

# COUNTRY OAK ESTATES

KNOW ALL MEN BY THESE PRESENTS: That Tamara Stevens, owner and proprietor of the following described property situated in the County of Dodge, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 19, Township 105 North, Range 17 West, Dodge County, Minnesota, described as follows:

Beginning at the southeast corner of said Southeast Quarter; thence westerly on an assumed azimuth from north 269 degrees 58 minutes 12 seconds along the southerly line of said Southeast Quarter 1535.80 feet; thence northerly 01 degrees 30 minutes 27 seconds azimuth 752.00 feet; thence northeasterly 28 degrees 11 minutes 16 seconds azimuth 85.00 feet; thence easterly 74 degrees 49 minutes 46 seconds azimuth 680.00 feet; thence southerly 160 degrees 32 minutes 56 seconds azimuth 332.00 feet; thence east 90 degrees 00 minutes 00 seconds azimuth 709.01 feet to the easterly line of said Southeast Quarter; thence south 180 degrees 00 minutes 00 seconds azimuth along said easterly line 690.75 feet to the point of beginning.

Said tract contains 28.09 acres, more or less.

Have caused the same to be surveyed and platted as COUNTRY OAK ESTATES; and do hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Tamara Stevens has hereunto set her hands this 21 day of June, 2001.

Tamara Stevens  
Tamara Stevens

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 21 day of June, 2001 by Tamara Stevens.

Doni Kindzich  
Notary Public, Dodge County  
My commission expires 1-31-05

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 22nd day of June, 2001.

Diana K. Welch  
Dodge County Auditor

COUNTY TREASURER

Taxes due and payable for the year 2001, have been paid as of this day of June 2001.

Janet Papp  
Dodge County Treasurer  
Date 6-22-01

BOARD OF SUPERVISORS

We do hereby certify that on the 21 day of June, 2001, the Board of Supervisors of Hayfield Township, Dodge County, Minnesota, approved this plat.

Marian Stanton Board Chairman  
Nancy E. Roberts Clerk

CITY APPROVAL

We do hereby certify that the within plat of COUNTRY OAK ESTATES was duly accepted and approved by the City Council of the City of Hayfield, on the 21 day of June 2001.

David Dauter Mayor  
Doni Kindzich Attest: Clerk

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and approved this 25<sup>th</sup> day of June, 2001.

Roger W. Brand  
Dodge County Surveyor

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as COUNTRY OAK 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 by May 1, 2002; 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  
Michael J. Fritz  
Minnesota L.S. No. 20703

STATE OF MINNESOTA  
COUNTY OF OLMTED

The foregoing Surveyor's Certificate was acknowledged before me this 20<sup>th</sup> day of June, 2001, by Michael J. Fritz, L.S. No. 20703.

Sue E. Madden  
NOTARY PUBLIC-MINNESOTA  
MY COMMISSION EXPIRES 1-31-2005

Sue E. Madden  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2005

COUNTY PLANNING COMMISSION

Approved by the Dodge County Planning Commission at a meeting thereof, on the 21 day of June, 2001.

Don Ralsum  
Commission Chairman

BOARD OF COMMISSIONERS

We do hereby certify that on the 26 day of June, 2001, the Board of Commissioners of Dodge County, Minnesota, approved this plat.

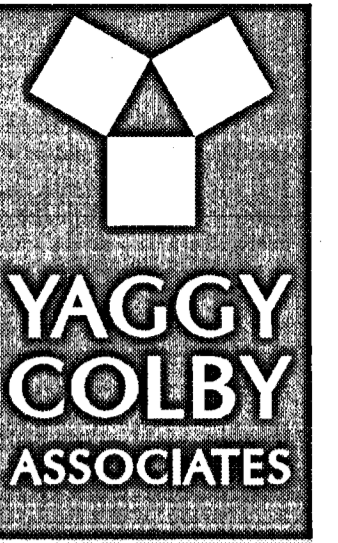
Robert Lubala County Coordinator  
Deputy Clerk  
Don Ralsum Board Chairman

COUNTY RECORDER

Document Number 129794 (129794)

I hereby certify that this instrument was filed in the office of the County Recorder for record this 26<sup>th</sup> day of June, 2001, at 1:00 o'clock P.M., and was recorded in Book B of Plats on page 76.

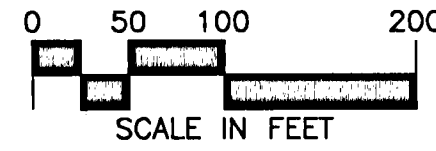
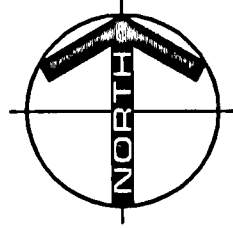
Sue A. Alberts  
County Recorder  
Dodge County, Minnesota



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5058  
EMAIL INFO@YAGGY.COM

# COUNTRY OAK ESTATES



**MONUMENTS**

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 20703.

**BEARINGS**

Bearings are azimuths measured to the right from an assumed north.

**UTILITY EASEMENT DEFINED**

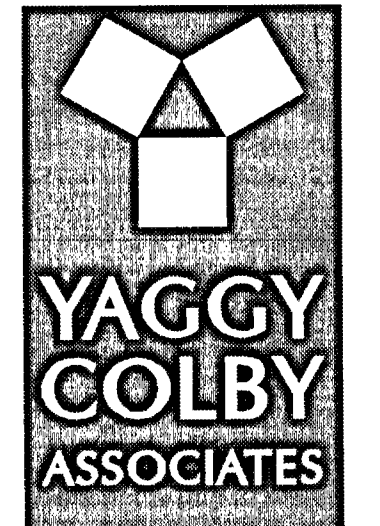
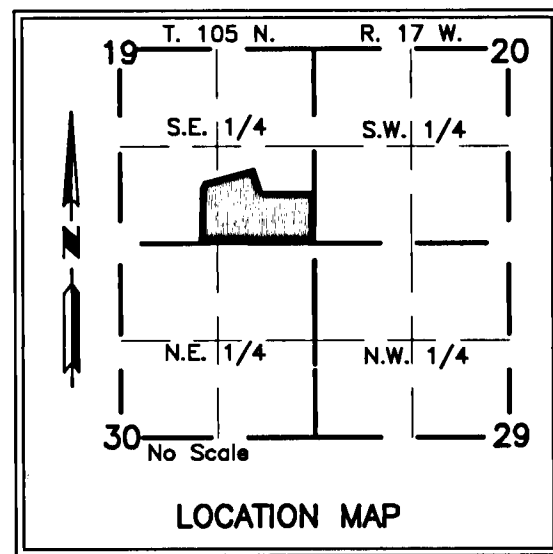
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

**DRAINAGE EASEMENT DEFINED**

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

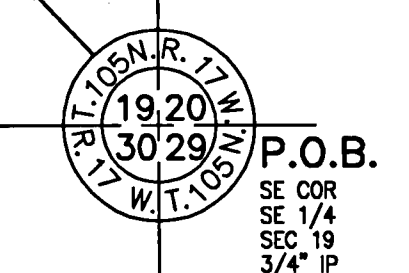
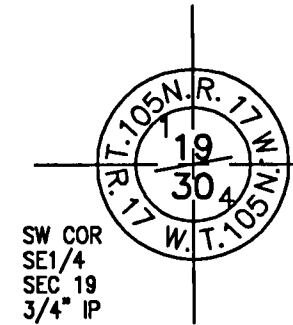
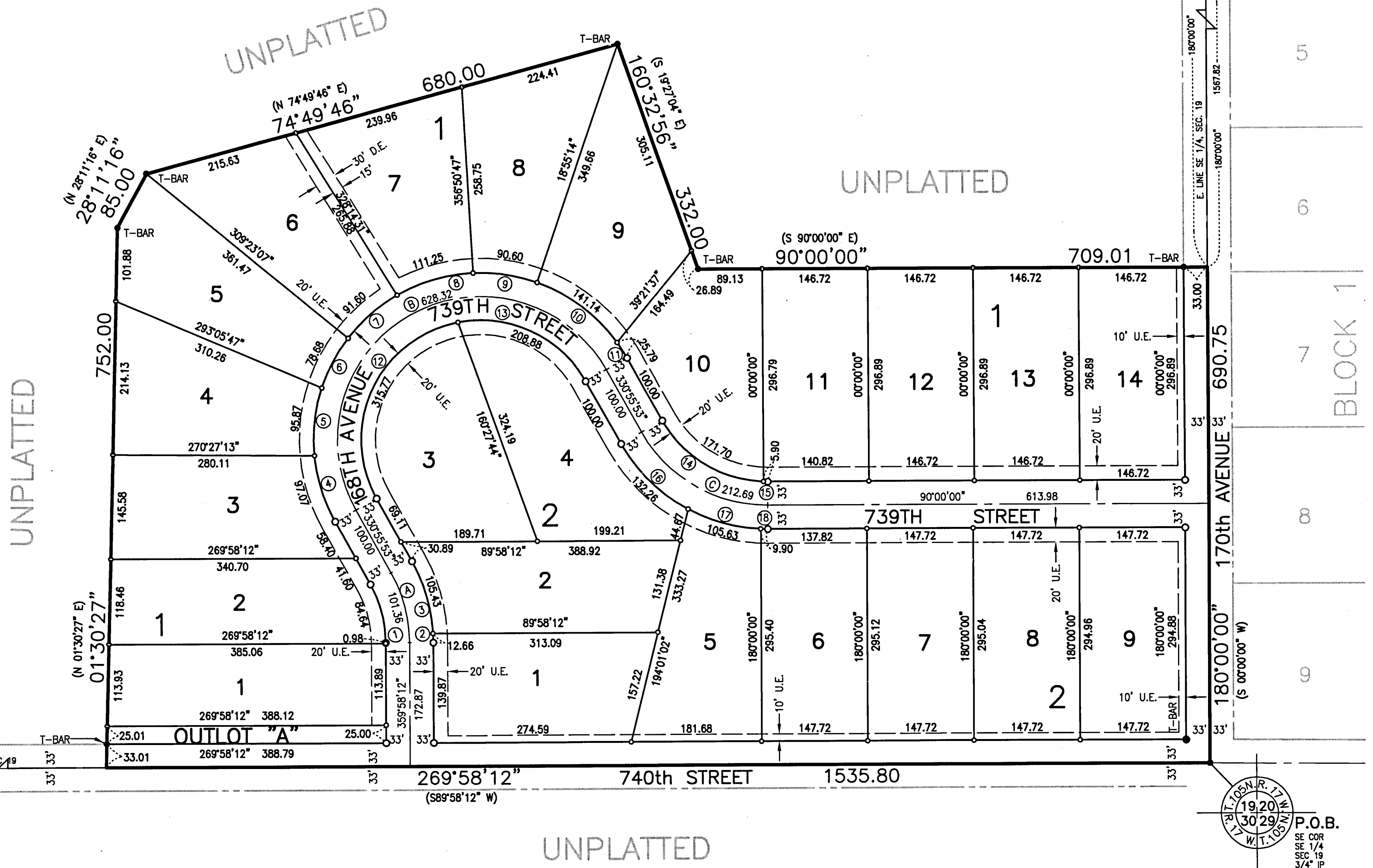
D.E. = DRAINAGE EASEMENT



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LANDSCAPE ARCHITECTS

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FAX 507-288-5058  
EMAIL INFO@YAGGY.COM

NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHORD AZ.
1	84.64	29°02'19"	167.00	83.74	345°27'02"
2	12.66	03°06'46"	233.00	12.66	358°24'49"
3	105.43	25°55'33"	233.00	104.53	343°53'40"
4	97.07	23°52'12"	233.00	96.37	342°51'59"
5	95.87	23°34'26"	233.00	95.19	06°35'18"
6	78.68	19°20'52"	233.00	78.31	28°02'57"
7	91.60	22°31'26"	233.00	91.01	48°59'06"
8	111.25	27°21'29"	233.00	110.20	73°55'33"
9	90.60	22°16'41"	233.00	90.03	98°44'38"
10	141.14	34°42'27"	233.00	138.99	127°14'12"
11	25.79	06°20'27"	233.00	25.77	147°45'39"
12	315.77	108°20'13"	167.00	270.79	25°05'59"
13	208.88	71°39'47"	167.00	195.53	115°05'59"
14	171.70	58°54'29"	167.00	164.24	121°28'39"
15	5.90	02°01'24"	167.00	5.90	271°00'42"
16	132.26	32°31'24"	233.00	130.49	314°40'11"
17	105.63	25°58'26"	233.00	104.72	105°25'16"
18	9.90	02°26'03"	233.00	9.90	271°13'02"
A	101.36	29°02'19"	200.00	100.28	345°27'02"
B	628.32	180°00'00"	200.00	400.00	60°55'53"
C	212.69	60°55'53"	200.00	202.81	120°27'56"



CEDAR-OAKS COUNTRY ESTATES