

# KASSON MEADOWS SECOND SUBDIVISION

Utility easement defined:

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

5/8" ROD WITH DODGE COUNTY ALUMINUM CAP AT NORTHWEST CORNER NE1/4 SECTION 28 T107N R16W

LIMESTONE MONUMENT AT NE CORNER NE1/4 SECTION 28 T107N R16W

KNOW ALL MEN BY THESE PRESENT: That Kasson Meadows LLC, a Minnesota Corporation, owners and proprietors of the following described property situated in the City of Kasson, State of Minnesota, to wit:

That part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 107 North, Range 16 West, Dodge County, Minnesota, City of Kasson described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 28; thence S00°01'08"E, assumed bearing, along the east line of said Northeast Quarter, 411.74 feet to the northeast corner of Kasson Meadows, as platted in said Northeast Quarter, (the north and part of the west boundary of said Kasson Meadows is described in the next four courses); thence S89°58'52"W, 285.00 feet for a point of beginning; thence S00°01'08"E, 123.27 feet; thence northwesterly 45.88 feet along a curve, not tangent to the last described course, concave to the northeast, central angle of 15°44'23", radius of 167.00 feet and chord of said curve bears N73°53'10"W, 45.73 feet; thence S23°59'01"W, radially to the last described curve, 178.91 feet; thence S73°05'35"W, 45.12 feet; thence N40°16'16"W, 240.00 feet; thence S49°43'44"W, 50.54 feet; thence N40°16'16"W, 188.03 feet; thence N71°06'38"W, 180.26 feet; thence N18°53'22"E, 130.00 feet; thence N71°06'38"W, 85.67 feet; thence northwesterly 6.33 feet along a curve, concave to the southwest, central angle of 02°10'20", radius of 167.00 feet, and chord of said curve bears N72°11'48"W, 6.33 feet; thence N18°53'22"E, not tangent to the last described curve, 208.86 feet to the north line of said Northeast Quarter; thence S89°46'32"W, 627.84 feet; thence S26°54'22"W, 117.18 feet; thence S61°29'16"W, 25.00 feet; thence S28°30'44"E, 90.00 feet; thence S87°35'42"E, 35.07 feet to the point of beginning.

Containing 7.03 acres, more or less.

Have caused the same to be surveyed and platted as KASSON MEADOWS SECOND SUBDIVISION 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 Kasson Meadows LLC, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 17 day of April, 2022.

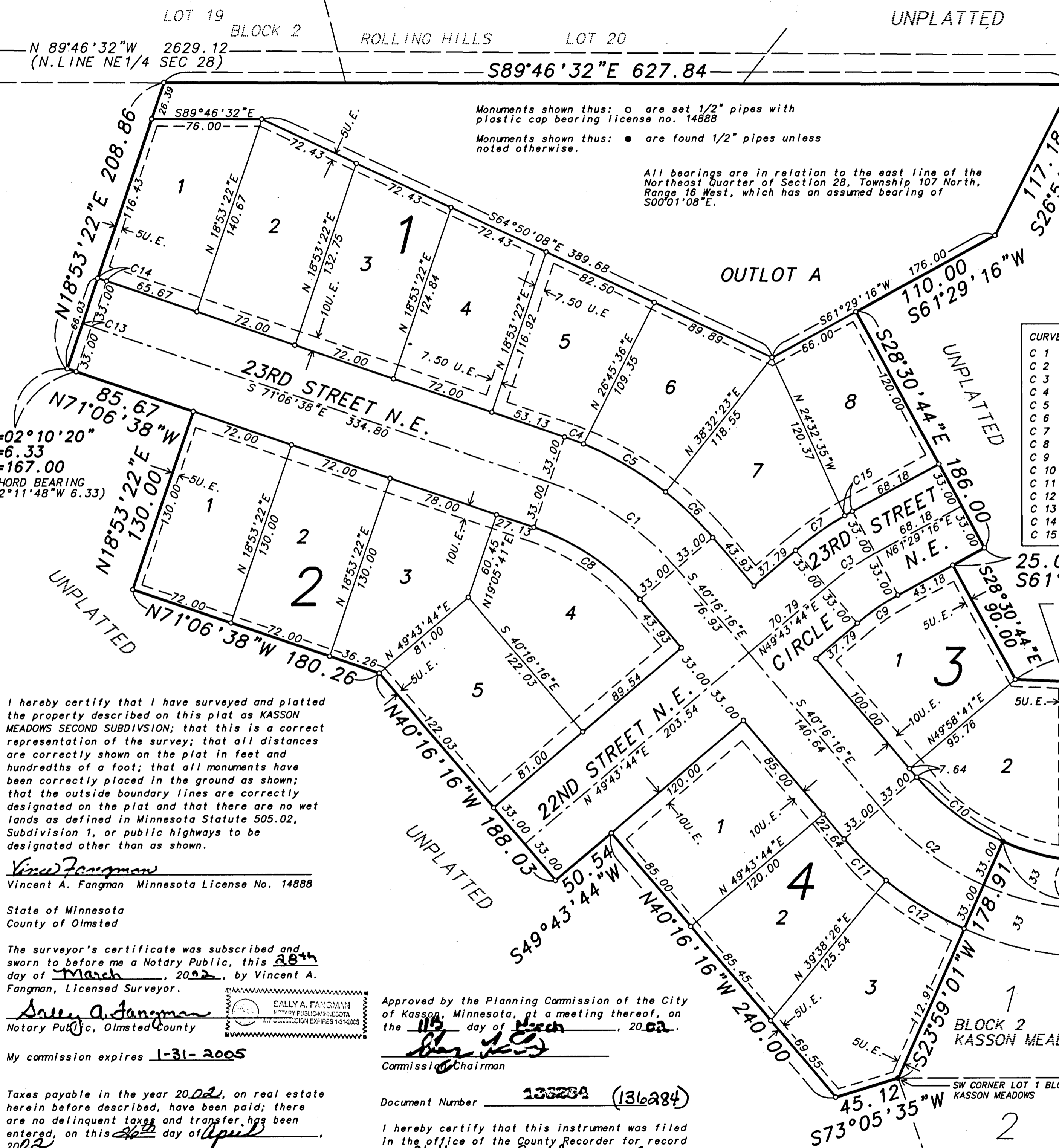
By Scott Campbell its President  
By Eric Gibson its Secretary

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 17 day of April, 2022 by Scott Campbell its President and by Eric Gibson its Secretary, Kasson Meadows LLC, a Minnesota Corporation on behalf of the partnership.

Linda Odden  
Notary Public  
My commission expires 1-31-2025

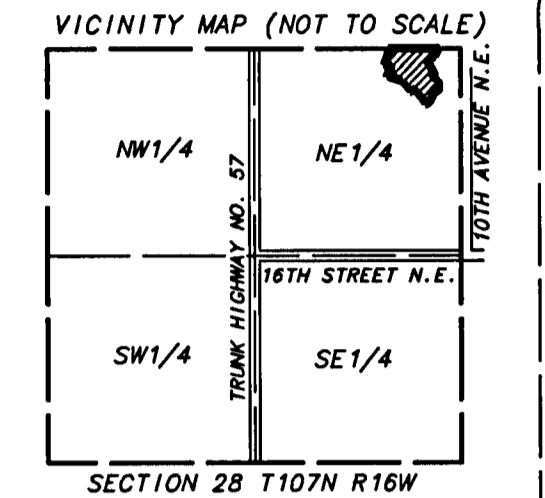
We do hereby certify that on the 13<sup>th</sup> day of March, 2022, the City Council of Kasson, Minnesota approved this plat.  
Diane Burton Mayor  
Michael Rietz City Clerk-Administrator



Monuments shown thus: ○ are set 1/2" pipes with plastic cap bearing license no. 14888  
Monuments shown thus: ● are found 1/2" pipes unless noted otherwise.

All bearings are in relation to the east line of the Northeast Quarter of Section 28, Township 107 North, Range 16 West, which has an assumed bearing of S00°01'08"E.

SCALE IN FEET  
0 25 50 75 100



CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	30°50'22"	200.00	107.65	106.36	S 55°41'27"E
C 2	25°44'43"	200.00	89.87	89.11	S 53°08'37"E
C 3	11°45'32"	200.00	41.05	40.97	N 55°36'30"E
C 4	03°25'14"	233.00	13.91	13.91	S 69°24'01"E
C 5	16°13'47"	233.00	66.00	65.78	S 59°34'31"E
C 6	11°11'21"	233.00	45.50	45.43	S 45°51'57"E
C 7	10°14'48"	233.00	41.67	41.61	N 54°51'08"E
C 8	30°50'22"	167.00	89.89	88.81	S 55°41'27"E
C 9	11°45'32"	167.00	34.27	34.21	N 55°36'30"E
C 10	25°44'43"	167.00	75.04	74.41	S 53°08'37"E
C 11	10°05'18"	233.00	41.03	40.97	S 45°18'55"E
C 12	15°39'25"	233.00	63.67	63.47	S 58°11'16"E
C 13	01°48'49"	200.00	6.33	6.33	S 72°01'02"E
C 14	01°33'24"	233.00	6.33	6.33	N 71°53'20"W
C 15	01°30'44"	233.00	6.15	6.15	N 60°43'54"E

Δ=02°10'20"  
L=6.33  
R=167.00  
(CHORD BEARING N72°11'48"W 6.33)

Point of Beginning  
S87°35'42"E 35.07  
S 89°58'52"W 285.00  
1/2" PIPE AT NE COR. KASSON MEADOWS

I hereby certify that I have surveyed and platted the property described on this plat as KASSON MEADOWS SECOND SUBDIVISION; that this is a correct representation of the survey; that all distances are correctly shown on the 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 on the plat and that there are no wet lands as defined in Minnesota Statute 505.02, Subdivision 1, or public highways to be designated other than as shown.

Vincent A. Fangman  
Vincent A. Fangman Minnesota License No. 14888

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me a Notary Public, this 28<sup>th</sup> day of March, 2022, by Vincent A. Fangman, Licensed Surveyor.

Vincent A. Fangman  
Notary Public, Olmsted County

My commission expires 1-31-2025

Taxes payable in the year 2022, on real estate herein before described, have been paid; there are no delinquent taxes and transfer has been entered, on this 26<sup>th</sup> day of April, 2022.

Janet Phipps  
Dodge County Auditor/Treasurer

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

Approved by the Planning Commission of the City of Kasson, Minnesota, at a meeting thereof, on the 11<sup>th</sup> day of March, 2022.

Blair Lewis  
Commissioner

Document Number 136284 (136284)

I hereby certify that this instrument was filed in the office of the County Recorder for record this 26<sup>th</sup> day of April, 2022, at 10:30 o'clock A. M., and was duly recorded in Book B of Plats on page 84.

Sue R. Roberts  
County Recorder  
Dodge County, Minnesota

I certify that this plat has been checked mathematically and approved this 23<sup>rd</sup> day of April, 2022.  
Roger W. Brand  
Dodge County Surveyor

5/8" ROD WITH DODGE COUNTY ALUMINUM CAP AT SE CORNER NE1/4 SECTION 28 T107N R16W

