

Consent to Plat Doc. T 22932 T 22933 T 22934

359B

official

# TYLER STATION

KNOW ALL PERSONS BY THESE PRESENTS: That Brinberg Properties, LLC, a Minnesota Limited Liability Company, fee owner of following described property situated in the County of Goodhue, State of Minnesota, to wit:

All that part of Lot 76, Auditor's Subdivision of Section 26, Township 113 North, Range 15 West, in Goodhue County and State of Minnesota, described as follows: Beginning at a point on the westerly line of said Lot 76 distant 450 feet northerly of the southwest corner of said Lot; thence run easterly at right angles to said westerly Lot line for 65 feet; thence run northerly at right angles to said last described line for 130.6 feet, more or less, to the southerly right of way line of the new location of State Trunk Highway No. 61; thence run northwesterly along the southerly right of way line of said Highway for 66.2 feet to the westerly line of said Lot 76; thence run southerly along the westerly line of said Lot 76 for 143.0 feet to the place of beginning. (Torrens Certificate No. 5681)

All that part of Lot 76, Auditor's Subdivision of Section 26, Township 113 North, Range 15 West, in Goodhue County and State of Minnesota, described as follows: Beginning at a point on the westerly line of said Lot 76 distant 380 feet northerly of the southwest corner of said Lot; thence run easterly at right angles to said westerly lot line for 130 feet to Vincent Avenue; thence deflect to the left at an angle of 90 degrees and run along the west line of Vincent Avenue for 70 feet; thence deflect to the left at an angle of 90 degrees and run 130 feet to the westerly line of said Lot 76, thence run southerly 70 feet to the place of beginning. (Torrens Certificate No. 5682)

All that part of Lot 76, Auditor's Subdivision of Section 26, Township 113 North, Range 15 West, in Goodhue County and State of Minnesota, described as follows: Beginning at a point on the westerly line of said Lot 76 distant 310 feet northerly of the southwest corner of said Lot; thence run easterly at right angles to said westerly Lot line for 130 feet to Vincent Avenue; thence deflect to the left at an angle of 90 degrees and run along the west line of Vincent Avenue for 70 feet; thence deflect to the left at an angle of 90 degrees and run 130 feet to the westerly line of said Lot 76, thence run southerly 70 feet to the place of beginning. (Torrens Certificate No. 5680)

All that part of Lot 76, Auditor's Subdivision of Section 26, Township 113 North, Range 15 West in Goodhue County and State of Minnesota, described as follows: From a point on the westerly line of said Lot 76, distant 450 feet northerly of the southwest corner thereof, run easterly at right angles to said westerly lot line for 65 feet, to the place of beginning of tract here to be conveyed; thence continue easterly along said line for 65 feet to the westerly line of Vincent Avenue; thence run northerly at right angles to said last described line and along the westerly line of Vincent Avenue for 118.2 feet to the southerly right of way line of the new location of State Trunk Highway No. 61; thence run northwesterly along the southerly right of way line of said Highway for 66.2 feet. thence run southerly 130.6 feet to the place of beginning. (Torrens Certificate No. 5678)

Commencing at the southeast corner of Lot 74, Auditor's Subdivision of Section 26, Township 113 North, Range 15 West, Goodhue County, Minnesota, according to the plat thereof on file and of record in the Office of the Register of Deeds in and for said County, running thence North 8 degrees 23 minutes East along the easterly line of said Lot 74 for 294 feet to the place of beginning of tract here to be conveyed; thence North 83 degrees 10 minutes West 284 feet to the easterly line of Township Road; thence north along the easterly line of Township Road 104 feet; thence northeast 125 feet to the southerly line of Highway 61; thence southeast along the southerly line of Highway 61, for 191 1/4 feet to the east line of said Lot 74; thence south along the East line of said Lot 74 for 150.8 feet to the point of beginning.

and

That part of Tyler Road South as described on the CITY OF RED WING RIGHT OF WAY PLAT NO. 3 and that part of the former right of way of the South Service Drive and that part of Lot 74, Auditor's Subdivision of Section 26, Township 113 North, Range 15 West in Goodhue County and State of Minnesota, described as COMMENCING at the northeast corner of said CITY OF RED WING RIGHT OF WAY PLAT NO. 3; thence on an assumed bearing of South 58 degrees 15 minutes 35 seconds West along an easterly line of said CITY OF RED WING RIGHT OF WAY PLAT NO. 3 a distance of 47.25 feet to the POINT OF BEGINNING; thence continuing South 58 degrees 15 minutes 35 seconds West along said easterly line a distance of 109.54 feet; thence northeasterly 63.56 feet along a non-tangential curve concave to the southeast having a radius of 110.00 feet a central angle of 33 degrees 06 minutes 31 seconds and a chord which bears North 46 degrees 28 minutes 00 seconds East; thence North 63 degrees 01 minutes 14 seconds East a distance of 36.75 feet; thence South 81 degrees 33 minutes 46 seconds East a distance of 15.13 feet to the POINT OF BEGINNING.

and

That part of the former right of way of the South Service Drive and that part of Lot 74, Auditor's Subdivision of Section 26, Township 113 North, Range 15 West in Goodhue County and State of Minnesota, described as COMMENCING at the northeast corner of the CITY OF RED WING RIGHT OF WAY PLAT NO. 3; thence on an assumed bearing of South 58 degrees 15 minutes 35 seconds West along an easterly line of said CITY OF RED WING RIGHT OF WAY PLAT NO. 3 a distance of 47.25 feet to the POINT OF BEGINNING; thence South 81 degrees 33 minutes 46 seconds East a distance of 81.78 feet to the intersection with a line distant 22.00 feet southerly and parallel to the southerly Right of Way line of State Trunk Highway No. 61; thence South 71 degrees 27 minutes 55 seconds East along said parallel line a distance of 71.26 feet to the east line of said Lot 74; thence South 07 degrees 56 minutes 17 seconds West along said east line of Lot 74 a distance of 33.57 feet to the former southerly right of way line of the South Frontage Road; thence North 71 degrees 27 minutes 55 seconds West along said southerly right of way line of the South Frontage Road a distance of 173.45 feet to the said easterly line of said CITY OF RED WING RIGHT OF WAY PLAT NO. 3; thence North 58 degrees 15 minutes 35 seconds East along the easterly line of said CITY OF RED WING RIGHT OF WAY PLAT NO. 3 a distance of 24.26 feet to the POINT OF BEGINNING. (Torrens Certificate No. 5685)

All that part of Lot 74, Auditor's Subdivision of the South 3/4 Section 23, all of Section 26 and the East 1/4 of Section 27, Township 113 North, Range 15 West, Goodhue County, Minnesota, described as follows: From the southeast corner of Lot 74, said Auditor's Subdivision, run North 8 degrees 23 minutes East 93 feet to point of beginning of tract here to be conveyed; thence continue North 8 degrees 23 minutes East for 201 feet; thence North 83 degrees 10 minutes West 117 feet to the easterly line of Monroe Avenue; thence South 8 degrees 23 minutes West along the easterly line of Monroe Avenue for 201 feet; thence South 81 degrees 37 minutes East 117 feet to the point of beginning. Also all that part of the east half of vacated Monroe Avenue lying directly west of the above described parcel. And except that part that lies southerly of the following described line: From the southeast corner of Lot 75 of said Auditor's Subdivision aforesaid, run North 8 degrees 23 minutes East 170 feet to an iron on the northerly line of Lawrence Street; thence continue North 8 degrees 23 minutes East 67 feet to the point of beginning of the line to be described; thence North 81 degrees 37 minutes West to the centerline of vacated Monroe Avenue and there terminating. Which lies easterly of the following described line: COMMENCING at the southeast corner of said Lot 74; thence on an assumed bearing of North 07 degrees 56 minutes 17 seconds East along the east line of said Lot 74 a distance of 93.00 feet; thence North 82 degrees 03 minutes 43 seconds West a distance of 126.96 feet to the POINT OF BEGINNING of the line to be described; thence North 07 degrees 31 minutes 08 seconds East a distance of 197.53 feet and said line there terminating. (Torrens Certificate No.5684)

That part of the former right of way of the South Service Drive and that part of Lot 76, Auditor's Subdivision of Section 26, Township 113 North, Range 15 West in Goodhue County and State of Minnesota, described as follows: BEGINNING a point on the westerly line of said Lot 76 distant 450.00 feet northerly of the southwest corner thereof, thence easterly at right angles to said westerly line a distance of 130.00 feet to the westerly line of Vincent Avenue; thence northerly at right angles to said last described line and along the westerly line of Vincent Avenue for 148.13 feet to a point distant 22.00 feet southerly and parallel to the southerly Right of Way line of State Trunk Highway No. 61; thence northwesterly 132.26 feet along said parallel line to the intersection with the westerly line of said Lot 76; thence southerly along said westerly line 172.45 feet to the POINT OF BEGINNING. EXCEPTING therefrom the following tracts of land:

All that part of Lot 76, Auditor's Subdivision of Section 26, Township 113 North, Range 15 West, in Goodhue County and State of Minnesota, described as follows: Beginning at a point on the Westerly line of said Lot 76 distant 450 feet Northerly of the Southwest corner of said Lot; thence run Easterly at right angles to said Westerly Lot line for 65 feet; thence run Northerly at right angles to said last described line for 130.6 feet, more or less, to the Southerly right of way line of the new location of State Trunk Highway No. 61; thence run Northwesterly along the Southerly right of way line of said Highway for 66.2 feet to the Westerly line of said Lot 76; thence run Southerly along the Westerly line of said Lot 76 for 143.0 feet to the place of beginning.

All that part of Lot 76, Auditor's Subdivision of Section 26, Township 113 North, Range 15 West in Goodhue County and State of Minnesota, described as follows: From a point on the Westerly line of said Lot 76, distant 450 feet Northerly of the Southwest corner thereof, run Easterly at right angles to said Westerly lot line for 65 feet, to the place of beginning of tract here to be conveyed; thence continue Easterly along said line for 65 feet to the Westerly line of Vincent Avenue; thence run Northerly at right angles to said last described line and along the Westerly line of Vincent Avenue for 118.2 feet to the Southerly right of way line of the new location of State Trunk Highway No. 61; thence run Northwesterly along the Southerly right of way line of said Highway for 66.2 feet thence run Southerly 130.6 feet to the place of beginning. (Torrens Certificate No. 5677)

and that the Eric C. Stelter also know as Eric Charles Stelter, a married person, fee owner of following described property situated in the County of Goodhue, State of Minnesota, to wit:

All that part of Lot 74, Auditor's Subdivision of the South 3/4 Section 23, all of Section 26 and the East 1/4 of Section 27, Township 113 North, Range 15 West, Goodhue County, Minnesota, described as follows: From the Southeast corner of Lot 74, said Auditor's Subdivision run North 8 degrees 23 minutes East 26 feet; thence North 81 degrees 37 minutes West 167 feet to the Westerly line of Monroe Avenue; thence North 8 degrees 23 minutes East along the Westerly line of Monroe Avenue 72.67 feet to the point of beginning of tract here to be conveyed; thence continue North 8 degrees 23 minutes East along the Westerly line of Monroe Avenue for 195.33 feet; thence North 83 degrees 10 minutes West 117 feet to the Easterly line of Bronson Avenue; thence Southerly along the Easterly line of Bronson Avenue 195.33 feet, more or less, to a point which is North 81 degrees 37 minutes West and distant 114.78 feet from point of beginning; thence South 81 degrees 37 minutes East 114.78 feet to point of beginning. Also all that part of the west half of vacated Monroe Avenue lying directly east of the above described.

EXCEPT Parcel 6 of the City of Red Wing Right of Way Plat No. 3, according to the plat thereof on file and of record in the office of the Registrar of Titles for the County of Goodhue and State of Minnesota.

EXCEPT That part of the following described property:

All that part of Lot 74, Auditor's Subdivision of the South 3/4 Section 23, all of Section 26 and the East 1/4 of Section 27, Township 113 North, Range 15 West, Goodhue County, Minnesota, described as follows: From the southeast corner of Lot 74, said Auditor's Subdivision, run North 8 degrees 23 minutes East 93 feet to point of beginning of tract here to be conveyed; thence continue North 8 degrees 23 minutes East for 201 feet; thence North 83 degrees 10 minutes West 117 feet to the easterly line of Monroe Avenue; thence South 8 degrees 23 minutes West along the easterly line of Monroe Avenue for 201 feet; thence South 81 degrees 37 minutes East 117 feet to the point of beginning. Also all that part of the east half of vacated Monroe Avenue lying directly west of the above described parcel.

And except that part that lies southerly of the following described line: From the southeast corner of Lot 75 of said Auditor's Subdivision aforesaid, run North 8 degrees 23 minutes East 170 feet to an iron on the northerly line of Lawrence Street; thence continue North 8 degrees 23 minutes East 67 feet to the point of beginning of the line to be described; thence North 81 degrees 37 minutes West to the centerline of vacated Monroe Avenue and there terminating. Which lies easterly of the following described line: COMMENCING at the southeast corner of said Lot 74; thence on an assumed bearing of North 07 degrees 56 minutes 17 seconds East along the east line of said Lot 74 a distance of 93.00 feet; thence North 82 degrees 03 minutes 43 seconds West a distance of 126.96 feet to the POINT OF BEGINNING of the line to be described; thence North 07 degrees 31 minutes 08 seconds East a distance of 197.53 feet and said line there terminating.

(Torrens Certificate No. 5683)

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

In witness whereof said Brinberg Properties, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by Howard B. Bergerud, Manager, this 27<sup>th</sup> day of May, 2009.

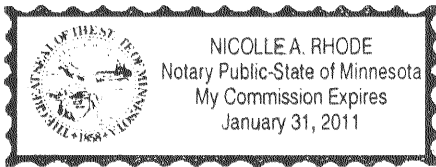
BRINBERG PROPERTIES, LLC

STATE OF Minnesota

COUNTY OF Brainerd

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 2009, by Howard B. Bergerud, Manager of Brinberg Properties, LLC, a Minnesota Limited Liability Company, on behalf of the company.

Nicole Rhode  
Notary Public, Brainerd County, Minnesota  
My Commission Expires 1/31/2011



In witness whereof said Eric C. Stelter also know as Eric Charles Stelter, a married person, has herunto set his hands, this 27<sup>th</sup> day of May, 2009.

ERIC C. STELTER

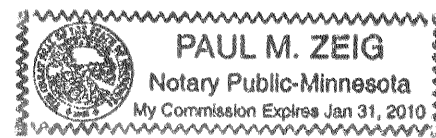
EC Stelter

STATE OF Minnesota

COUNTY OF Goodhue

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2009, by Eric C. Stelter also know as Eric Charles Stelter, a married person.

Paul M. Zeig  
Notary Public, Goodhue County, MN  
My Commission Expires 1-31-2010



I hereby certify: that I have surveyed or directly supervised the survey of the property described on thid plat; that I prepared or directly supervised the preporation of this plat as TYLER STATION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all outside boundary monuments on the plat have been correctly set and that all other required monuments will be correctly set within one year of the recording of this plat; that of the date of this certificate, all water boundaries and wet lands as defined in MS 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

D. L. Thurmes

Daniel L. Thurmes, Land Surveyor, Minnesota License No. 25718

STATE OF MINNESOTA  
COUNTY OF WASHINGTON

The foregoing Surveyor's Certificate was acknowledged before me this 27<sup>th</sup> day of May, 2009, by Daniel L. Thurmes, Land Surveyor.

Conrad J. Villari  
Notary Public, Dakota County, Minnesota  
My Commission Expires January 31, 2010



PLANNING COMMISSION

Approved by the Planning Commission of the City of Red Wing, Minnesota, at a meeting thereof, on the

21<sup>st</sup> day of February, 2008

Sebastian Sp

Planning Commission Chairman

CITY COUNCIL

This Plat was approved by the resolution by the Red Wing, Minnesota, at a regular meeting thereof held this 25<sup>th</sup> day of February, 2008, and is compliance with the provisions of Minnesota Statutes Section 505.03, Subdivision 2.

Signed: Claudia Schultz, Mayor  
Kathleen Johnson, Clerk

GOODHUE COUNTY AUDITOR / TREASURER

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this 1<sup>st</sup> day of July, 2009

By: Carolyn Holmstrom, Goodhue County Auditor/Treasurer

GOODHUE COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09 Subd. 1 and Goodhue County Ordinance 2-78, this plat has been received and been approved this 1<sup>st</sup> day of July, 2009.

Lisa M. Hanni, LS  
Goodhue County Surveyor

GOODHUE COUNTY REGISTRAR OF TITLES

I hereby certify that this plat was filed in the office of the Registrar of Titles for record on this 1<sup>st</sup> day of July, 2009, at 2:45 o'clock P.M. and was duly recorded as Document No. 22938

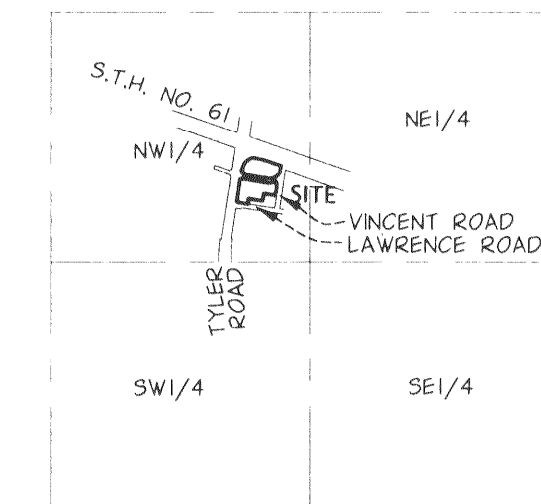
Paul M. Zeig  
Goodhue County Registrar of Titles





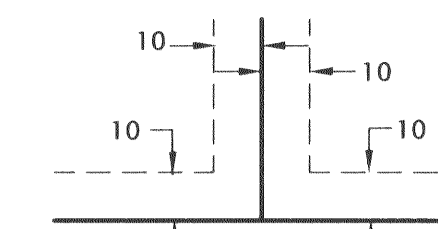
official

# TYLER STATION



VICINITY MAP  
SEC. 26, T113, R15  
GOODHUE COUNTY, MINNESOTA

DRAINAGE AND UTILITY EASEMENTS  
ARE SHOWN AS THUS:  
(TO SCALE)



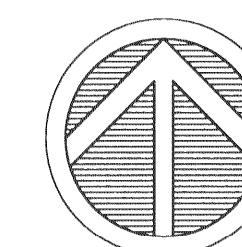
BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED, AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES AND BOUNDARY LINES UNLESS OTHERWISE INDICATED

- Denotes found 1/2 inch iron monument marked RLS 42957 unless otherwise noted
- Denotes 1/2 inch iron monument set marked RLS 25718

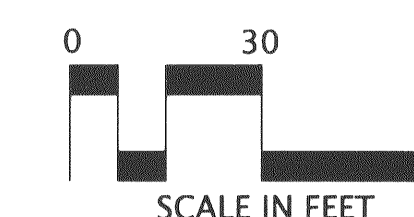
(S81°37'E DESC) Denotes distance and bearing as shown on certificate of title.  
114.78 DESC. Denotes distance measured.  
117.65 MEAS. Denotes access control.

--- NO ACCESS ---

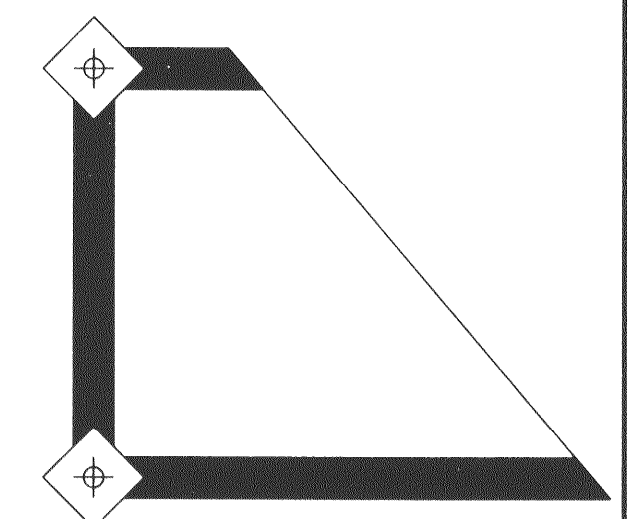
BEARINGS SHOWN ARE ORIENTATED TO THE CITY OF RED WING RIGHT OF WAY PLAT NO. 3, ON FILE AND OF RECORD IN THE OFFICE OF THE GOODHUE COUNTY REGISTRAR OF TITLES.



NORTH



SCALE IN FEET



CORNERSTONE  
LAND SURVEYING, INC.  
SHEET 2 OF 2 SHEETS