

# PRAIRIE WILLOW ESTATES

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Prairie Willow Estates, L.L.C., a Minnesota Limited Liability Company, owner and proprietor of the following described property:

That part of the Northeast Quarter of Section 32, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence North 89 degrees 40 minutes 26 seconds West (Note: All bearings are in relationship with the south line of said Northeast Quarter, which is assumed) along the south line of said Northeast Quarter for a distance of 1326.34 feet to southeast corner of the Southwest Quarter of said Northeast Quarter also being the southwest corner of Bigelow Fourth Subdivision and the POINT OF BEGINNING; thence North 00 degrees 11 minutes 22 seconds West along the west line of said Bigelow Fourth Subdivision and the West line of Bigelow Third Subdivision and Bigelow Second Subdivision for a distance of 1312.36 feet to the southeast corner of Block 1, Bigelow First Subdivision; thence North 89 degrees 40 minutes 53 seconds West along the south line of said Block 1 and its westerly extension thereof for a distance of 263.97 feet; thence South 14 degrees 40 minutes 26 seconds East for a distance of 52.38 feet; thence South 75 degrees 19 minutes 34 seconds West for a distance of 66.00 feet; thence South 14 degrees 40 minutes 26 seconds East for a distance of 232.02 feet; thence South 75 degrees 19 minutes 34 seconds West for a distance of 85.00 feet; thence South 14 degrees 40 minutes 26 seconds East for a distance of 130.00 feet; thence South 75 degrees 19 minutes 34 seconds West for a distance of 69.86 feet; thence South 14 degrees 40 minutes 26 seconds East for a distance of 66.00 feet; thence South 00 degrees 19 minutes 34 seconds West for a distance of 144.14 feet; thence South 48 degrees 36 minutes 20 seconds East for a distance of 49.39 feet; thence South 68 degrees 44 minutes 04 seconds East for a distance of 60.75 feet; thence South 10 degrees 19 minutes 34 seconds West for a distance of 322.87 feet; thence North 89 degrees 40 minutes 26 seconds West for a distance of 97.27 feet to the easterly Right-of-Way of the former Winona, St. Peter Railroad Company; thence southerly along said easterly Right-of-Way on a non-tangential curve concave easterly, having a central angle of 17 degrees 33 minutes 50 seconds, radius of 904.93 feet, chord bears South 05 degrees 37 minutes 46 seconds East, for an arc length of 277.40 feet to the south line of said Northeast Quarter; thence South 89 degrees 40 minutes 26 seconds East along said south line for a distance of 395.46 feet to the POINT OF BEGINNING.

Said Parcel contains 10.00 acres, more or less.

Has caused the same to be surveyed and platted as PRAIRIE WILLOW ESTATES and do hereby donate and dedicate to the public for public use forever the thoroughfares and the easements as shown on this plat.

In witness whereof said Prairie Willow Estates, L.L.C., has caused these presents to be signed this 1<sup>st</sup> day of October, 2001.

By Philip Johnson its Owner  
By Don Smith Jr. its Owner

STATE OF MINNESOTA  
COUNTY OF Dodge  
The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of October, 2001, by Phil Johnson its owner and by Don Smith its owner, Prairie Willow Estates, L.L.C., on behalf of the Company.

Linda M. Kapp  
Notary Public, Dodge County, MN  
My Commission Expires 1-31-05

CITY OF KASSON  
PLANNING AND ZONING COMMISSION

This plat of PRAIRIE WILLOW ESTATES has been approved by the planning and Zoning Commission of the City of Kasson this 4<sup>th</sup> day of September, 2001.

John Johnson  
Chair  
Linda Kapp  
Secretary

CITY OF KASSON  
COUNTY COUNCIL

This plat of PRAIRIE WILLOW ESTATES has been approved by the City Council of the City of Kasson on this 1<sup>st</sup> day of September, 2001.

Duane Dutton  
Mayor  
Michael Prof  
City Clerk

COUNTY SURVEYOR

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

This 8<sup>th</sup> day of October, 2001.

Roger W. Brand  
Roger W. Brand  
Dodge County Surveyor

COUNTY RECORDER

Document Number 131839

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 October, 2001, at 2:30 o'clock P.m. and was duly recorded in Book B of Plats on page 80.

Sue A. Alberts  
Dodge County Recorder

COUNTY OF DODGE  
AUDITOR/TREASURER

Taxes payable in the year 2001, 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 October, 2001.

Janet Nepp  
Dodge County Auditor/Treasurer

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

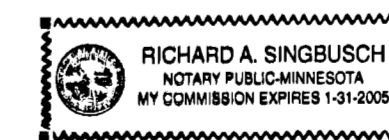
SURVEYOR'S CERTIFICATE

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


Jeffrey R. Brand  
Jeffrey R. Brand  
Minnesota L.S. No. 26371

STATE OF MINNESOTA  
COUNTY OF WINONA

The foregoing Surveyor's Certificate was acknowledged before me this 27<sup>th</sup> day of September, 2001, by Jeffrey R. Brand, L.S. No. 26371.



Richard A. Singbusch  
Notary Public, Winona County, MN  
My Commission Expires 1-31-05

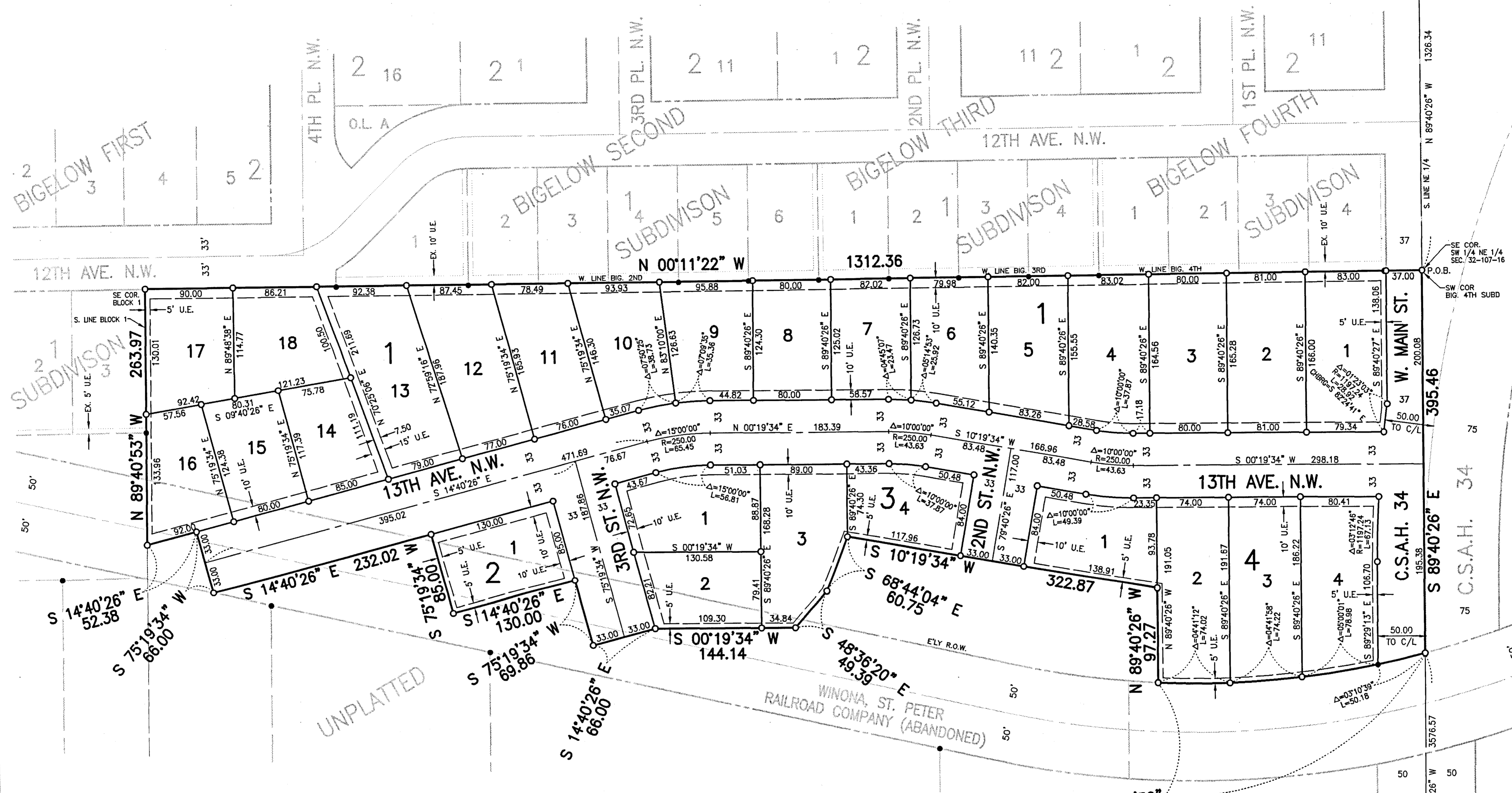
 **BRAND & MASSEY SURVEYING, INC.**  
1009 WHITEWATER AVENUE  
ST. CHARLES, MN. 55972  
PH. NO. 507-932-3895

# PRAIRIE WILLOW ESTATES

SE COR.  
NE 1/4  
SEC. 32-107-16  
C.I.M.

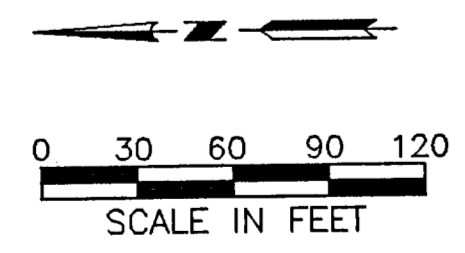
SE COR.  
SW 1/4 NE 1/4  
SEC. 32-107-16  
P.O.B.  
SW COR  
BIG. 4TH SUBD

SW COR.  
NW 1/4  
SEC. 32-107-16



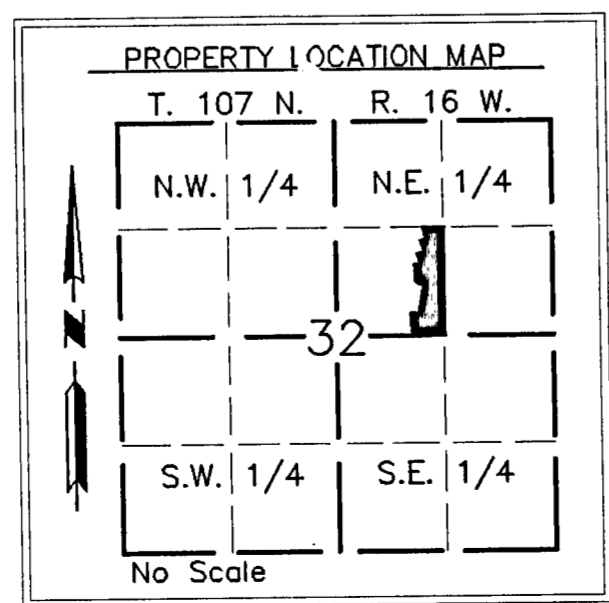
UNPLATTED

UNPLATTED



- 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. 26371.



**BEARINGS**

Bearings are in relationship with the south line of the NE 1/4 Section 32-107-16 which is assumed to be N 89°40'26" W.

**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  
EX. U.E. = EXISTING PLATTED UTILITY EASEMENT

$\Delta=17^{\circ}33'50''$   
 $R=904.93$   
 $L=277.40$   
 CHBRG=S 05°37'46" E  
 CH=276.32

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