

HARDWOOD ESTATES THIRD SUBDIVISION

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

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

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

CURVE TABLE					
SEGMENT	CURVE LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	186.67	170.00	62°54'50"	177.43	N58°25'01"E
C2	80.37	170.00	27°05'10"	79.62	N76°34'59"W
C3	43.36	60.00	41°24'35"	42.43	S69°10'08"W
C4	71.01	60.00	67°48'19"	66.93	S82°22'01"W
C5	50.27	60.00	48°00'02"	48.81	N39°43'49"W
C6	54.04	60.00	51°36'14"	52.23	N10°04'19"E
C7	51.57	60.00	49°14'55"	50.00	N60°29'53"E
C8	48.34	60.00	46°09'40"	47.04	S71°47'50"E
C9	43.36	60.00	41°24'35"	42.43	S69°25'17"E
C10	65.64	230.00	16°21'07"	65.42	S81°57'01"E
C11	43.09	230.00	10°44'03"	43.03	S68°24'26"E
C12	61.18	230.00	15°14'26"	61.00	S34°34'49"W
C13	61.18	230.00	15°14'27"	61.00	S49°49'15"W
C14	61.18	230.00	15°14'26"	61.00	S65°03'42"W
C15	61.18	230.00	15°14'26"	61.00	S80°18'09"W
C16	7.83	230.00	1°57'04"	7.83	S88°53'54"W

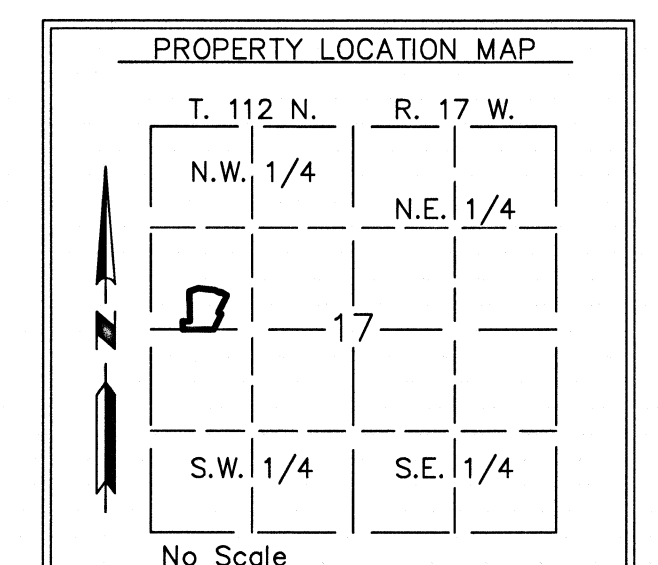
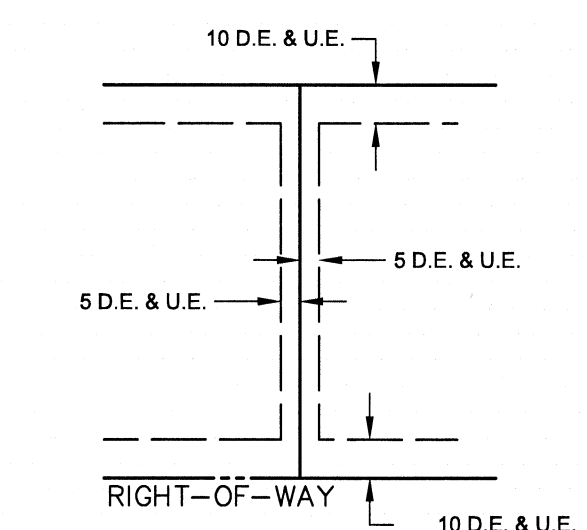
LEGEND

- - FOUND 1/2" PIPE UNLESS OTHERWISE NOTED
- - DENOTES SET 1/2" IRON PIPE WITH CAP #44930
- EASEMENT
- CENTERLINE
- EXISTING RIGHT-OF-WAY
- EXISTING BOUNDARY
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

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.

0 25 50 100
SCALE IN FEET



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

S 89°52'26" W 1016.10
S89°52'26"W 122.00

SW CORNER
OUTLOT B

S 89°52'26" W 2611.61
S89°52'26"W 469.04

S 89°52'26" W 1004.47
SOUTH LINE NW 1/4

SOUTH LINE NE 1/4
S 89°52'26" W 2674.05

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

HARDWOOD ESTATES THIRD 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:

That part of Outlot B of HARDWOOD ESTATES SECOND SUBDIVISION, described as follows:

Beginning at the southwest corner of said Outlot B; thence North 00 degrees 07 minutes 34 seconds West, (Note: All bearings are in relationship with the Goodhue County Coordinate System NAD '83, Adjusted 1996), along the east line of Block 3 of HARDWOOD ESTATES SECOND SUBDIVISION, 153.00 feet to the south right-of-way line of Maple Lane; thence North 89 degrees 52 minutes 26 seconds East, along said south right-of-way line, 15.88 feet; thence North 00 degrees 55 minutes 43 seconds West, along the east line of Block 2 of HARDWOOD ESTATES SECOND SUBDIVISION and Block 1 of HARDWOOD ESTATES SUBDIVISION, 560.56 feet; thence North 70 degrees 52 minutes 17 seconds East, along the south line of Outlot A of HARDWOOD ESTATES SECOND SUBDIVISION, 175.71 feet; thence South 84 degrees 01 minutes 20 seconds East, along said south line, 213.63 feet; thence South 87 degrees 07 minutes 55 seconds East, along said south line, 92.01 feet; thence South 63 degrees 02 minutes 24 seconds East, 120.00 feet; thence North 26 degrees 57 minutes 36 seconds East, 16.02 feet; thence South 63 degrees 02 minutes 24 seconds East, 140.00 feet; thence South 26 degrees 57 minutes 36 seconds West, 360.00 feet; thence South 63 degrees 02 minutes 24 seconds East, 70.00 feet; thence South 26 degrees 57 minutes 36 seconds West, 321.99 feet to a point on the south line of said Outlot B; thence South 89 degrees 52 minutes 26 seconds West, along said south line, 469.04 feet to the Point of Beginning and there terminating.

AND *

Block 3 of HARDWOOD ESTATES SECOND SUBDIVISION.

Containing in all, 10.46 acres, more or less.

Has caused the same to be surveyed and platted as HARDWOOD ESTATES THIRD 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.

* Cannon Falls Economic Development Authority, a Minnesota Corporation, fee owner of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

In witness whereof said CANNON FALLS ECONOMIC DEVELOPMENT AUTHORITY, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 2nd day of October, 2025.

Signed: CANNON FALLS ECONOMIC DEVELOPMENT AUTHORITY

Andrew Althoff
Andrew Althoff, Chairperson

Luke Cooreman
Luke Cooreman, Treasurer

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing instrument was acknowledged before me this 2nd day of October, 2025, by Andrew Althoff, Chairperson and Luke Cooreman, Treasurer, of CANNON FALLS ECONOMIC DEVELOPMENT AUTHORITY, a Minnesota Corporation, on behalf of the corporation.

Edward H. Hout
Notary Public, Goodhue County, Minnesota

My Commission Expires 01/31/28

In witness whereof said GLENN M. MULVIHILL, a single person, has hereunto set his hand this 13th day of October, 2025.

Glenn M. Mulvihill
Glenn M. Mulvihill

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing instrument was acknowledged before me this 3rd day of October, 2025, by Glenn M. Mulvihill, a single person.

Edward H. Hout
Notary Public, Goodhue County, Minnesota

My Commission Expires 01/31/28

CITY PLANNING COMMISSION, CITY OF CANNON FALLS, MINNESOTA

Approved by the Planning Commission of the City of Cannon Falls, Minnesota this 2nd day of October, 2025.

Diane P. Johnson
Chair

Ann Brundman
Secretary

CITY COUNCIL, CITY OF CANNON FALLS, MINNESOTA

This Plat of HARDWOOD ESTATES THIRD SUBDIVISION was approved and accepted by the City Council of the City of Cannon Falls, Minnesota at a regular meeting thereof held this 2nd day of October, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03.

By: Mayor
Mayor

By: City Administrator
City Administrator

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as HARDWOOD ESTATES THIRD 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; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this 30 day of September, 2025.

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 30 day of September, 2025 by Timothy A. Hruska, Minnesota License No. 44930.

Notary Public
Notary Public, Olmsted County, Minnesota

My Commission Expires 01/31/2028

COUNTY SURVEYOR

Pursuant to Chapter 389.09, laws of Minnesota, this plat has been checked and approved, this 15 day of October, 2025.

Jeff Ekblad
Jeff Ekblad, Goodhue County Surveyor

GOODHUE COUNTY, AUDITOR/TREASURER

Taxes payable in the year 2025, on the land herein described, have been paid; there are no delinquent taxes and transfer has been entered on this 14 day of October, 2025.

L. Dahlby
Goodhue County Auditor/Treasurer

GOODHUE COUNTY RECORDER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 15 day of October, 2025, at 8:31 A m. and was duly recorded as Document Number 708791.

Jeff Ekblad
Goodhue County Recorder