

JACOBSON COMMERCIAL PARK



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

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

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Conway M. Jacobson and Kathleen I. Jacobson, husband and wife, both being owners and proprietors of the following described property, situated in Goodhue County, State of Minnesota, to wit:

That part of the Northeast Quarter of the Northeast Quarter of Section 1, Township 109 North, Range 16 West, Goodhue County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 1; thence westerly on a Minnesota State Plane Grid Azimuth from north of 270 degrees 21 minutes 22 seconds, along the north line of said Northeast Quarter 580.91 feet to the intersection of said north line and the southwesterly right-of-way of Trunk Highway No. 52, according to a survey for Conway Jacobson, signed by Alan K. Scafield, Minnesota Land Surveyor No. 15473, revision date May 20, 2003; thence westerly 249 degrees 37 minutes 30 seconds azimuth 211.93 feet; thence southerly 165 degrees 25 minutes 33 seconds azimuth 2.42 feet to the point of beginning; thence southwesterly 221 degrees 14 minutes 29 seconds azimuth 518.77 feet; thence westerly 269 degrees 06 minutes 26 seconds azimuth 194.36 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 1; thence southerly 179 degrees 17 minutes 35 seconds azimuth along said west line 681.04 feet; thence easterly 90 degrees 21 minutes 22 seconds azimuth 1285.56 feet to the center line of a township road; thence northerly 00 degree 58 minutes 59 seconds azimuth along said center line 356.68 feet to said southwesterly right-of-way line; thence westerly 271 degrees 58 minutes 19 seconds azimuth along said southwesterly right-of-way line 47.99 feet; thence northerly 01 degree 58 minutes 19 seconds azimuth along said southwesterly right-of-way line 94.38 feet; thence northwesterly 326 degrees 25 minutes 30 seconds azimuth along said southwesterly right-of-way line 195.46 feet; thence westerly 249 degrees 37 minutes 30 seconds azimuth 289.74 feet; thence northerly 341 degrees 37 minutes 00 second azimuth 122.35 feet; thence northerly 347 degrees 57 minutes 19 seconds azimuth 267.85 feet; thence easterly 69 degrees 27 minutes 46 seconds azimuth 37.22 feet; thence northeasterly 50.44 feet on a nontangential curve concave northwesterly, having a radius of 260.00 feet, a central angle of 11 degrees 06 minutes 59 seconds and a chord azimuth of 61 degrees 59 minutes 01 seconds; thence northeasterly 56 degrees 25 minutes 31 seconds azimuth 25.34 feet to said southwesterly right-of-way line; thence northwesterly 326 degrees 25 minutes 31 seconds azimuth along said southwesterly right-of-way line 48.70 feet; thence westerly 249 degrees 37 minutes 30 seconds azimuth 284.85 feet; thence northerly 345 degrees 25 minutes 33 seconds azimuth 203.88 feet to the point of beginning.

Said tract contains 21.90 acres more or less.

Have caused the same to be surveyed and platted as JACOBSON COMMERCIAL PARK and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.

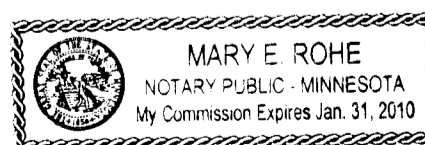
In witness whereof said Conway M. Jacobson and Kathleen I. Jacobson, husband and wife, have hereunto set our hands this 6th day of December, 2005.

Conway M. Jacobson
Conway M. Jacobson

Kathleen I. Jacobson
Kathleen I. Jacobson

STATE OF MINNESOTA
COUNTY OF Goodhue

The foregoing instrument was acknowledged before me this 6th day of December, 2005 by Conway M. Jacobson and Kathleen I. Jacobson.



Mary E. Rohe
Notary Public, Goodhue County, MN
My Commission Expires 1-31-2010

PLANNING COMMISSION

Approved by the Planning Commission of the City of Zumbrota, Minnesota, at a meeting thereof, on the 8th day of March, 2005.

Matt Clark
Acting Commission Chairman

CITY APPROVAL

We do hereby certify that on the 24th day of December, 2005, the City Council of Zumbrota, Minnesota, approved this plat.

Richard R. Bauer
Mayor

Neil Jensen
City Clerk-Administrator

COUNTY AUDITOR/TREASURER

Taxes payable in the year of 2005 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 7th day of Dec, 2005.

B. Johnson by Donald D. Smith
Goodhue County Auditor/Treasurer

COUNTY RECORDER

Document Number 527032

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 7th day of December, 2005, at 9:45 o'clock A.m. and was duly recorded in the Goodhue County records.

File Number 3448

Christina
County Recorder
Goodhue County, Minnesota

COUNTY SURVEYOR

Pursuant to Chapter 389.09, Laws of Minnesota, and Goodhue County Ordinance No. 2-78, this plat has been approved this 6th day of December, 2005.

Lisa M. Hanni
Goodhue County Surveyor
Lisa M. Hanni

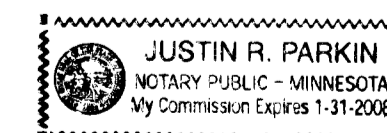
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as JACOBSON COMMERCIAL PARK, 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 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.

Peter G. Oetliker
Peter G. Oetliker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 2 day of December, 2005, by Peter G. Oetliker, L.S. No. 41887.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

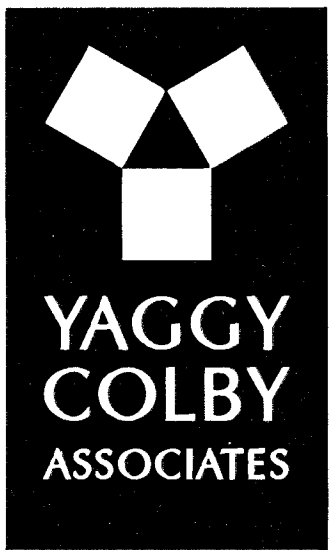
DRAFTSPERSON: MJH

DATE: 12/02/2005

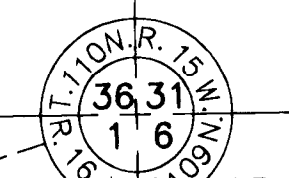
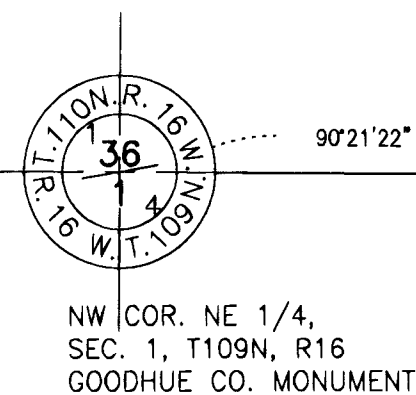
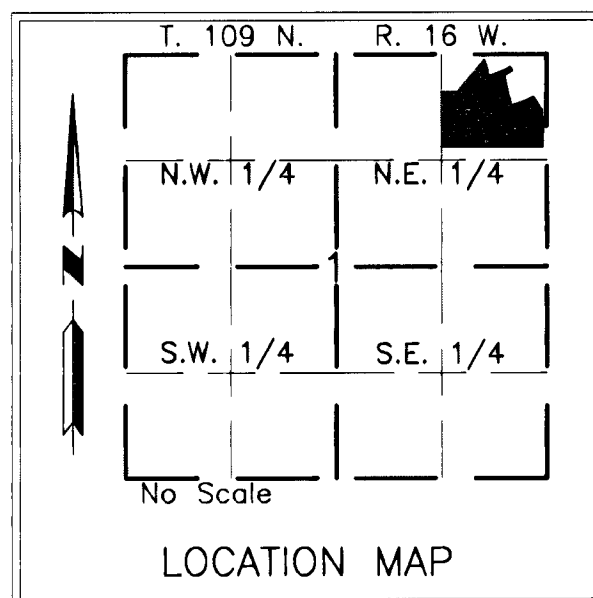
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PROJECT NUMBER: 8793

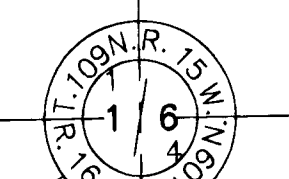
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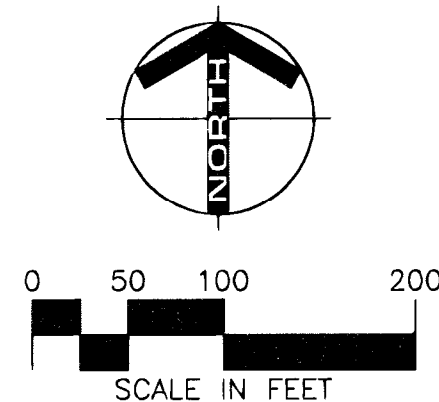
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NE COR.
SEC. 1, T109N, R16W
GOODHUE CO. MONUMENT



SE COR. NE 1/4, SEC. 1, T109N, R16W
GOODHUE CO. MONUMENT



BEARINGS
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD83-96)

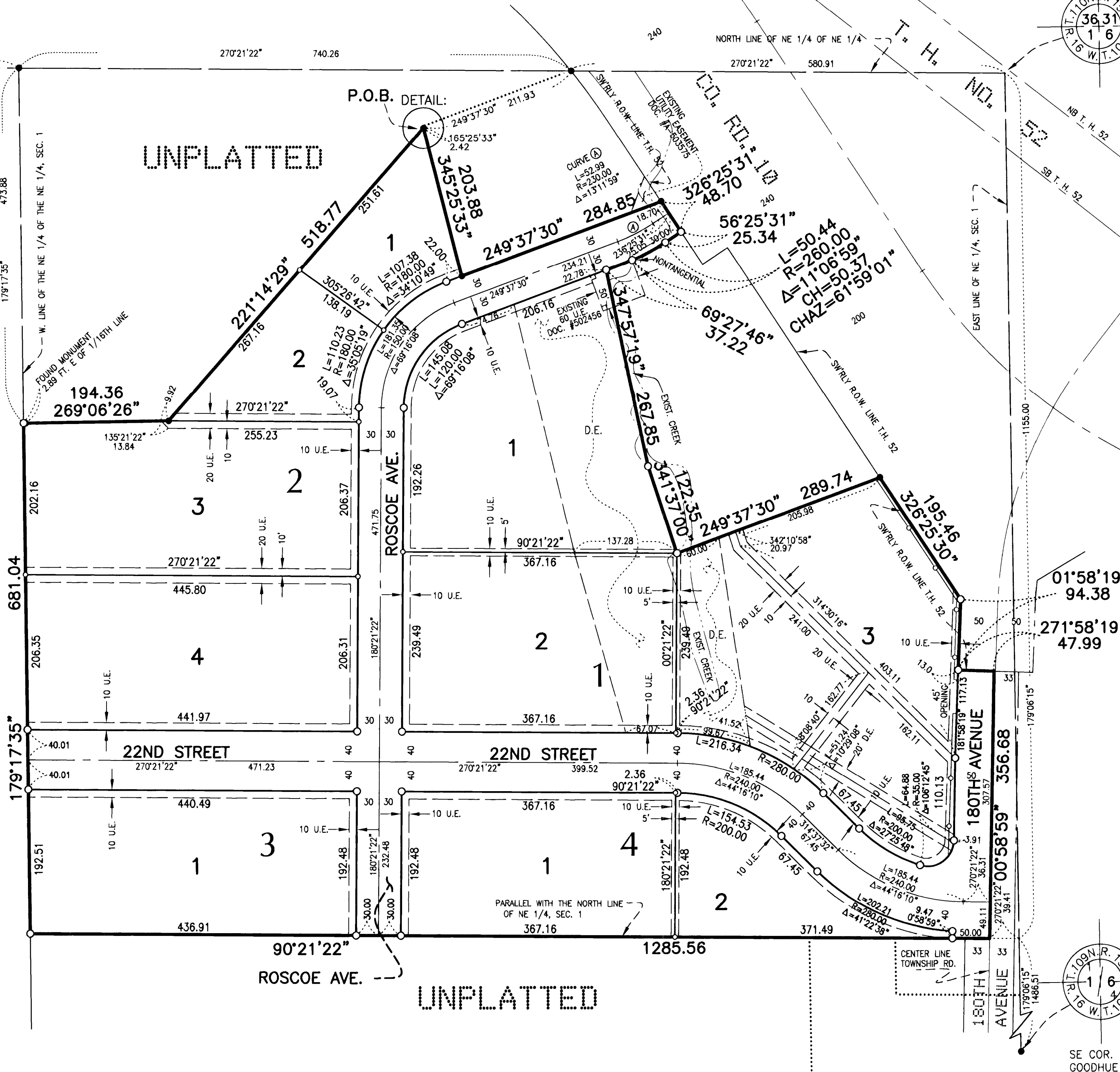
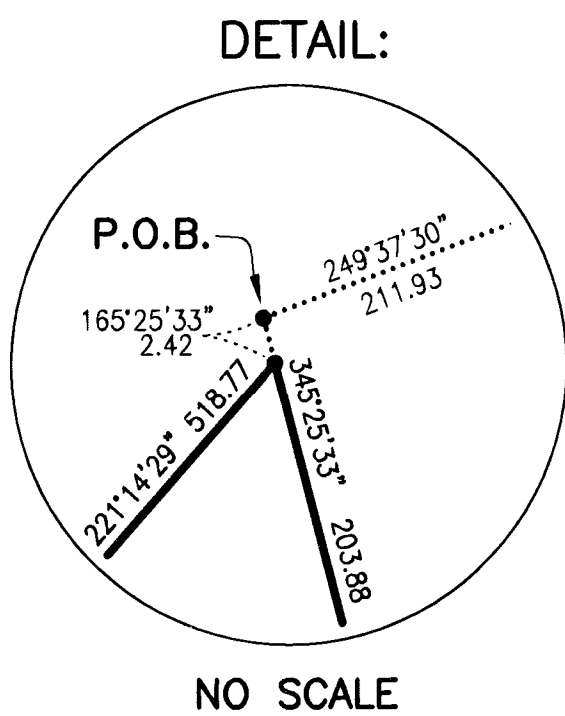
MONUMENTS
○ 1/2" Set Rebars
● 3/4" Set Iron Pipes
● Found Monuments (Pipe, Rod, Etc.)
All monuments set have a plastic cap stamped L.S. 41887.

PROJECT NUMBER: 8793
COMPUTER FILE: 8793F-PLA 01.dwg
DATE: 12/02/2005
DRAFTSPERSON: NJH

UNPLATTED

UNPLATTED

UNPLATTED



○ — ○ = CONTROLLED ACCESS
U.E. = UTILITY EASEMENT

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.