

ST. PAUL ROAD TOWNHOMES

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Allan Schumacher and Carol Schumacher, husband and wife, owners of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 25, in Township 110 North, Range 16 West, Goodhue County, Minnesota, described as follows:

Commencing at the intersection of the southwesterly line of said Dubuque and St. Paul Road and the northwesterly right-of-way line of Warren Avenue (formerly High Street) in the Village of Zumbrota; thence North 48 degrees 25 minutes 15 seconds West, on an assumed bearing of along said southwesterly right-of-way line of Dubuque and St. Paul Road a distance of 394.00 feet to the point of beginning; thence continuing on a bearing of North 48 degrees 25 minutes 15 seconds West along said southwesterly right-of-way line 100.00 feet; thence South 41 degrees 34 minutes 45 seconds West 150.00 feet; thence South 48 degrees 25 minutes 15 seconds East 100.00 feet; thence North 41 degrees 34 minutes 45 seconds East 150.00 feet to said southwesterly right-of-way line and the point of beginning.

Said parcel contains 15,000 square feet, more or less.

That part of the Southeast Quarter of Section 25, in Township 110 North, Range 16 West, Goodhue County, Minnesota, described as follows:

Commencing at the intersection of the southwesterly line of said Dubuque and St. Paul Road and the northwesterly right-of-way line of Warren Avenue (formerly High Street) in the Village of Zumbrota; thence North 48 degrees 25 minutes 15 seconds West, on an assumed bearing of along said southwesterly right-of-way line of Dubuque and St. Paul Road a distance of 494.00 feet to the point of beginning; thence continuing on a bearing of North 48 degrees 25 minutes 15 seconds West along said southwesterly right-of-way line 111.00 feet; thence South 41 degrees 34 minutes 45 seconds West 150.00 feet; thence South 48 degrees 25 minutes 15 seconds East 111.00 feet; thence North 41 degrees 34 minutes 45 seconds East 150.00 feet to said southwesterly right-of-way line and the point of beginning.

Said parcel contains 16,650 square feet, more or less.

EXCEPT,

That part of the Southwest Quarter of the Southeast Quarter of Section 25, Township 110 North, Range 16 West, Goodhue County, Minnesota, described as follows:

Commencing at the southwest corner at the intersection of St. Paul Road and Warren Ave; thence North 48 degrees 30 minutes 07 seconds West, along the southerly right of way line of St. Paul Road, for a distance of 509.10 feet to the point of beginning; thence continuing North 48 degrees 30 minutes 07 seconds West along said southerly right of way line, 75.13 feet; thence southeasterly 85.00 feet along a non tangent curve, concave to the northeast, having a radius of 50.00 feet and a central angle of 97 degrees 24 minutes 01 seconds, the chord of said curve bears South 48 degrees 30 minutes 07 seconds East for a distance of 75.13 feet, to the point of beginning.

Has caused the same to be surveyed and platted as ST. PAUL ROAD TOWNHOMES, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof, said Allan Schumacher and Carol Schumacher, husband and wife, have hereunto set their hands

this 9 day of September, 2021.

By: Allan Schumacher
Allan Schumacher

By: Carol Schumacher
Carol Schumacher

STATE OF Minnesota
COUNTY OF Goodhue

The foregoing instrument was acknowledged before me this 9 day of September, 2021, by Allan Schumacher and Carol Schumacher, husband and wife.

Nicole Anderson
Signature
Notary Public, Goodhue County, Minnesota
My Commission Expires 11/31/2025

Nicole Anderson
Printed Name

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; that I prepared or directly supervised the preparation of this plat as ST. PAUL ROAD TOWNHOMES; 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 of 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 as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesota Statutes 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this 2nd day of September, 2021.

Glen A. Mullenbach
Glen A. Mullenbach, Land Surveyor
Minnesota License No. 47470

STATE OF Minnesota
COUNTY OF Goodhue

The foregoing instrument was acknowledged before me this 2nd day of September, 2021, by Glen A. Mullenbach.

Miranda Koasch
Signature
Notary Public, Minnesota County, Goodhue
My Commission Expires Jan. 31, 2024

Miranda Koasch
Printed Name

CITY COUNCIL, ZUMBROTA, MINNESOTA

This plat of ST. PAUL ROAD TOWNHOMES was approved by the City Council of the City of Zumbrota, Minnesota at a regular meeting thereof held this 22 day of April, 2021, and said plat is in compliance with all provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Zumbrota, Minnesota

Robert H. ...
Mayor

Brian ...
City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 10th day of September, 2021.

By: Lisa M. Hanni
Lisa M. Hanni, Goodhue County Surveyor

COUNTY AUDITOR / TREASURER, GOODHUE COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2021 on the land herein described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 10th day of September, 2021.

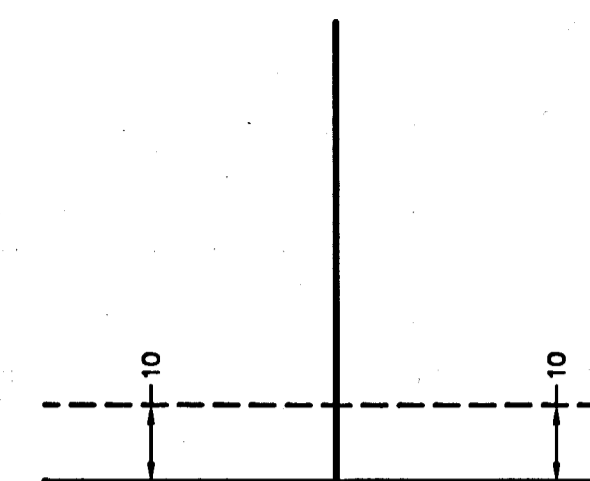
By: B. Anderson
Goodhue County Auditor / Treasurer

COUNTY RECORDER, COUNTY OF GOODHUE, STATE OF MINNESOTA

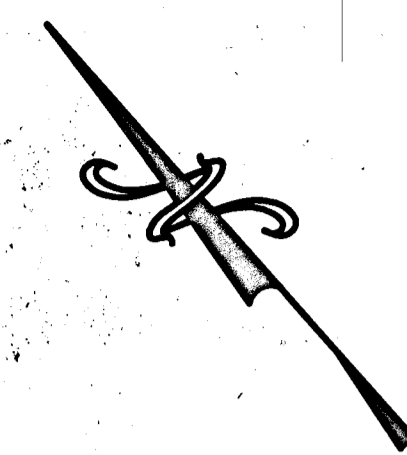
I hereby certify that this plat of ST. PAUL ROAD TOWNHOMES was filed in the office of the County Recorder for public record on this 10th day of September, 2021, at 11:18 clock A. M. and was duly filed as Document Number 678823.

Lisa M. Hanni
Goodhue County Recorder

UTILITY EASEMENTS ARE SHOWN THUS:



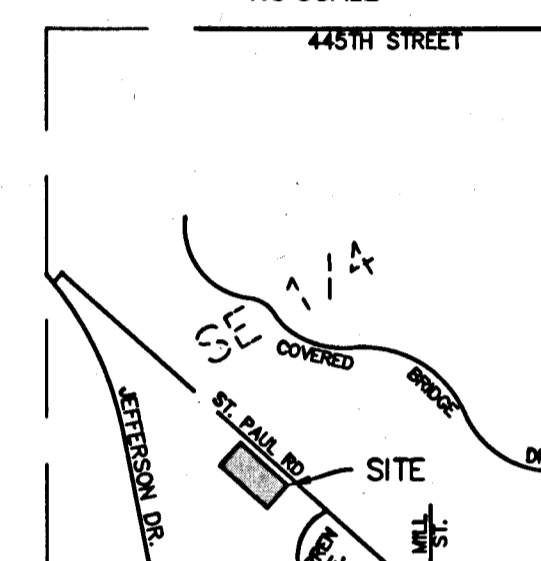
Being 10 feet in width and adjoining right of way lines, unless indicated on this plat



- DENOTES EXISTING MONUMENT FOUND
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47470 UNLESS OTHERWISE LABELED

THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE GOODHUE COUNTY COORDINATE SYSTEM NAD 83 - 1996 ADJUSTMENT

VICINITY MAP



SE 1/4 - SEC. 25, TOWNSHIP 110N, RANGE 16W
GOODHUE COUNTY, MN

SE CORNER OF THE SE 1/4 OF SEC. 25-T110-R16 FD. GOODHUE CO. ALUM. MON

