

JOHNSON ESTATES

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Jennifer K. Johnson and Dennis R. Johnson as Trustees of the Jennifer K. Johnson Revocable Living Trust and the Dennis R. Johnson Revocable Living Trust dated July 24, 2012 of the following described property in the City of Hayfield, State of Minnesota, to wit:

Property location in Section Twenty-two (22), Township One Hundred Five North (105 N), Range Seventeen (17) West, Dodge County, Minnesota, commencing at a point on the quarter line of said Section Twenty-two (22) fifty (50) feet easterly of the center line of the main track of the Chicago and Northwestern Transportation Company, (now removed), and thence extending due north on a line fifty (50) feet easterly and parallel to the center line of the main track of the Chicago and Northwestern Transportation Company, (now removed), to a point on the westerly extension of the north line of Grove Street, now known as Fifth Street Southwest, assuming said Fifth Street Southwest is extended due west across said track at a right angle, thence due west at a right angle to a point seventy-five (75) feet westerly of the center line of the main track of the Chicago and Northwestern Transportation Company, (now removed), thence due south on a line seventy-five (75) feet westerly and parallel to the center line of the main track of the Chicago and Northwestern Transportation Company, (now removed), to a point on the quarter line of said Section Twenty-two (22), and thence due east at a right angle along the quarter line of said Section Twenty-two (22) to a point of beginning; and

That part of the East Half (E1/2) of the Northwest Quarter (NW1/4) and the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty-two (22), Township One Hundred Five North (105 N) North of Range Seventeen (17) West of the Fifth Principal Meridian lying southerly of the south line of Broad Street (now known as Main Street) and lying easterly of a line parallel with and distant 50 feet easterly of the centerline now removed of the main track of the Chicago and Northwestern Transportation Company as said main track was located described as follows:

Extending in a westerly direction the Northern line of Grove Street now known as Fifth Street Southwest to the City of Hayfield, Minnesota, to a point 50 feet easterly measured at right angles from the centerline of said Main Street, thence south along a line parallel with the East line of the West Half of said Section 22, to a point on the South line of Hill Street (now known as Sixth Street SW) to the City of Hayfield, Minnesota, thence East along the South line of Hill Street (now known as Sixth Street SW) to the City of Hayfield, Minnesota, to a point on the East line of the West Half of said Section 22, thence North along said East line of the West Half of Section 22 to the intersection of said extended Northern line of Grove Street (now known as Fifth Street SW) to the City of Hayfield, Minnesota, subject to City street and easement rights.

Note: East line of the West Half of the above Section 22 is also the West line of what is now known as First Avenue SW.

EXCEPTING THEREFROM:

That part of the E1/2 NW1/4 and the NE1/4 SW1/4 of Section 22, T 105 N of Range 17 West of the Fifth Principal Meridian lying southerly of the south line of Broad Street now known as Main Street and lying easterly of a line parallel with and distant 50 feet easterly measured at right angles from the centerline now removed of the main track of the Chicago and Northwestern Transportation Company as said main track was located described as follows:

Extending in a westerly direction on the northerly line of Hill Street, now known as Sixth Street Southwest, of the City of Hayfield, Dodge County, Minnesota, to a point 50 feet easterly measured at right angles from the center line of said main track, for a point of beginning; thence south along a line parallel with the east line of the west half of said Section 22 to a point on the South extended line of Hill Street, now known as Sixth Street Southwest to the City of Hayfield, Minnesota; thence, east along the south extended line of Hill Street now known as Sixth Street Southwest, to a point on the East line of the West Half of said Section 22, thence North along said east line of the west half of Section 22 to the intersection of the extended northerly line of Hill Street, now known as Sixth Street Southwest to the City of Hayfield, Minnesota; thence westerly along said extended northerly line of Hill Street now known as Sixth Street Southwest to the point of beginning.

Said parcel contains 1.64 acres, more or less.
Said parcel is subject to any easements or encumbrances of record.

Have caused the same to be surveyed and platted as JOHNSON ESTATES and do hereby dedicate to the public, for public use, the easements and public thoroughfare as shown on this plat.

In witness whereof said Jennifer K. Johnson and Dennis R. Johnson, Trustees of the Jennifer K. Johnson and the Dennis R. Johnson Living Revocable Trust, dated July 24, 2012, have hereunto set their hands this 24 day of Dec, 2018.

Jennifer K. Johnson *Dennis R. Johnson*
Jennifer K. Johnson, Trustee of the Jennifer K. Johnson and the Dennis R. Johnson Revocable Living Trust, dated July 24, 2012. Dennis R. Johnson, Trustee of the Jennifer K. Johnson and the Dennis R. Johnson Revocable Living Trust, dated July 24, 2012.

STATE OF MINNESOTA
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 24th day of December, 2018, by Jennifer K. Johnson and Dennis R. Johnson, Trustees

of the Jennifer K. Johnson and the Dennis R. Johnson Revocable Living Trust, dated July 24, 2012

Heather Jo Swenson
Heather Jo Swenson
Notary Public, Dodge County
My Commission Expires 1/31/22

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

SURVEYOR'S NOTE:
IN SEPTEMBER OF 1989, ROGER BRAND, THE DODGE COUNTY SURVEYOR, FOUND EVIDENCE 14 FEET SOUTH AND 3.3 FEET WEST OF THE SOUTH QUARTER CORNER THAT WAS MONUMENTED AT THE TIME OF THE AUGUST 1989 SURVEY OF THE PROPERTY NOW BEING PLATTED. THE DIFFERENCE BETWEEN THE WEST RIGHT-OF-WAY LINE OF FIRST AVENUE SW AND THE NORTH SOUTH QUARTER LINE IS DUE TO THE CORNER REESTABLISHMENT.

COUNTY OF DODGE
AUDITOR/TREASURER
Taxes payable in the year 2018 on real estate herein before described, have been paid; there are no delinquent taxes and transfer has been entered, on this 27th day of December, 2018.
S. A. Kruer
Dodge County Auditor/Treasurer
by _____ Deputy

COUNTY RECORDER
Document Number 227366
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 27th day of December, 2018, at 2:00 o'clock P.m. and was duly recorded in Book B of Plats on page 163.
JDK
Dodge County Recorder

CITY OF HAYFIELD
CITY COUNCIL
This plat of JOHNSON ESTATES has been approved by the City Council of the City of Hayfield, Minnesota on this 24 day of Dec, 2018.
Mayor *Rich Fintel* City Administrator *Joni Kindachy*

CITY OF HAYFIELD
PLANNING AND ZONING COMMISSION
This plat of JOHNSON ESTATES has been approved by the Planning and Zoning Commission of the City of Hayfield, Minnesota this 24 day of Dec, 2018.
Chair *Joni Kindachy*
Secretary _____

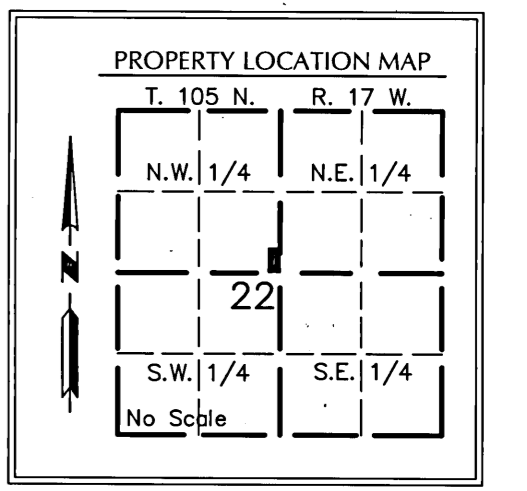
COUNTY SURVEYOR
I certify that pursuant to Chapter 389.09, laws of Minnesota, this plat has been approved this 27th day of December, 2018.
Lisa M. Hanni
Dodge County Surveyor

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 JOHNSON ESTATES; 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 have been correctly set; 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.

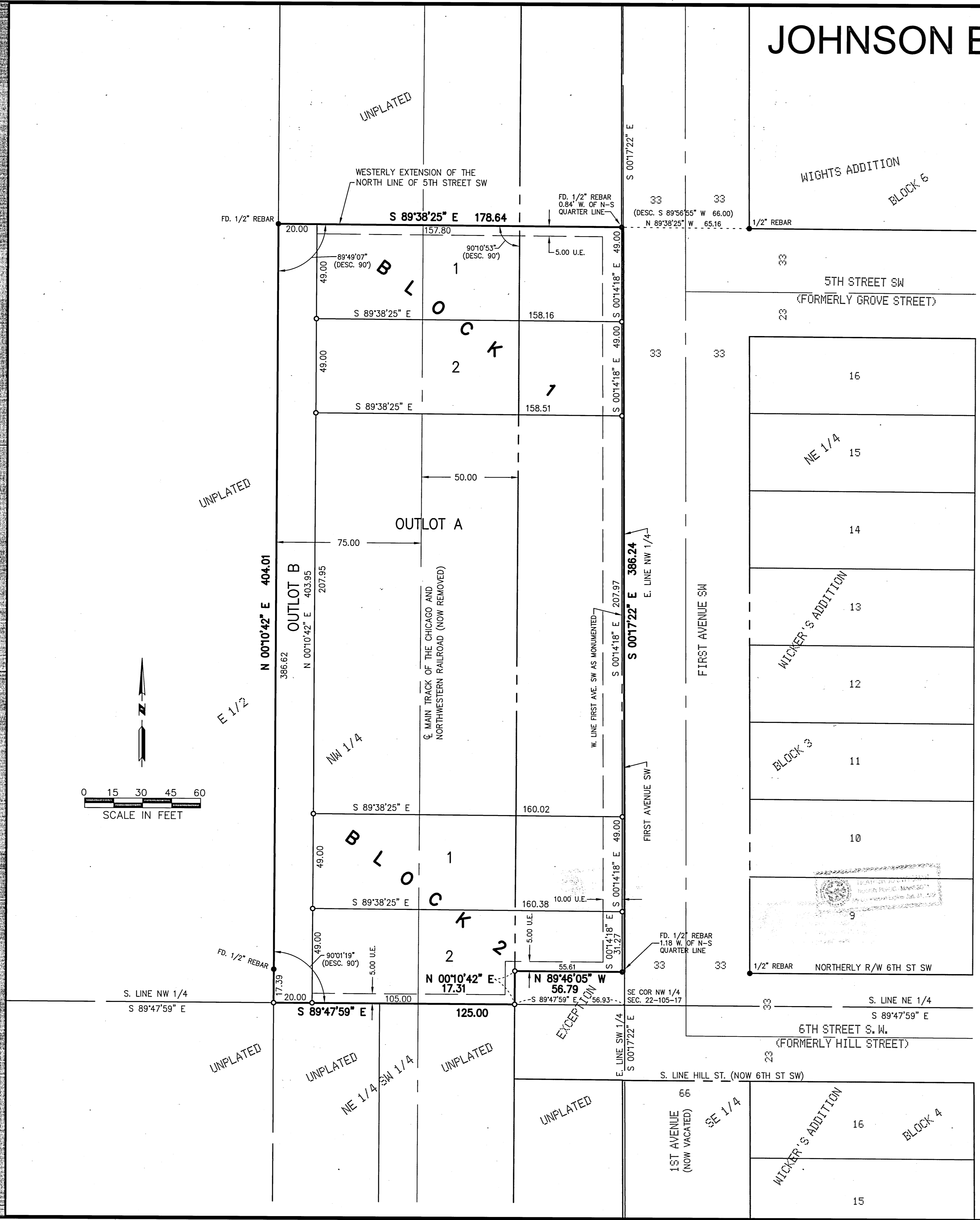
Dated this 24 day of Dec, 2018.
Richard J. Massey
Minnesota L.S. No. 41814

STATE OF MINNESOTA
COUNTY OF DODGE
The foregoing Surveyor's Certificate was acknowledged before me this 24th day of Dec, 2018 by Richard J. Massey, L.S. No. 41814.

Paul J. Killinen
Paul J. Killinen
Notary Public, Dodge County, MN
My Commission Expires 1/31/2020



MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-6560



COMPUTER FILE: 2971SFO2
PROJECT NUMBER: 2971