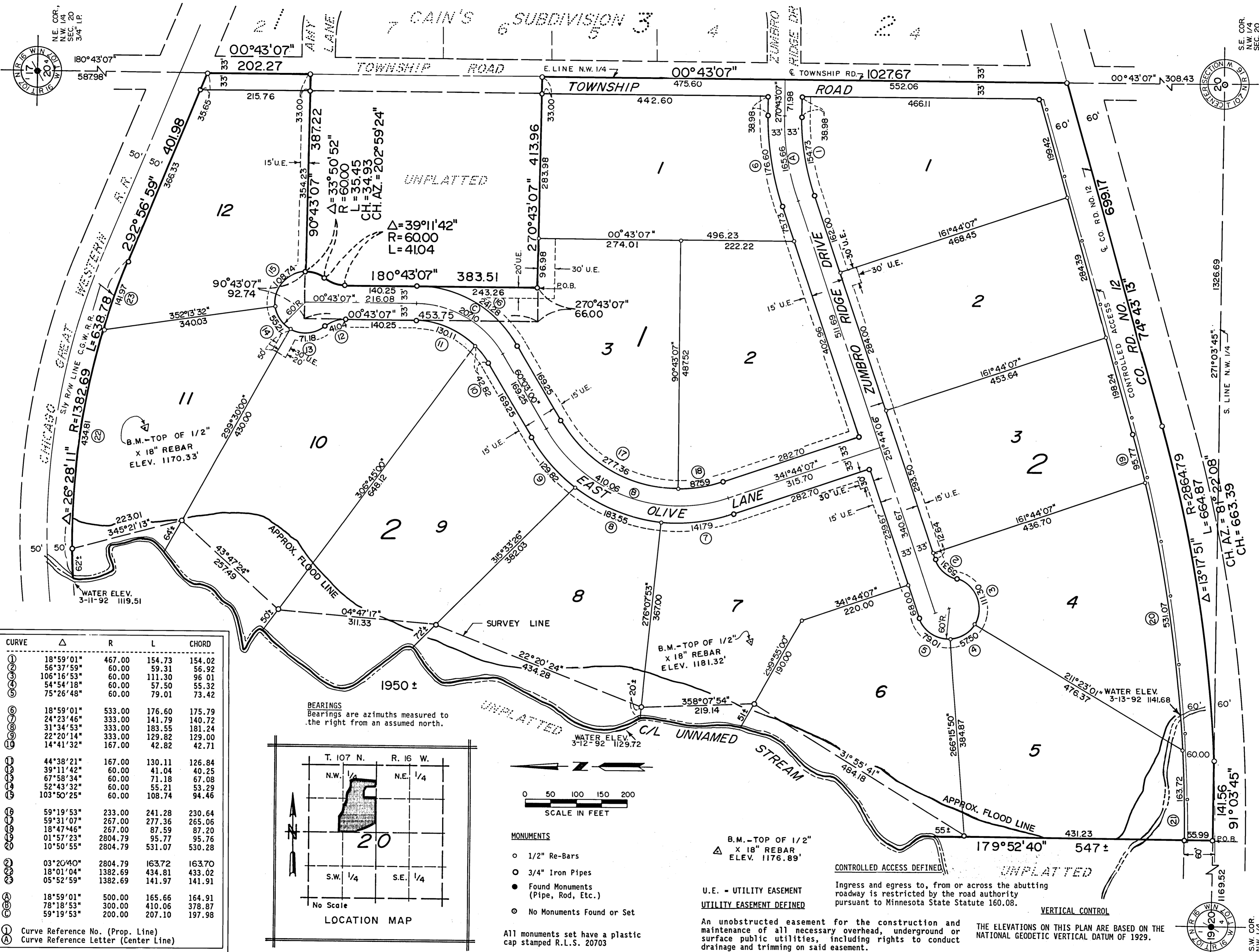


Kathryn M. Malloy  
Notary Public, Olmsted County, MN  
My Commission Expires 5-17-97

"OFFICIAL PLAT"

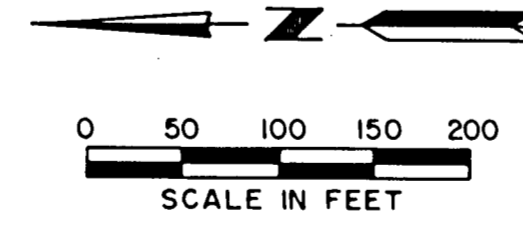
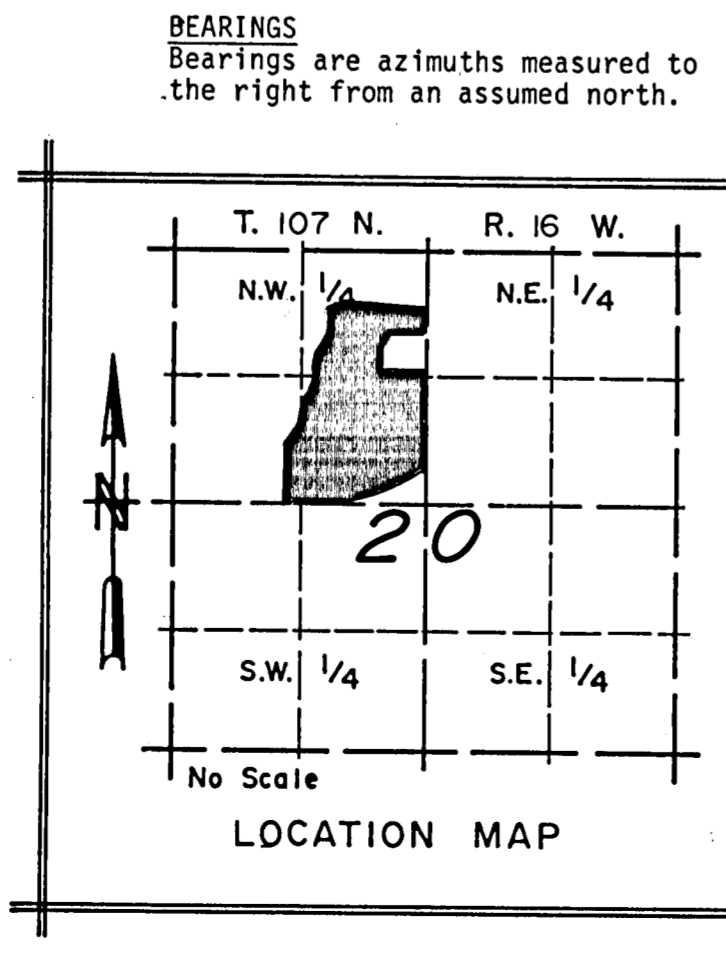


**YAGGY COLBY ASSOCIATES**  
 ENGINEERING  
 ARCHITECTURE  
 SURVEYING  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 717 THIRD AVENUE SOUTH EAST  
 ROCHESTER, MINNESOTA 55904  
 507-288-6484  
 FAX: 507-288-6484  
 EAGAN, MINNESOTA 818-581-8040  
 MASON CITY, IOWA 515-424-4344  
 507-288-6484



| CURVE | Δ          | R       | L      | CHORD  |
|-------|------------|---------|--------|--------|
| ①     | 18°59'01"  | 467.00  | 154.73 | 154.02 |
| ②     | 56°37'59"  | 60.00   | 59.31  | 56.92  |
| ③     | 106°16'53" | 60.00   | 111.30 | 96.01  |
| ④     | 54°54'18"  | 60.00   | 57.50  | 55.32  |
| ⑤     | 75°26'48"  | 60.00   | 79.01  | 73.42  |
| ⑥     | 18°59'01"  | 533.00  | 176.60 | 175.79 |
| ⑦     | 24°23'46"  | 333.00  | 141.79 | 140.72 |
| ⑧     | 31°34'53"  | 333.00  | 183.55 | 181.24 |
| ⑨     | 22°20'14"  | 333.00  | 129.82 | 129.00 |
| ⑩     | 14°41'32"  | 167.00  | 42.82  | 42.71  |
| ⑪     | 44°38'21"  | 167.00  | 130.11 | 126.84 |
| ⑫     | 39°11'42"  | 60.00   | 41.04  | 40.25  |
| ⑬     | 67°58'34"  | 60.00   | 71.18  | 67.08  |
| ⑭     | 52°43'32"  | 60.00   | 55.21  | 53.29  |
| ⑮     | 103°50'25" | 60.00   | 108.74 | 94.46  |
| ⑯     | 59°19'53"  | 233.00  | 241.28 | 230.64 |
| ⑰     | 59°31'07"  | 267.00  | 277.36 | 265.06 |
| ⑱     | 18°47'46"  | 267.00  | 87.59  | 87.20  |
| ⑲     | 01°57'23"  | 2804.79 | 95.77  | 95.76  |
| ⑳     | 10°50'55"  | 2804.79 | 531.07 | 530.28 |
| ㉑     | 03°20'40"  | 2804.79 | 163.72 | 163.70 |
| ㉒     | 18°01'04"  | 1382.69 | 434.81 | 433.02 |
| ㉓     | 05°52'59"  | 1382.69 | 141.97 | 141.91 |
| ㉔     | 18°59'01"  | 500.00  | 165.66 | 164.91 |
| ㉕     | 78°18'53"  | 300.00  | 410.06 | 378.87 |
| ㉖     | 59°19'53"  | 200.00  | 207.10 | 197.98 |

① Curve Reference No. (Prop. Line)  
 ② Curve Reference Letter (Center Line)



- MONUMENTS**
- 1/2" Re-Bars
  - 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)
  - No Monuments Found or Set
- All monuments set have a plastic cap stamped R.L.S. 20703

B.M. - TOP OF 1/2" X 18" REBAR, ELEV. 1176.89'

U.E. - UTILITY EASEMENT  
 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.

CONTROLLED ACCESS DEFINED  
 Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

VERTICAL CONTROL  
 THE ELEVATIONS ON THIS PLAN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

