

HARDWOOD ESTATES SECOND SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Glenn M. Mulvihill, a single person, fee owner and Cannon Falls Economic Development Authority, a Minnesota Corporation, contract purchaser of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

Outlot A of Hardwood Estates, according to the recorded plat thereof, Goodhue County, MN.

Excepting, Parcel 2 of Goodhue County Right of Way Plat No. 211, according to the recorded plat thereof, Goodhue County, MN.

Containing 41.84 acres, more or less.

Has caused the same to be surveyed and platted as HARDWOOD ESTATES SECOND SUBDIVISION and do hereby dedicate to the public for public use the thoroughfares and dedicate the easements as shown on this plat for drainage and utility purposes and also dedicate the controlled access as shown on this plat.

In witness whereof said CANNON FALLS ECONOMIC DEVELOPMENT AUTHORITY, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 25th day of April, 2024.

Signed: CANNON FALLS ECONOMIC DEVELOPMENT AUTHORITY

[Signature]
Jon Dahl, Chairperson
[Signature]
Luke Cooreman, Treasurer

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing instrument was acknowledged before me this 25th day of April, 2024, by Jon Dahl, Chairperson and Luke Cooreman, Treasurer, of CANNON FALLS ECONOMIC DEVELOPMENT AUTHORITY, a Minnesota Corporation, on behalf of the corporation.

[Signature]
Notary Public, Goodhue County, Minnesota
My Commission Expires 01/21/2028

In witness whereof said GLENN M. MULVIHILL, a single person, has hereunto set his hand this 24th day of April, 2024.

[Signature]
Glenn M. Mulvihill

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing instrument was acknowledged before me this 24 day of April, 2024, by Glenn M. Mulvihill, a single person.

[Signature]
Notary Public, Goodhue County, Minnesota
My Commission Expires 01/21/2028

CITY PLANNING COMMISSION, CITY OF CANNON FALLS, MINNESOTA

Approved by the Planning Commission of the City of Cannon Falls, Minnesota this 25 day of April, 2024.

[Signature] Chair
[Signature] Secretary

CITY COUNCIL, CITY OF CANNON FALLS, MINNESOTA

This Plat of HARDWOOD ESTATES SECOND SUBDIVISION was approved and accepted by the City Council of the City of Cannon Falls, Minnesota at a regular meeting thereof held this 25 day of April, 2024, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03.

By: [Signature] Mayor
By: [Signature] City Administrator

COUNTY SURVEYOR

Pursuant to Chapter 389.09, laws of Minnesota, this plat has been checked and approved, this 20th day of April, 2024.

[Signature]
Lisa M. Hanni, Goodhue County Surveyor

GOODHUE COUNTY AUDITOR/TREASURER

Taxes payable in the year 2024, on the land herein described, have been paid; there are no delinquent taxes and transfer has been entered on this 30th day of April, 2024.

[Signature]
Goodhue County Auditor/Treasurer

GOODHUE COUNTY RECORDER

Document Number 698819

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 1 day of May, 2024, at 9:03 o'clock a.m. and was duly recorded as Document Number 698819.

[Signature]
Goodhue County Recorder

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as HARDWOOD ESTATES SECOND SUBDIVISION; 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 monuments depicted on the plat have or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this 17th day of April, 2024.

[Signature]
Timothy A. Hruska, Land Surveyor
Minnesota License No. 44930

STATE OF MINNESOTA
COUNTY OF OLMTED.

The foregoing Surveyor's Certificate was acknowledged before me this 17th day of April, 2024 by Timothy A. Hruska, Minnesota License No. 44930.

[Signature]
Notary Public, Olmsted County, Minnesota
My Commission Expires 1/21/2028



425-A

HARDWOOD ESTATES SECOND SUBDIVISION

NW CORNER NW 1/4
SEC. 17-T112N-R17W
GOODHUE COUNTY
MONUMENT

NE CORNER NW 1/4
SEC. 17-T112N-R17W
GOODHUE COUNTY
MONUMENT

S 89°33'41" E 2625.21
NORTH LINE NW 1/4

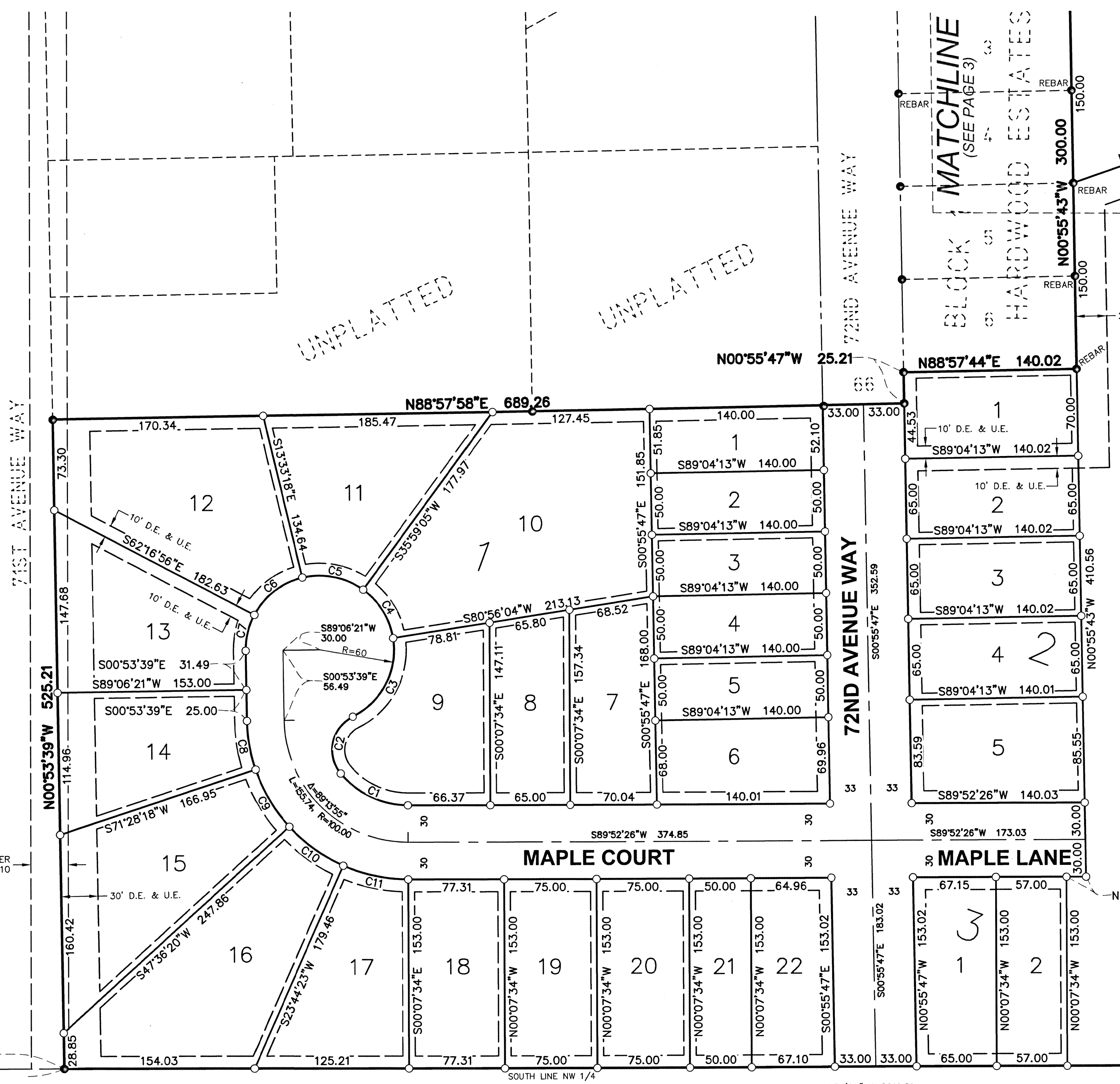
SEC. 18-T112N-R17W
NEW 1/4

HARDWOOD ESTATES
OUTLOT A

HARDWOOD ESTATES
OUTLOT B

SEC. 17-T112N-R17W
NEW 1/4

UNPLATTED
SEC. 17-T112N-R17W
SW 1/4



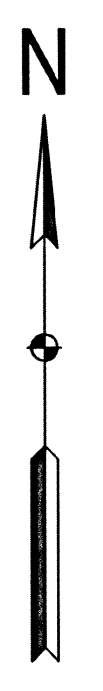
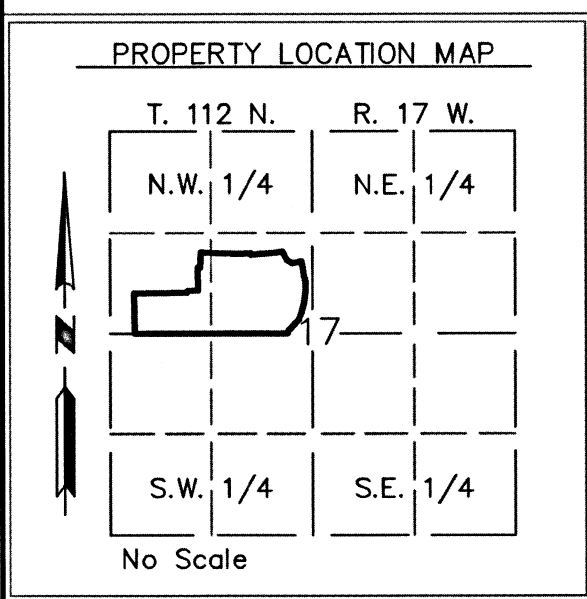
SEGMENT	CURVE LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	62.19	70.00	50°54'20"	60.17	S64° 40' 24"E
C2	53.89	30.00	102°54'54"	46.93	S12° 14' 13"W
C3	76.19	60.00	72°45'35"	71.18	N27° 18' 52"E
C4	47.07	60.00	44°57'00"	45.87	N31° 32' 25"W
C5	51.88	60.00	49°32'23"	50.28	N78° 47' 07"W
C6	51.03	60.00	48°43'38"	49.50	S52° 04' 53"W
C7	29.96	60.00	28°36'43"	29.65	S13° 24' 42"W
C8	40.01	130.00	17°38'04"	39.85	S09° 42' 41"E
C9	54.15	130.00	23°51'57"	53.76	S30° 27' 41"E
C10	54.15	130.00	23°51'57"	53.76	S54° 19' 38"E
C11	54.15	130.00	23°51'57"	53.76	S78° 11' 36"E

30 FOOT ROAD EASEMENT PER
BOOK 106 OF MISC. RECORDS, PAGE 110

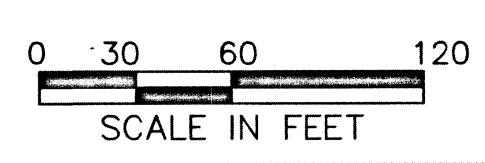
SW CORNER NW 1/4
SEC. 17-T112N-R17W
GOODHUE COUNTY
MONUMENT

SE CORNER NE 1/4
SEC. 17-T112N-R17W
GOODHUE COUNTY
MONUMENT

SW CORNER SE 1/4
SEC. 17-T112N-R17W
GOODHUE COUNTY
MONUMENT

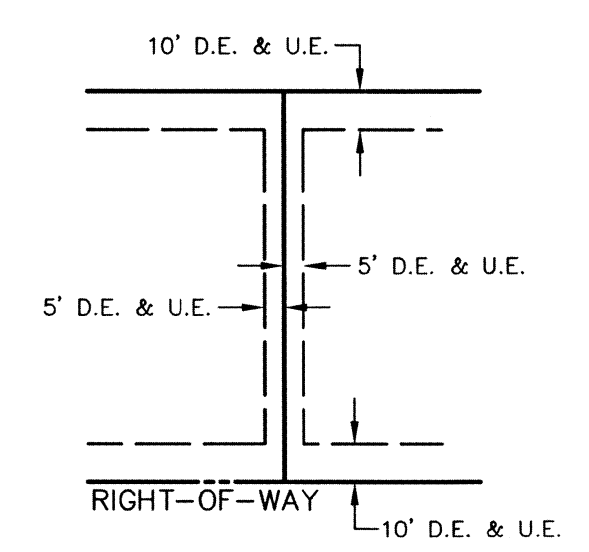


BEARING SYSTEM USED:
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE GOODHUE COUNTY COORDINATE SYSTEM
(NAD 83, ADJUSTED 1996) WITH THE SOUTH LINE OF
THE NW 1/4 HAVING A BEARING OF S89°52'26"W.



LEGEND

- - FOUND 1/2" PIPE UNLESS OTHERWISE NOTED
- - DENOTES 1/2" IRON PIPE WITH CAP #44930 TO BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
- (X) RECORD DIMENSION
- CENTERLINE
- - - RIGHT-OF-WAY
- · - · - · - EXISTING BOUNDARY
- · - · - · - CONTROLLED ACCESS

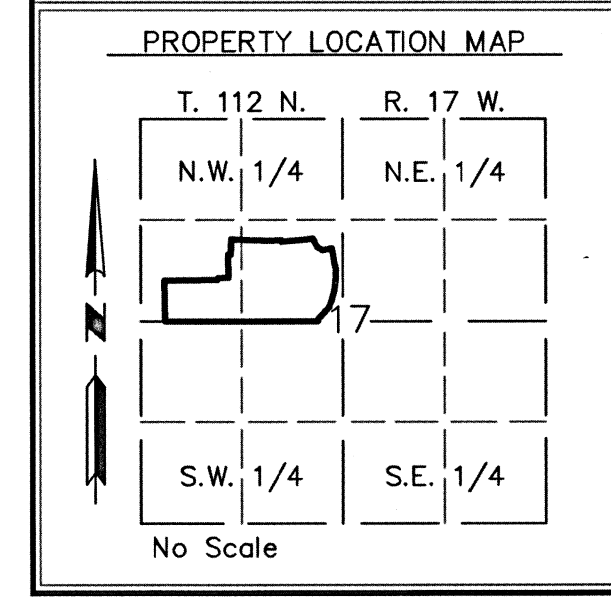
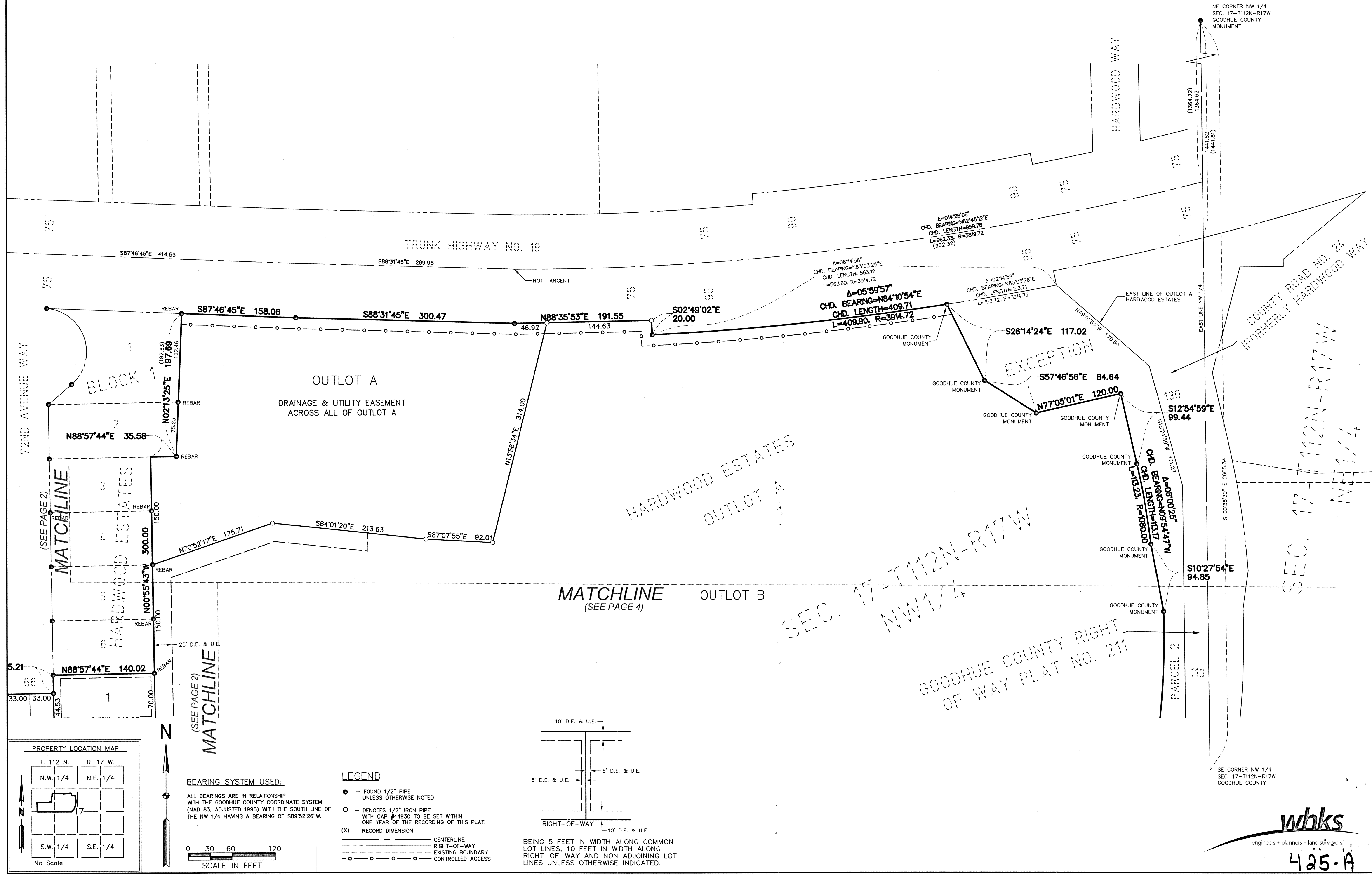


BEING 5 FEET IN WIDTH ALONG COMMON LOT LINES, 10 FEET IN WIDTH ALONG RIGHT-OF-WAY AND NON ADJOINING LOT LINES UNLESS OTHERWISE INDICATED.

wbks
engineers + planners + land surveyors

405-A

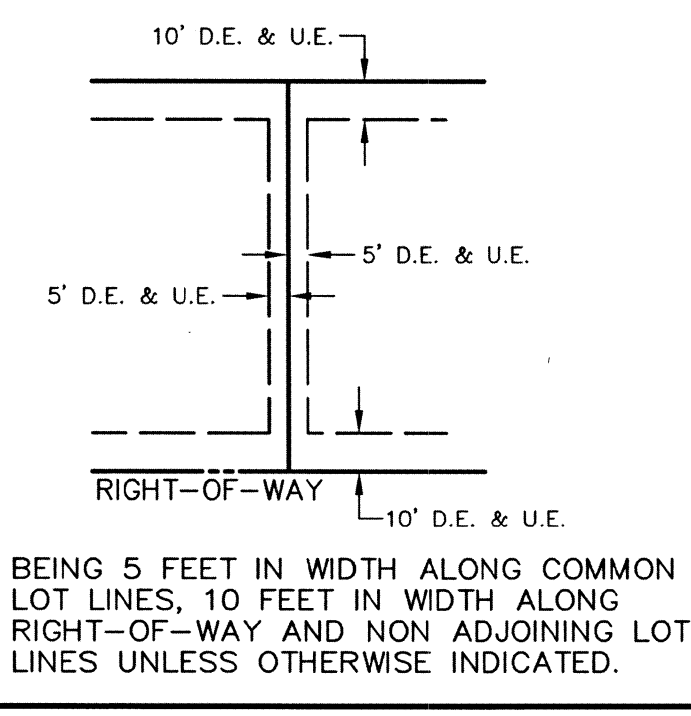
HARDWOOD ESTATES SECOND SUBDIVISION



BEARING SYSTEM USED:
 ALL BEARINGS ARE IN RELATIONSHIP WITH THE GOODHUE COUNTY COORDINATE SYSTEM (NAD 83, ADJUSTED 1996) WITH THE SOUTH LINE OF THE NW 1/4 HAVING A BEARING OF $S89^{\circ}52'26''W$.

LEGEND

- - FOUND 1/2" PIPE UNLESS OTHERWISE NOTED
- - DENOTES 1/2" IRON PIPE WITH CAP #44930 TO BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
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EXCEPTION
 GOODHUE COUNTY RIGHT OF WAY PLAT NO. 211
 SEC. 17-T112N-R17W NW 1/4

NE CORNER NW 1/4 SEC. 17-T112N-R17W GOODHUE COUNTY MONUMENT

SE CORNER NW 1/4 SEC. 17-T112N-R17W GOODHUE COUNTY

whks
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