

# ZUMBRO WOODLANDS SECOND

## SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as ZUMBRO WOODLANDS SECOND; that this plat 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 will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson  
James E. Swanson, LS  
Minnesota License No. 11622

STATE OF MINNESOTA  
COUNTY OF OLMTED

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 29 day of MARCH, 2004.

Beth A. Davis  
Notary Public, Olmsted County, Minnesota  
My commission expires 1-31-2005



## COUNTY SURVEYOR

Pursuant to Chapter 389.09, Laws of Minnesota, and Goodhue County Ordinance No. 2-78, this plat has been approved this 22<sup>nd</sup> day of April, 2004.

L. M. S. S. S.  
Goodhue County Surveyor

## TAX STATEMENTS

Taxes payable in the year 2004 on the land herein described have been paid; there are no delinquent taxes and transfer has been entered this 29 day of April, 2004.

Bradley S. S.  
Goodhue County Auditor/Treasurer

By \_\_\_\_\_  
Deputy

## CITY APPROVAL

STATE OF MINNESOTA  
COUNTY OF GOODHUE  
CITY OF ZUMBROTA

We, Richard R. Bauer, Mayor, and Ronald S. Johnson, City Clerk, in and for the City of Zumbrota, do hereby certify that on the 21<sup>st</sup> day of January, 2004, the accompanying plat was duly approved by the Common Council of the City of Zumbrota. In testimony thereof we have hereunto signed our names this 1<sup>st</sup> day of April, 2004.

Richard R. Bauer Mayor  
Ronald S. Johnson City Clerk

## COUNTY RECORDER

DOCUMENT NUMBER 503541 FILE NUMBER 324A

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 29<sup>th</sup> day of April, 2004, at 8:00 o'clock A.m., and was duly recorded in the Goodhue County records.

By Jean M. Dankers  
County Recorder, Goodhue County, Minnesota

Deputy

KNOW ALL MEN BY THESE PRESENTS: That Joel Bigelow and Sons Enterprises, Inc., a Minnesota Corporation, owner and proprietor and Bank of Zumbrota, a Minnesota Corporation, mortgagee, of the following described property:

Lots 4, 5 and 6, Block 3, ZUMBRO WOODLANDS, Goodhue County, Minnesota together with:

That part of the Northwest Quarter of the Northeast Quarter and that part of the East Half of the Northwest Quarter, all in Section 6, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 6; thence South 89 degrees 37 minutes 20 seconds East, assumed bearing, along the north line thereof, 1300.07 feet to a line distant 40.00 feet southerly of, as measured at right angles to and parallel with, the centerline of Jefferson Drive (formerly Trunk Highway No. 52); thence South 74 degrees 23 minutes 05 seconds East, along said line, 21.55 feet to the east line of the Northwest Quarter of said Section 6; thence South 02 degrees 09 minutes 08 seconds East, along said east line, 47.25 feet to the southerly right of way line of Jefferson Drive (formerly Trunk Highway No. 52); thence South 74 degrees 23 minutes 05 seconds East, along said right of way line, 10.06 feet for the point of beginning; thence South 15 degrees 31 minutes 59 seconds West, 30.76 feet to the northwest corner of Lot 1, Block 3, ZUMBRO WOODLANDS (the next 21 courses are along the easterly and southerly lines of ZUMBRO WOODLANDS); thence South 74 degrees 26 minutes 40 seconds East, 136.61 feet; thence South 14 degrees 43 minutes 11 seconds West, 66.89 feet; thence South 26 degrees 45 minutes 59 seconds West, 152.58 feet; thence South 36 degrees 39 minutes 27 seconds West, 160.71 feet; thence South 71 degrees 11 minutes 46 seconds West, 116.05 feet; thence South 06 degrees 35 minutes 23 seconds East, 68.66 feet; thence South 18 degrees 35 minutes 25 seconds West, 52.00 feet; thence North 71 degrees 24 minutes 35 seconds West, 21.23 feet; thence South 15 degrees 16 minutes 27 seconds West, 107.30 feet; thence North 75 degrees 57 minutes 50 seconds West, 97.47 feet; thence North 67 degrees 13 minutes 03 seconds West, 81.35 feet; thence North 54 degrees 17 minutes 01 second West, 44.69 feet; thence North 37 degrees 15 minutes 37 seconds West, 101.89 feet; thence North 24 degrees 01 minute 13 seconds West, 47.97 feet; thence North 89 degrees 23 minutes 38 seconds West, 179.96 feet; thence North 00 degrees 22 minutes 40 seconds East, 99.79 feet; thence North 89 degrees 37 minutes 20 seconds West, 238.77 feet; thence southwesterly 32.31 feet along a tangential curve, concave southeasterly, central angle of 74 degrees 02 minutes 17 seconds, radius of 25.00 feet, and the chord of said curve bears South 53 degrees 21 minutes 32 seconds West, 30.10 feet; thence southerly, westerly, and northerly 200.82 feet along a reverse curve, concave northeasterly, central angle of 209 degrees 11 minutes 56 seconds, radius of 55.00 feet, and the chord of said curve bears North 59 degrees 03 minutes 38 seconds West, 106.45 feet; thence North 89 degrees 37 minutes 20 seconds West, not tangent to said curve, 11.61 feet; thence South 64 degrees 13 minutes 33 seconds West, 286.19 feet to the west line of the Northeast Quarter of the Northwest Quarter of said Section 6; thence South 02 degrees 00 minutes 06 seconds East, along said west line, 303.75 feet to the northerly right of way line of TRUNK HIGHWAY NO. 52; thence South 52 degrees 05 minutes 51 seconds East, along said northerly right of way line, 1176.16 feet to the southwesterly extension of the northwesterly line of ANDERSON ADDITION; thence North 37 degrees 55 minutes 03 seconds East, along said southwesterly extension and said northwesterly line of ANDERSON ADDITION, 342.41 feet; thence North 54 degrees 40 minutes 50 seconds East, along said northwesterly line, 528.38 feet to the southwesterly corner of Outlot "A" of said ANDERSON ADDITION; thence North 35 degrees 19 minutes 10 seconds West, 167.00 feet; thence North 42 degrees 33 minutes 26 seconds East, 226.27 feet; thence North 15 degrees 48 minutes 05 seconds East, 465.80 feet to a point on the southerly right of way line of Jefferson Drive (formerly Trunk Highway No. 52) distant 167.00 feet northwesterly of the northwesterly corner of said Outlot "A"; thence North 74 degrees 23 minutes 05 seconds West, along said southerly right of way line, 465.59 feet to the point of beginning.

Containing in all, 27.80 acres more or less.

Have caused the same to be surveyed and platted as ZUMBRO WOODLANDS SECOND and do hereby donate and dedicate to the public, for public use forever, the thoroughfares and cul-de-sac, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

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 31 day of MARCH, 2004.

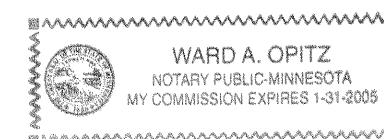
Joel Bigelow and Sons Enterprises, Inc.

By Joel O. Bigelow CEO  
Joel O. Bigelow, President CEO

STATE OF MINNESOTA  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 31 day of MARCH, 2004 by Joel O. Bigelow, President of Joel Bigelow and Sons Enterprises, Inc., a Minnesota Corporation, on behalf of the corporation.

Ward A. Opitz  
Notary Public



My commission expires 1-31-2005

In witness whereof said Bank of Zumbrota, a Minnesota Corporation has caused these present to be signed by its proper officers this 31<sup>st</sup> day of MARCH, 2004.

Bank of Zumbrota

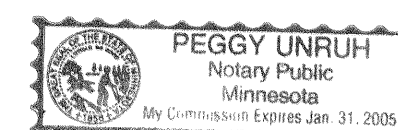
By Jeffrey Perra  
Jeffrey Perra, President

Charles B. Sturm  
Charles B. Sturm,  
Senior Vice President

STATE OF MINNESOTA  
COUNTY OF Goodhue

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of MARCH, 2004 by Jeffrey Perra, President and Charles B. Sturm, Senior Vice President of Bank of Zumbrota, a Minnesota Corporation on behalf of the corporation.

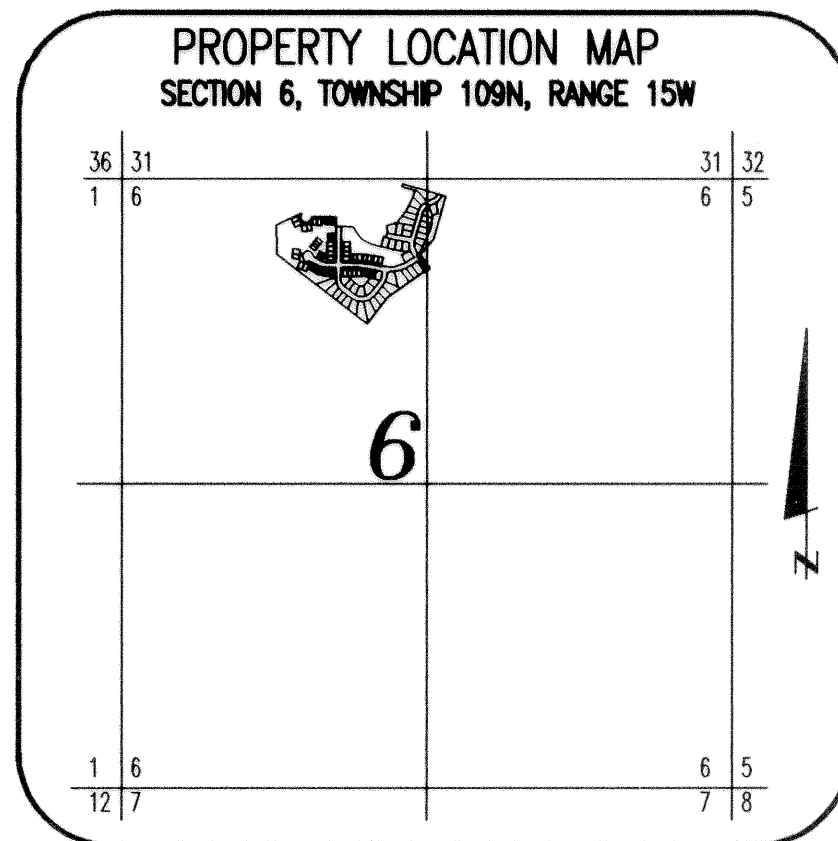
Peggy Unruh  
Notary Public



My commission expires 1-31-05



# ZUMBRO WOODLANDS SECOND



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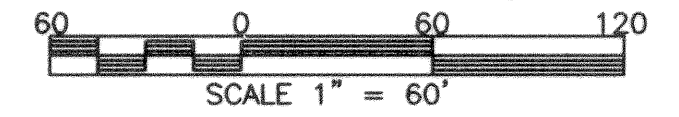
NOTES:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES  
WITH LICENSE NO. 11622  
WHICH WILL BE SET WITHIN 1 YEAR  
AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" PIPE UNLESS  
OTHERWISE NOTED.

UTILITY EASEMENT (U.E.) defined:  
An unobstructed easement for the construction  
and maintenance of all necessary underground or  
surface public utilities including rights to  
conduct drainage and trimming on said easement.

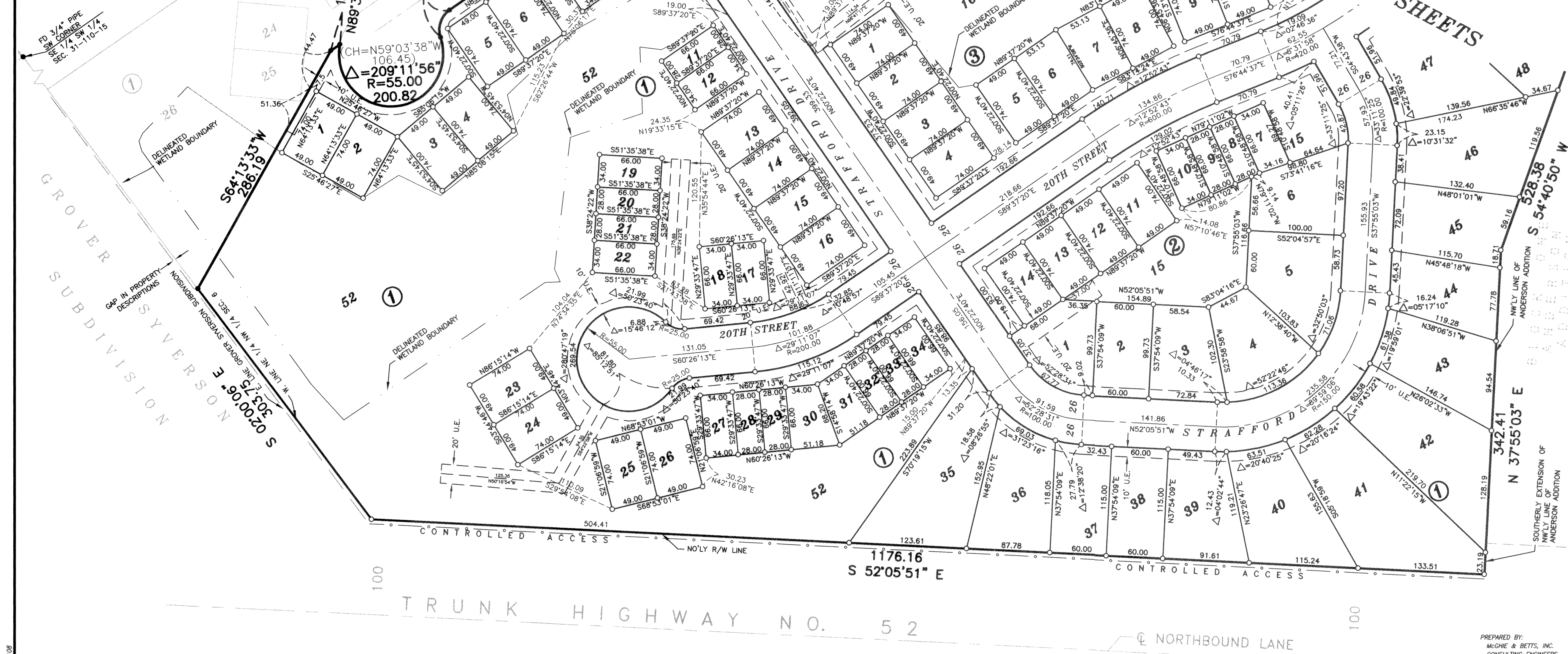
DRAINAGE EASEMENT (D.E.) defined:  
An unobstructed easement for the operation and  
maintenance of waterways, both surface and  
underground, running over, across, and under  
said easement.

BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE  
NORTH LINE NW 1/4, SEC 6-109-15 WHICH  
IS ASSUMED TO BE S 89°37'20" E



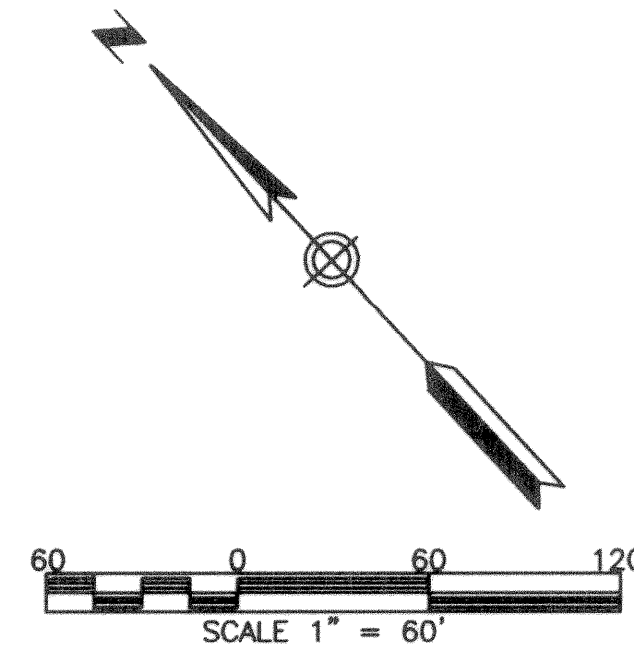
SEE SHEET

3 OF 3 SHEETS





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