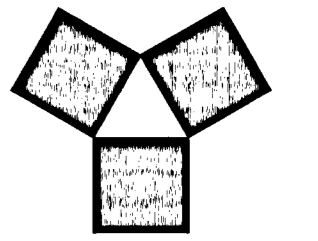


OLIVE BRANCH WEST ESTATES



**YAGGY
COLBY
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-5464
FAX 507-288-5058

COUNTY AUDITOR

No. delinquent taxes due and transfer entered this 4th day of May, 1995.

Dodge County Auditor

099543

COUNTY RECORDER

Document Number 099543

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 4th day of May, 1995, at 3:30 o'clock P.m. and was duly recorded in Dodge County Records.

Book B of Plats
page 28

Dodge County Recorder

COUNTY SURVEYOR

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

This 30th day of January, 1995

Dodge County Surveyor

COUNTY TREASURER

Taxes due and payable for the year 1995 have been paid as of this 4th day of May, 1995

Dodge County Treasurer

COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the 4th day of May, 1995, the Board of Commissioners of Dodge County, Minnesota, approved this plat.

Chairman

Auditor

COUNTY PLANNING COMMISSION

Approved by the Planning Commission of the County of Dodge, Minnesota, at a regular meeting thereof, on the 1st day of May, 1995.

Chairman

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 6th day of January, 1995.

Board Chairperson

Town Clerk

CITY APPROVAL

We do hereby certify that on the 23 day of January, 1995, the City Council of Mantorville, Minnesota approved this plat.

Mayor

Clerk

KNOW ALL MEN BY THESE PRESENTS, that John W. Olive, a single person, owner and proprietor 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 westerly line of Olive Branch East Estates, according to the plat thereof on file at the County Recorders Office, Dodge County, Minnesota, and the point of beginning; thence northerly 359 degrees 52 minutes 40 seconds azimuth along said westerly line 547 feet more or less to the centerline of Oak Valley Creek; thence northerly 1950 feet more or less along said creek centerline to the southerly right-of-way of the abandoned Chicago and Great Western Railroad; thence easterly 628.78 feet more or less along said southerly right-of-way line on a nontangential curve concave southerly having a radius of 1382.69 feet, a central angle of 26 degrees 28 minutes 11 seconds and the radius point of said southerly right-of-way curve bears 34 degrees 31 minutes 57 seconds azimuth 1029.65 feet from the point of beginning; thence southeasterly 112 degrees 56 minutes 59 seconds azimuth tangent to said last described curve 401.98 along said southerly right-of-way line feet to the easterly line of said Northwest Quarter; thence northerly 00 degrees 43 minutes 08 seconds azimuth along said easterly line 108.03 feet to the northerly right-of-way line of said abandoned Chicago and Great Western Railroad; thence northwesterly 292 degrees 56 minutes 59 seconds azimuth along said northerly right-of-way line 361.11 feet; thence westerly 760.08 feet along said northerly right-of-way line on a tangential curve concave southerly having a radius of 1482.69 feet and a central angle of 29 degrees 22 minutes 19 seconds; thence westerly 263 degrees 34 minutes 40 seconds azimuth along said northerly right-of-way line 125.59 feet; thence westerly 418.97 feet along said northerly right-of-way line on a tangential curve concave northerly having a radius of 1382.69 feet a central angle of 17 degrees 21 minutes 41 seconds; thence southerly 190 degrees 56 minutes 21 seconds azimuth on a radial line to last described curve 100.00 feet to said southerly right-of-way line; thence westerly 108 feet more or less along said southerly right-of-way line on a tangential curve to a line at right angles with the last described radial line, concave northerly having a radius of 1,482.69 feet to the centerline of the South Branch Middle Fork Zumbro River; thence westerly 953 feet more or less along said centerline to the westerly line of said Northwest Quarter; thence southerly 181 degrees 02 minutes 05 seconds azimuth along said westerly line 372 feet more or less to a point 754.40 feet south of the northwest corner of said Northwest Quarter as measured along said westerly line; thence easterly 91 degrees 26 minutes 45 seconds azimuth 594.02 feet; thence southerly 181 degrees 02 minutes 05 seconds azimuth 1855.92 feet to the southerly line of said Northwest Quarter; thence easterly 91 degrees 03 minutes 45 seconds azimuth along said southerly line 575.52 feet to the point of beginning.

Said tract contains 46.7 acres more or less.

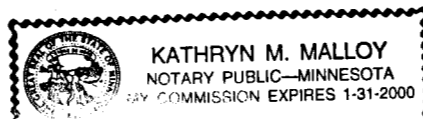
Has caused the same to be surveyed and platted as OLIVE BRANCH WEST ESTATES and does hereby donate and dedicate to the public, for public use forever, the thoroughfares and grant the easements as shown on the plat.

In witness whereof, said John W. Olive has hereunto set his hand this 22nd day of March, 1995.

John W. Olive

STATE OF MINNESOTA
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 22nd day of March, 1995, by John W. Olive.



Kathryn M. Malloy
Notary Public, Dodge County, MN.
My Commission Expires 1-31-2000

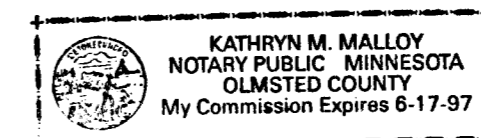
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as OLIVE BRANCH WEST 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 or will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Michael J. Fritz
Minnesota R.L.S. No. 20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 24th day of January, 1995, by Michael J. Fritz, R.L.S. No. 20703.



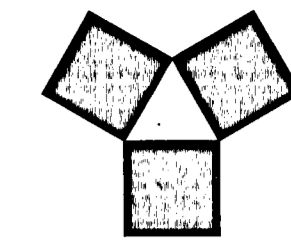
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97

DRAWN BY: AL STRANGE

DATE: 09-06-94

COMPUTER FILE: 38785F01.DWG

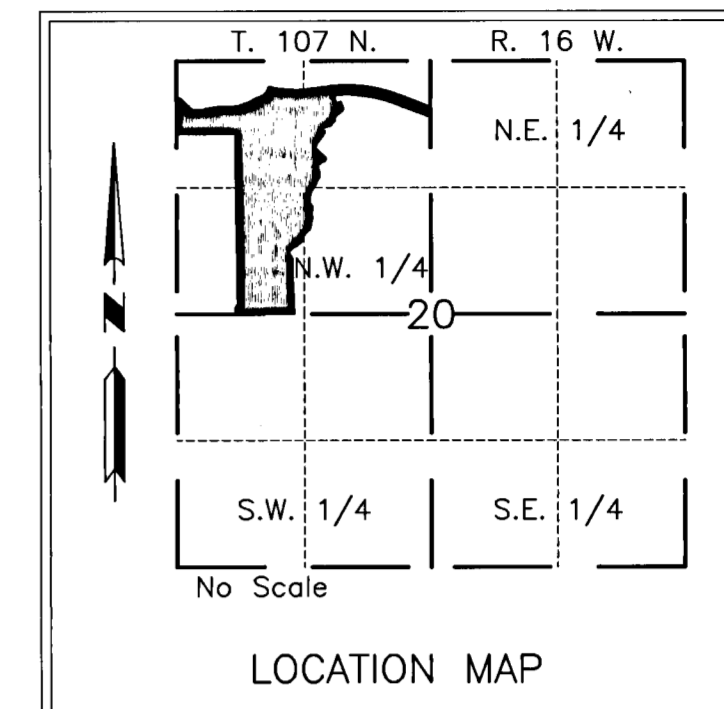
PROJECT NUMBER: 3878



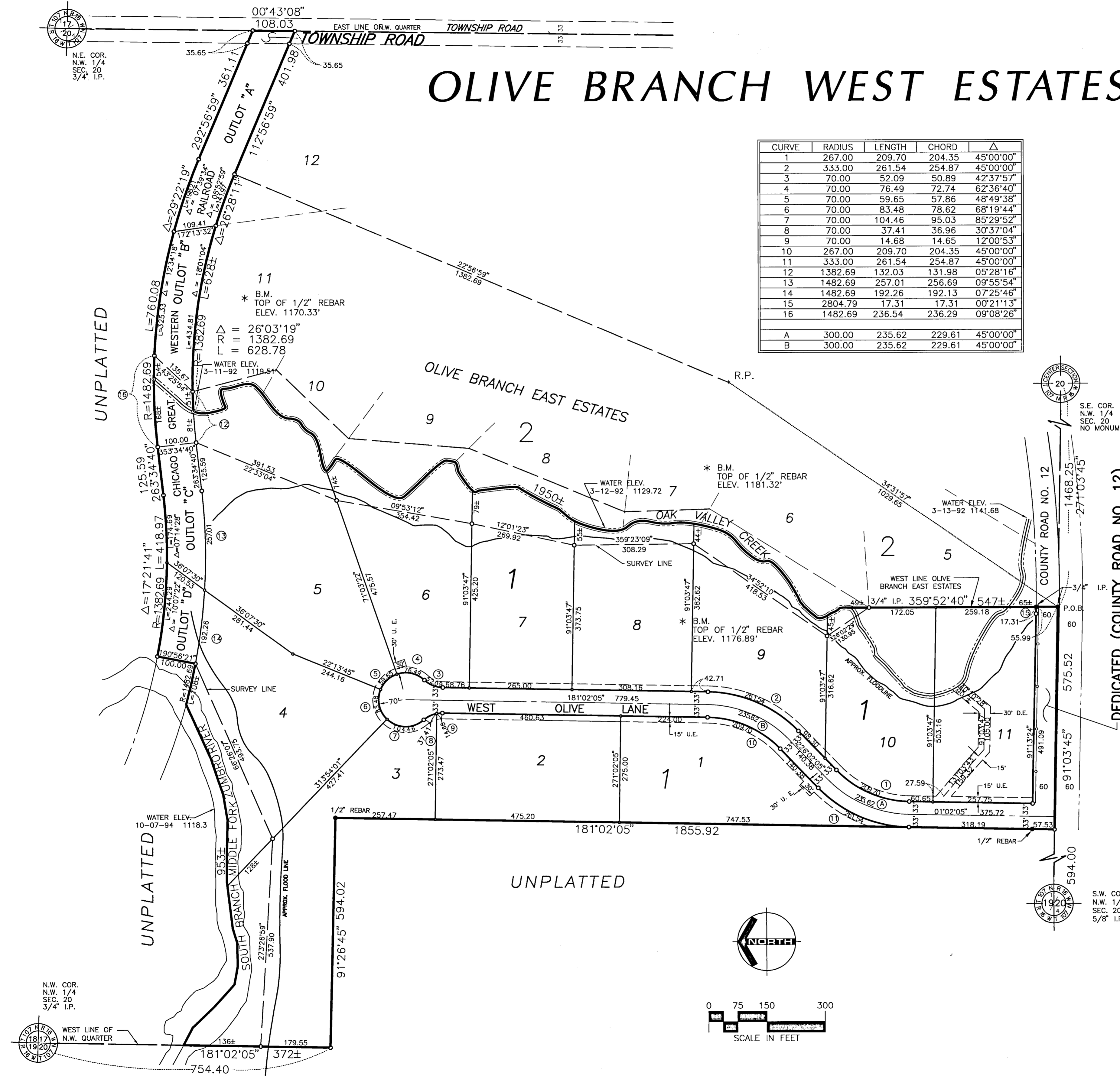
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CURVE	RADIUS	LENGTH	CHORD	Δ
1	267.00	209.70	204.35	45°00'00"
2	333.00	261.54	254.87	45°00'00"
3	70.00	52.09	50.89	42°37'57"
4	70.00	76.49	72.74	62°36'40"
5	70.00	59.65	57.86	48°49'38"
6	70.00	83.48	78.62	68°19'44"
7	70.00	104.46	95.03	85°29'52"
8	70.00	37.41	36.96	30°37'04"
9	70.00	14.68	14.65	12°00'53"
10	267.00	209.70	204.35	45°00'00"
11	333.00	261.54	254.87	45°00'00"
12	1382.69	132.03	131.98	05°28'16"
13	1482.69	192.26	192.13	07°25'46"
14	2804.79	17.31	17.31	00°21'13"
15	1482.69	236.54	236.29	09°08'26"
A	300.00	235.62	229.61	45°00'00"
B	300.00	235.62	229.61	45°00'00"



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

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

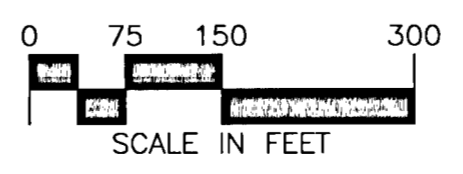
BEARINGS
Plat bearings are azimuths measured to the right from an assumed north.

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.

DRAINAGE EASEMENT DEFINED
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility 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.

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- CONTROLLED ACCESS



PROJECT NUMBER: 3878
DATE: 09-09-94
DRAWN BY: AL STRANGE
COMPUTER FILE: 3878SD2.DWG