

THE TRAILS OF CASCADE

KNOW ALL PERSONS BY THESE PRESENTS: That GGD of Rochester, LLC, a Minnesota limited liability company, owner, and Peoples State Bank, mortgagee of the following described property:

The Northeast Quarter of the Northeast Quarter of Section 3, Township 107 North, Range 14 West, Olmsted County, Minnesota, less the following:

Commencing at the northeast corner of said Northeast Quarter; thence West along the north line of said Northeast Quarter, 420.00 feet for a point of beginning; thence continue westerly along said north line 460.00 feet; thence southerly 465.00 feet; thence easterly 460.00 feet; thence northerly 465.00 feet to the point of beginning.

ALSO

The Northwest Quarter of the Northeast Quarter of Section 3, Township 107 North, Range 14 West, Olmsted County, Minnesota, less the following:

Commencing at the northwest corner of said Northeast Quarter; thence East along the north line of said Northeast Quarter, 470.00 feet for a point of beginning; thence southerly 465.00 feet; thence easterly 420.00 feet; thence northerly 465.00 feet to a point on the north line of said Northeast Quarter; thence West along the north line, 420.00 feet to the point of beginning.

ALSO

That part of the South Half of the Northeast Quarter of Section 3, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said South Half of the Northeast Quarter; thence North along the east line of said South Half of the Northeast Quarter, 750.00 feet for a point of beginning; thence continue North along said east line to the northeast corner of said South Half of the Northeast Quarter; thence West along the north line of said South Half of the Northeast Quarter to the northwest corner of said South Half of the Northeast Quarter, said point being the centerline of County Road 112; thence southerly along said centerline to a point 2606.49 feet west of the point of beginning; thence East, 2606.49 feet to the point of beginning.

Containing in all, 98.01 acres, more or less.

Have caused the same to be surveyed and platted as THE TRAILS OF CASCADE and do hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said GGD of Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2021.

SIGNED: GGD of Rochester, LLC

Eugene Reller, Member

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Eugene Reller, Member of GGD of Rochester, LLC, a Minnesota limited liability company.

Notary Public, _____ County, Minnesota Notary Printed Name

My commission expires _____

In witness whereof, said Peoples State Bank, has caused these presents to be signed by its proper officer this _____ day of _____, 2021.

SIGNED: Peoples State Bank

Gary A. Timm, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on _____ by Gary A. Timm, President of Peoples State Bank.

Notary Public, _____ County, Minnesota Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, 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 certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 2021.

Jeffrey J. Rolfson, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on _____ by Jeffrey J. Rolfson.

Notary Public, _____ County, Minnesota Notary Printed Name

My commission expires _____

OLMSTED COUNTY SURVEYOR

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

Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this _____ day of _____, 2021.

Olmsted County Engineer

OLMSTED COUNTY PLANNING ADVISORY COMMISSION

The Olmsted County Planning Advisory Commission has approved the plans for the water supply and sewage treatment for the plat.

Olmsted County Planning Department
Environmental Specialist

CASCADE TOWNSHIP BOARD

We hereby certify that on the _____ day of _____, 2021 the Board of Supervisors for Cascade Township, Olmsted County, Minnesota, approved this plat.

Chairman

Town Clerk

OLMSTED COUNTY BOARD

I do hereby certify that on the _____ day of _____, 2021 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Olmsted County Board Chairman

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2021 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this _____ day of _____, 2021.

DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this _____ day of _____, 2021, at _____ o'clock ____ M., and was duly recorded in the Olmsted County records.

Director of Property Records & Licensing

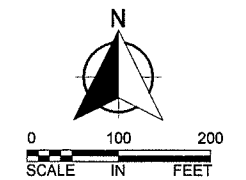
Deputy

3701 40th Avenue NW
Rochester, MN 55901

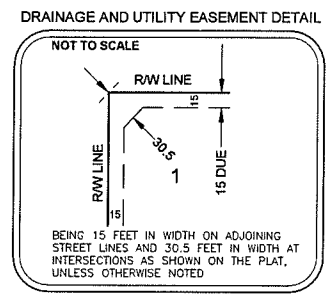
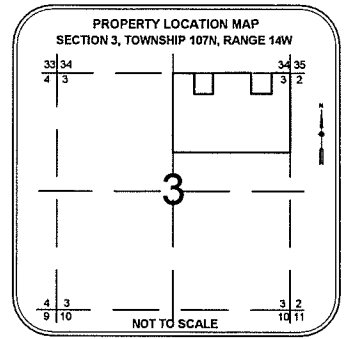


507-218-3745
www.wsbc.com

THE TRAILS OF CASCADE



BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH
LINE OF THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 107N, RANGE 14W, OLMSTED COUNTY,
MINNESOTA, WHICH IS ASSUMED TO BE N89°55'13"E.



CONTROLLED ACCESS DEFINED:
INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

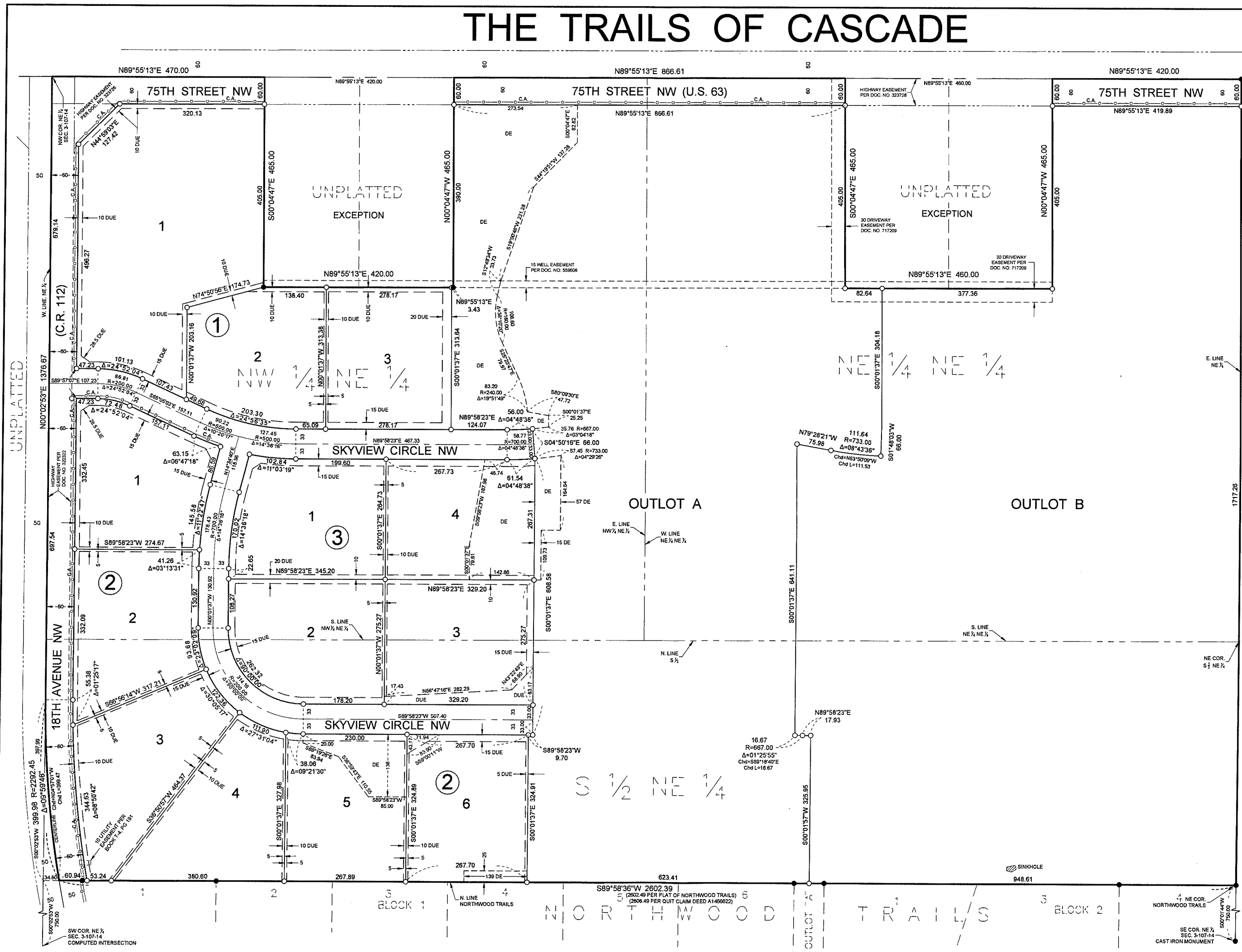
UTILITY EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

DRAINAGE EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

D.U.E. = DRAINAGE AND UTILITY EASEMENT



3701 40th Avenue NW
Rochester, MN 55901

