

# EDGEWOOD ESTATES

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Joel Bigelow and Sons Enterprises Inc., a Minnesota Corporation, owner and proprietor, and Citizens State Bank of Hayfield, a Minnesota Corporation, mortgagee of the following described property situated in the County of Dodge, State of Minnesota, to wit:

That part of the Southwest Quarter of Section 15, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

BEGINNING at the most northwesterly corner of Block 1, Swiss Valley View Third Subdivision; thence South 02 degrees 29 minutes 42 seconds East (Note: All bearings are in relationship with the Dodge County Coordinate System NAD 1983, adjusted 1996) along the west line of said Block 1 for a distance of 583.31 feet to the southwest corner of said Block 1 and the northerly Right of Way line of Southgate Lane (252nd Ave.); thence westerly along said northerly line on a non-tangential curve concave southerly, having a central angle of 17 degrees 44 minutes 52 seconds, radius of 433.00 feet, chord bears North 81 degrees 00 minutes 47 seconds West, for an arc length of 134.12 feet; thence North 89 degrees 53 minutes 13 seconds West along said northerly line for a distance of 383.20 feet; thence westerly along said northerly line on a non-tangential curve concave southerly, having a central angle of 113 degrees 15 minutes 58 seconds, radius of 60.00 feet, chord bears North 89 degrees 53 minutes 13 seconds West, for an arc length of 118.61 feet; thence North 89 degrees 53 minutes 13 seconds West along said northerly line for a distance of 455.00 feet; thence northwesterly along the northerly and easterly line of said Southgate Lane on a tangential curve concave northeasterly, having a central angle of 90 degrees 00 minutes 00 seconds, radius of 200.00 feet, for an arc length of 314.16 feet; thence North 00 degrees 06 minutes 47 seconds East along the easterly line of said Southgate Lane for a distance of 130.85 feet; thence northeasterly along the easterly and southerly line of said Southgate Lane on a tangential curve concave southeasterly, having a central angle of 90 degrees 31 minutes 00 seconds, radius 182.92 feet, for an arc length of 288.98 feet; thence South 89 degrees 22 minutes 13 seconds East along the southerly line of said Southgate Lane for a distance of 67.35 feet; thence North 00 degrees 31 minutes 53 seconds West along the east line of said Southgate Lane for a distance of 450.28 to the south line of Swiss Valley View First Subdivision and the centerline of a Township Road (608th St); thence South 89 degrees 48 minutes 08 seconds East along said south line for a distance of 596.77 feet to the southeast corner of said Swiss Valley View First Subdivision; thence North 89 degrees 52 minutes 06 seconds East along said centerline for a distance of 381.93 feet to the northerly extension of the west line of said Block 1, Swiss Valley View Third Subdivision; thence South 02 degrees 29 minutes 42 seconds East along the northerly extension of said west line for a distance of 402.48 feet to the POINT OF BEGINNING.

Said Parcel contains 24.62 acres, more or less.

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

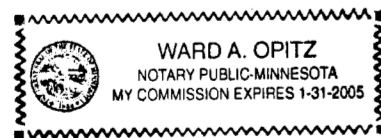
In witness whereof said Joel Bigelow and Sons Enterprises Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this

15 day of MAY, 2003.

Joel O. Bigelow CEO  
Joel O. Bigelow

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 15 day of MAY, 2003, by Joel O. Bigelow, on behalf of said Joel Bigelow and Sons Enterprises Inc.



Ward A. Opitz  
Notary Public, DODGE County  
My Commission Expires 1-31-2005

In witness whereof said Citizens State Bank of Hayfield, a Minnesota Corporation, has caused these presents to be signed by its proper Officers this 23 day of May, 2003.

Curtis D. Wendland Diane M. Olson

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 23 day of May, 2003, by Curtis D. Wendland, its Vice President and by Diane M. Olson, its A. Vice President, on behalf of said Citizens State Bank of Hayfield, a Minnesota Corporation.

Sammy K. Bennette, Dodge  
Notary Public, Dodge County  
My Commission Expires 1-31-2005

### COUNTY BOARD OF COMMISSIONERS

We do hereby certify that on the 22nd day of April, 2003, the Board of Commissioners of Dodge County, Minnesota, approved this plat.

Walter Albert  
Chairman

Dawn M. H. H.  
Attest:

### 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 12th day of June, 2003.

Sharon M. Ness  
Board Chairperson

Sharon M. Ness  
Town Clerk

### CITY OF MANTORVILLE PLANNING AND ZONING COMMISSION

This plat of EDGEWOOD ESTATES has been approved by the Planning and Zoning Commission of the City of Mantorville this NA day of NA, 20NA.

### CITY OF MANTORVILLE CITY COUNCIL

This plat of EDGEWOOD ESTATES has been approved by the City Council City of Mantorville on this 9th day of June, 2003.

Jane Carlson  
Mayor

Charles Selle  
City Clerk

### COUNTY SURVEYOR

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

This 8th day of July, 2003.

Roger W. Brand  
Roger W. Brand  
Dodge County Surveyor

### COUNTY OF DODGE AUDITOR/TREASURER

Taxes payable in the year 2003, on the land herein before described, have been paid; there are no delinquent taxes and transfer has been entered on this 10th day of July, 2003.

Janet Trisp  
Dodge County Auditor/Treasurer

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

### COUNTY RECORDER

Document Number 146356

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 10th day of July, 2003, at 10: o'clock a.m. and was duly recorded in Book B of Plats on page 92.

Sue A. Alberts  
Dodge County Recorder

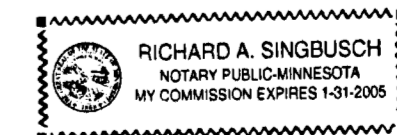
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as EDGEWOOD 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 wet lands as defined in MS 505.02, SUBD. 1, or public highways to be designated on said plat other than as shown.

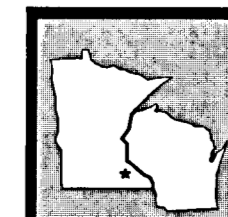
Richard J. Massey  
Richard J. Massey  
Minnesota L.S. No. 41814

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing Surveyor's Certificate was acknowledged before me this 12th day of MAY, 2003, by Richard J. Massey, L.S. No. 41814.

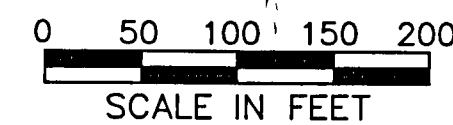


Richard A. Singbusch  
Notary Public, Dodge County, MN  
My Commission Expires 1-31-2005



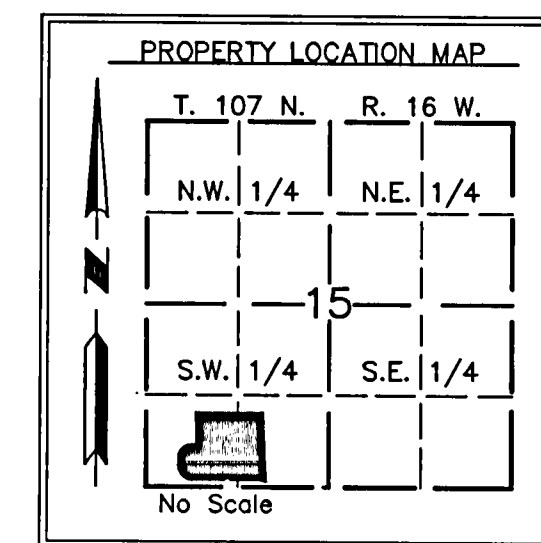
MASSEY LAND SURVEYING, INC.  
33B EAST VETERANS MEMORIAL HIGHWAY  
P.O. BOX 428  
KASSON, MN 55944  
PH. NO. 507-634-4505

# EDGEWOOD ESTATES



### MONUMENTS

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
  - FOUND MONUMENTS (1/2" PIPE UNLESS NOTED OTHERWISE)
- All monuments set have a plastic cap stamped L.S. 41814.



### BEARINGS

All Bearings are in relationship with the Dodge County Coordinate System NAD 83, Adjusted 1996.

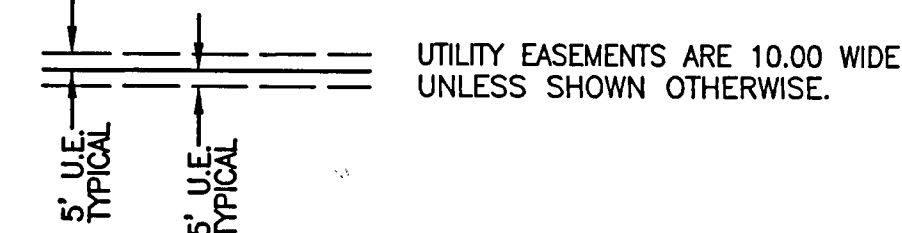
### UTILITY EASEMENT DEFINED

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.

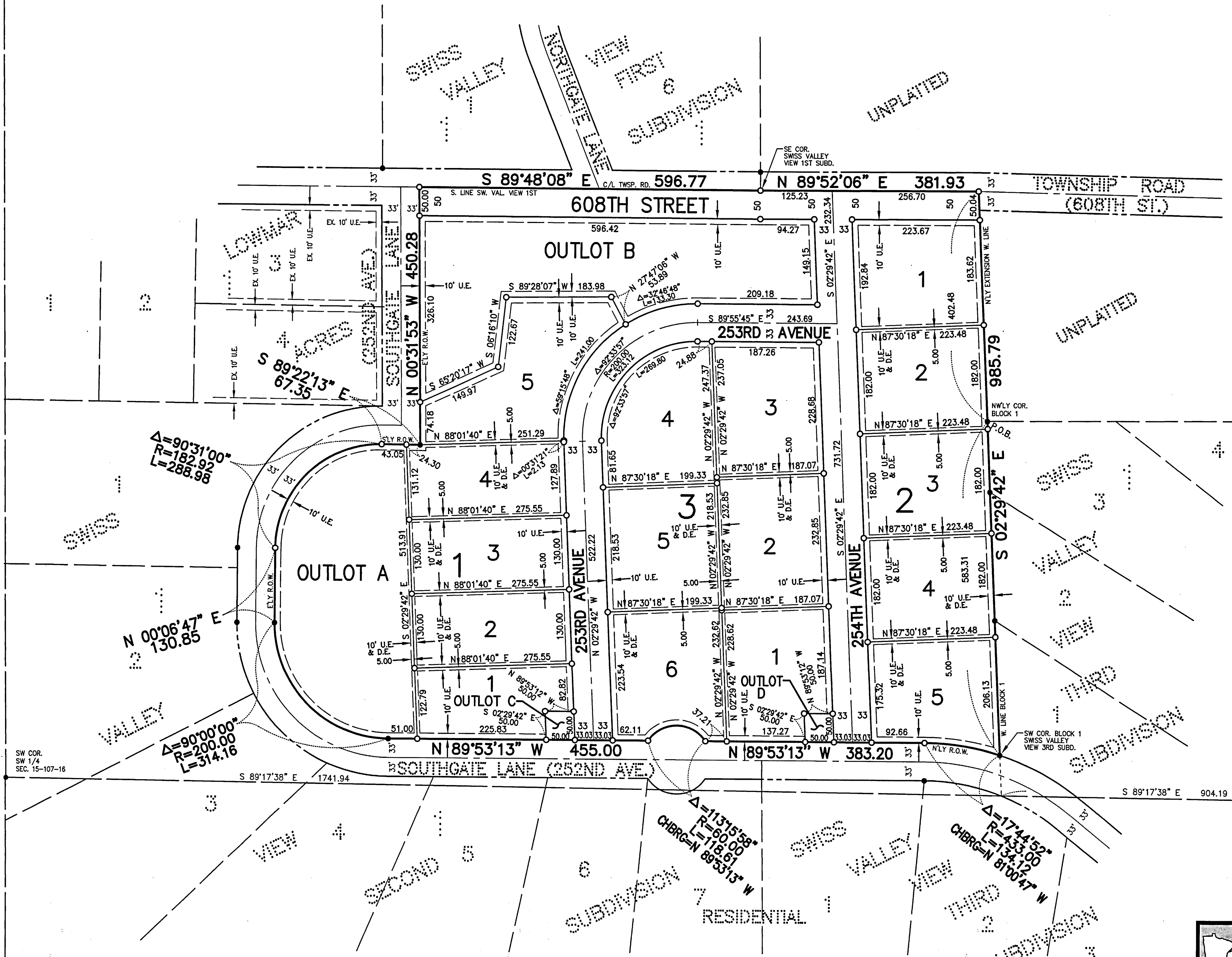
### DRAINAGE EASEMENT DEFINED

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

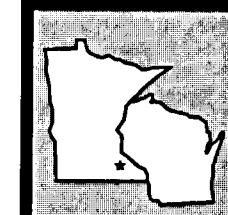
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT



A utility and drainage easement is dedicated over all of Outlot C and Outlot D.



PROJECT NUMBER: 715  
COMPUTER FILE: 0715SF01.DWG  
DATE: 05/08/03



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