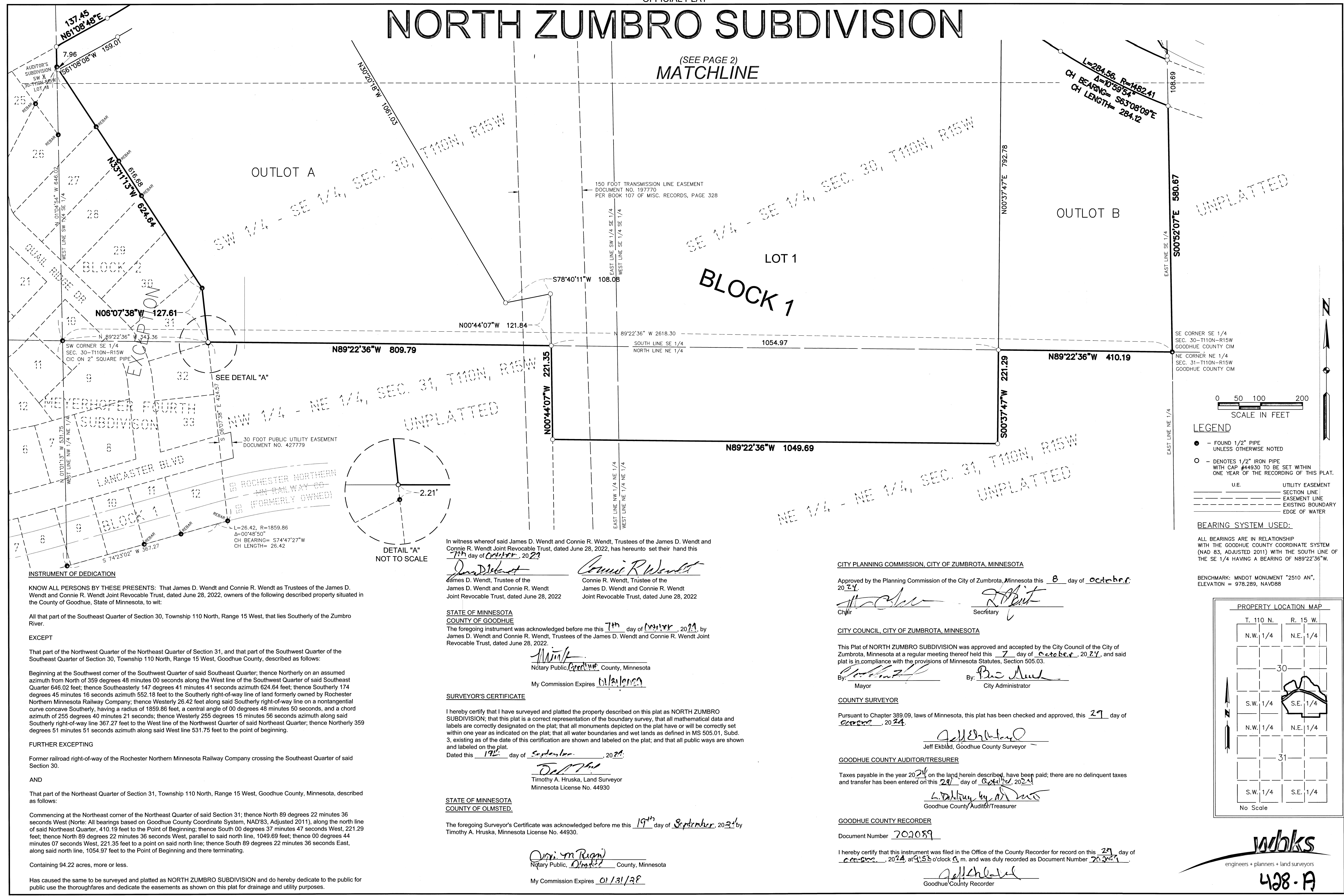


NORTH ZUMBRO SUBDIVISION

(SEE PAGE 2)
MATCHLINE



UNPLATTED

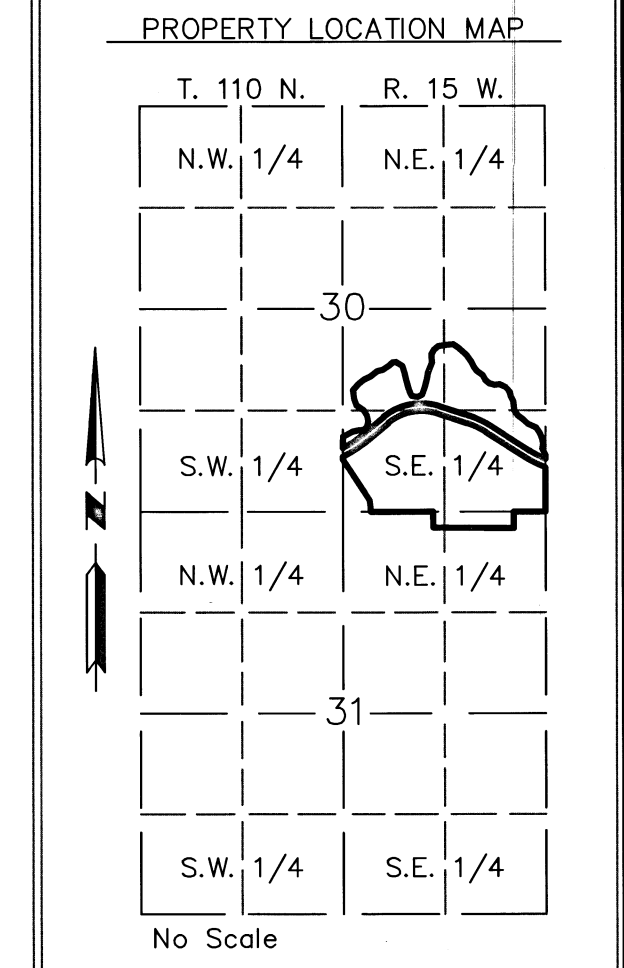
LEGEND

- - 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.
- U.E. UTILITY EASEMENT
- SECTION LINE
- EASEMENT LINE
- EXISTING BOUNDARY
- EDGE OF WATER

BEARING SYSTEM USED:

ALL BEARINGS ARE IN RELATIONSHIP WITH THE GOODHUE COUNTY COORDINATE SYSTEM (NAD 83, ADJUSTED 2011) WITH THE SOUTH LINE OF THE SE 1/4 HAVING A BEARING OF N89°22'36"W.

BENCHMARK: MNDOT MONUMENT "2510 AN", ELEVATION = 978.289, NAVD88



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That James D. Wendt and Connie R. Wendt as Trustees of the James D. Wendt and Connie R. Wendt Joint Revocable Trust, dated June 28, 2022, owners of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

All that part of the Southeast Quarter of Section 30, Township 110 North, Range 15 West, that lies Southerly of the Zumbro River.

EXCEPT

That part of the Northwest Quarter of the Northeast Quarter of Section 31, and that part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 110 North, Range 15 West, Goodhue County, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Southeast Quarter; thence Northerly on an assumed azimuth from North of 359 degrees 48 minutes 00 seconds along the West line of the Southwest Quarter of said Southeast Quarter 646.02 feet; thence Southeasterly 147 degrees 41 minutes 41 seconds azimuth 624.64 feet; thence Southerly 174 degrees 45 minutes 16 seconds azimuth 552.18 feet to the Southerly right-of-way line of land formerly owned by Rochester Northern Minnesota Railway Company; thence Westerly 26.42 feet along said Southerly right-of-way line on a nontangential curve concave Southerly, having a radius of 1859.86 feet, a central angle of 00 degrees 48 minutes 50 seconds, and a chord azimuth of 255 degrees 40 minutes 21 seconds; thence Westerly 255 degrees 15 minutes 56 seconds azimuth along said Southerly right-of-way line 367.27 feet to the West line of the Northwest Quarter of said Northeast Quarter; thence Northerly 359 degrees 51 minutes 51 seconds azimuth along said West line 531.75 feet to the point of beginning.

FURTHER EXCEPTING

Former railroad right-of-way of the Rochester Northern Minnesota Railway Company crossing the Southeast Quarter of said Section 30.

AND

That part of the Northeast Quarter of Section 31, Township 110 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the Northeast corner of the Northeast Quarter of said Section 31; thence North 89 degrees 22 minutes 36 seconds West (North: All bearings based on Goodhue County Coordinate System, NAD'83, Adjusted 2011), along the north line of said Northeast Quarter, 410.19 feet to the Point of Beginning; thence South 00 degrees 37 minutes 47 seconds West, 221.29 feet; thence North 89 degrees 22 minutes 36 seconds West, parallel to said north line, 1049.69 feet; thence 00 degrees 44 minutes 07 seconds West, 221.35 feet to a point on said north line; thence South 89 degrees 22 minutes 36 seconds East, along said north line, 1054.97 feet to the Point of Beginning and there terminating.

Containing 94.22 acres, more or less.

Has caused the same to be surveyed and platted as NORTH ZUMBRO 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.

In witness whereof said James D. Wendt and Connie R. Wendt, Trustees of the James D. Wendt and Connie R. Wendt Joint Revocable Trust, dated June 28, 2022, has hereunto set their hand this 7th day of October, 2024.

James D. Wendt
James D. Wendt, Trustee of the James D. Wendt and Connie R. Wendt Joint Revocable Trust, dated June 28, 2022

Connie R. Wendt
Connie R. Wendt, Trustee of the James D. Wendt and Connie R. Wendt Joint Revocable Trust, dated June 28, 2022

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing instrument was acknowledged before me this 7th day of October, 2024, by James D. Wendt and Connie R. Wendt, Trustees of the James D. Wendt and Connie R. Wendt Joint Revocable Trust, dated June 28, 2022.

Timothy A. Hruska
Notary Public, Goodhue County, Minnesota

My Commission Expires 01/31/28

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as NORTH ZUMBRO 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 19th day of September, 2024.

Timothy A. Hruska
Timothy A. Hruska, Land Surveyor
Minnesota License No. 44930

STATE OF MINNESOTA
COUNTY OF OLMSTED.

The foregoing Surveyor's Certificate was acknowledged before me this 19th day of September, 2024, by Timothy A. Hruska, Minnesota License No. 44930.

Christina M. Ryan
Notary Public, Olmsted County, Minnesota

My Commission Expires 01/31/28

CITY PLANNING COMMISSION, CITY OF ZUMBROTA, MINNESOTA

Approved by the Planning Commission of the City of Zumbrota, Minnesota this 8 day of October, 2024.

Chair
Chair

Secretary
Secretary

CITY COUNCIL, CITY OF ZUMBROTA, MINNESOTA

This Plat of NORTH ZUMBRO SUBDIVISION was approved and accepted by the City Council of the City of Zumbrota, Minnesota at a regular meeting thereof held this 7 day of October, 2024, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03.

By: *Mayor*
Mayor

By: *City Administrator*
City Administrator

COUNTY SURVEYOR

Pursuant to Chapter 389.09, laws of Minnesota, this plat has been checked and approved, this 29 day of October, 2024.

Jeff Ekblad
Jeff Ekblad, 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 24 day of October, 2024.

L. Dahlquist
Goodhue County Auditor/Treasurer

GOODHUE COUNTY RECORDER

Document Number 202089

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 29 day of October, 2024, at 9:53 o'clock a.m. and was duly recorded as Document Number 202089.

Recorder
Goodhue County Recorder

wbks
engineers + planners + land surveyors
428-A

NORTH ZUMBRO SUBDIVISION

N 1/4 CORNER
SEC. 30-T110N-R15W
GOODHUE COUNTY CIM

NE CORNER SE 1/4
SEC. 30-T110N-R15W
GOODHUE COUNTY CIM

UNPLATTED

NW 1/4 - SE 1/4, SEC. 30, T110N, R15W

NE 1/4 - SE 1/4, SEC. 30, T110N, R15W
UNPLATTED

OUTLOT C

OUTLOT C

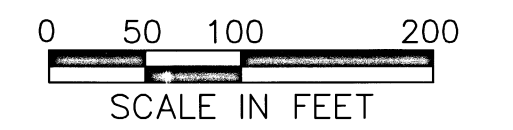
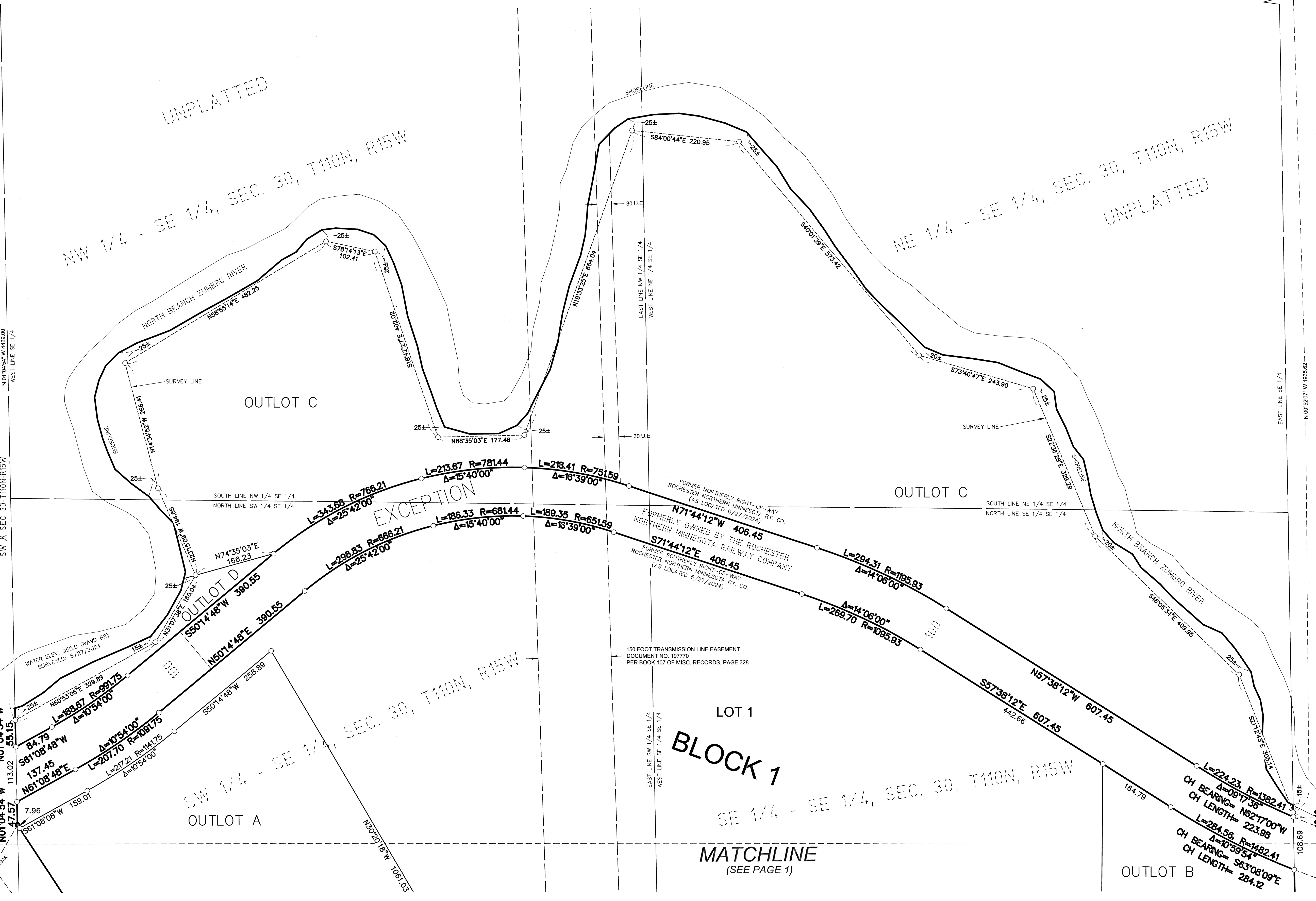
OUTLOT D

OUTLOT A

LOT 1
BLOCK 1

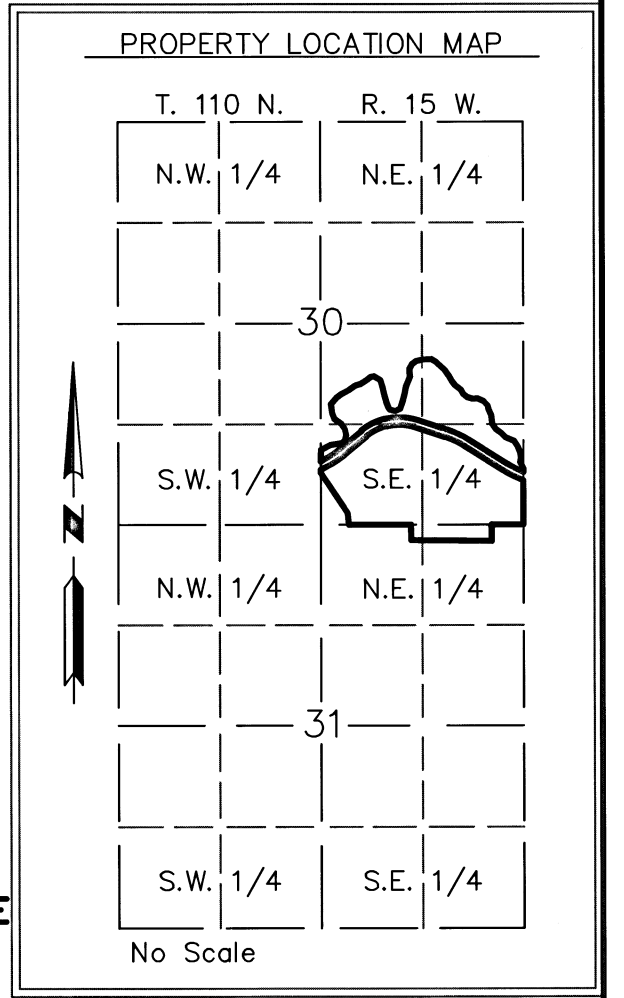
MATCHLINE
(SEE PAGE 1)

OUTLOT B



- 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.
 - U.E. - UTILITY EASEMENT
 - SECTION LINE
 - - - EASEMENT LINE
 - EXISTING BOUNDARY
 - SHORELINE
 - SURVEY LINE

BEARING SYSTEM USED:
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