ROYAL OAKS FARM

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Royal Development LLC, a Minnesota limited liability company, owner of the following described property:

That part of the West One-Half of Section 20, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

BEGINNING at the southeast corner of the Southwest Quarter of Said Section 20; thence North 00 degrees 14 minutes 32 seconds West (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the east line of said West One-Half, 2701.00 feet; thence South 89 degrees 45 minutes 28 seconds West, 333.00 feet; thence North 00 degrees 14 minutes 32 seconds West, 138.00 feet; thence South 89 degrees 45 minutes 28 seconds West, 441.00 feet; thence North 82 degrees 19 minutes 24 seconds West, 470.20 feet; thence South 09 degrees 56 minutes 18 seconds West, 206.00 feet; thence South 61 degrees 00 minutes 13 seconds West, 632.00 feet; thence North 26 degrees 25 minutes 43 seconds West, 94.00 feet; thence North 47 degrees 10 minutes 12 seconds West, 840.00 feet; thence North 30 degrees 30 minutes 38 seconds West, 275.00 feet to the west line of the Northwest Quarter of said Section 20; thence South 00 degrees 05 minutes 18 seconds West, along said west line, 609.00 feet to a point that is 162 rods north of the southwest corner of the Southwest Quarter; thence North 89 degrees 36 minutes 05 seconds East, parallel with the north line of said Southwest Quarter, 33.00 feet; thence South 00 degrees 05 minutes 18 seconds West, parallel with the west line of the Northwest Quarter of said Section 20, a distance of 48.00 feet to the north line of the Southwest Quarter; thence South 00 degrees 04 minutes 31 seconds West, along a line 33.00 distant from and parallel with the west line of the Southwest Quarter of said Section 20, a distance of 2625.19 feet to the south line of the Southwest Quarter; thence North 89 degrees 56 minutes 19 seconds East, along said south line, 2611.97 feet to the POINT OF BEGINNING.

Said parcel contains 164.81 acres more or less. including the County Road No. 117 right-of-way.

Has caused the same to be surveyed and platted as ROYAL OAKS FARM and does 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, Royal Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this_____ day of_____, 20____,

Royal Development LLC

_____
Bryan Schoeppner, President

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20___, by Bryan Schoeppner, President, Royal Development LLC, a Minnesota limited liability company.

_____ _____
Notary Printed Name Notary Public,_____ , MN
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I Reinhold W. Zieman 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 _____, 20_____.

_____
Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this_____day of_____, 20_____ by Reinhold W. Zieman.

_____ _____
Rebecca M. Zieman Notary Public, Olmsted County, MN
My Commission Expires _____

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has has been reviewed and approved this _____ day of _____, 20____.

_____
Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this _____ day of _____, 20____.

_____
Olmsted County Engineer

ROCHESTER TOWNSHIP BOARD

We herby certify that on the _____ day of _____, 20 _____ the Board of Supervisors for Rochester Township, Olmsted County, Minnesota, approved this plat.

_____
Chairperson

_____
Town clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20___ on the land herein described have been paid, there are no delinquent taxes, and transfer entered this _____ day of _____, 20___.

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 _____, 20___, at o'clock _M., and was duly recorded in the Olmsted County records.

_____
Director of Property Records & Licensing

_____
Deputy

OLMSTED COUNTY BOARD

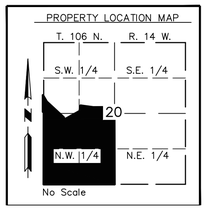
I do herby certify that on the _____ day of _____, 20_____ the Board of Commissioner of Olmsted County, Minnesota, approved this plat.

_____
Olmsted County Board Chairman

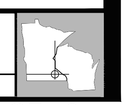
OLMSTED COUNTY PLANNING

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



WSE MASSEY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING



PROJECT NUMBER: 3659 COMPUTER FILE: 3659SF03

ROYAL OAKS FARM 14

PROPERTY LOCATION MAP

T. 106 N. R. 14 W.

S.W. 1/4 | S.E. 1/4

20

N.W. 1/4 | N.E. 1/4

No Scale

MONUMENTS

○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

● FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

All monuments set will have a plastic cap stamped LS 59823 and will be set within one year of the plat recording date.

BASIS OF BEARINGS

All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

UNPLATTED

UTILITY EASEMENTS ARE SHOWN THUS

10 U.E.

10 U.E.

BEING 10 FEET IN WIDTH AND ADJOINING THE PUBLIC WAYS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°31'18" W	75.84
L2	N 90°00'00" W	84.26
L3	N 81°23'15" W	258.95

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°53'35"	200.00	41.51
C2	11°53'35"	200.00	41.51
C3	30°31'18"	300.00	159.81
C4	03°59'53"	1000.00	69.78
C5	39°30'01"	250.00	172.35
C6	39°30'01"	200.00	137.88
C7	08°36'45"	200.00	30.06

0 50 100 150 200

SCALE IN FEET

SW 1/4 SEC. 20

E. LINE SW 1/4 SEC. 20

W. LINE SW 1/4 SEC. 20

E. LINE WEST 2 RODS

ROYAL OAKS FARM LANE SW

ROYAL OAKS CIRCLE SW

ROYAL OAKS FARM DRIVE SW

ROYAL OAKS PLACE SW

40TH ST SW (COUNTY ROAD NO. 117)

HERITAGE HILLS 3 BLOCK 2

OUTLOT A

OUTLOT B UNPLATTED

MATCH LINE SEE SHEET 3

66 PUBLIC ACCESS EASEMENT DOC #

DRAINAGE EASEMENT OVER THE ENTIRETY OF OUTLOT A

50 FOOT GAS PIPELINE EASEMENT (DOC. NO. A-1455636 & A-1455637)

50 FOOT HIGHWAY EASEMENT (DOC. NO. A-1469030 & DOC. NO. A-1469031)

WILDLIFE CORRIDOR DOC #

N 90°00'00" E 383.84

N 90°00'00" E 351.04

N 90°00'00" E 325.64

N 89°58'15" W 375.76

N 89°56'19" E 240.00

S 89°59'46" E 390.78

S 89°56'19" W 305.00

N 89°56'19" E 2611.97

S 89°56'19" W 1736.52

1363.91

S. LINE SW 1/4 SEC. 20

1" SQ. PIPE W/CAP SW COR SW 1/4 SEC 20-106-14

1" SQ. PIPE W/CAP SE COR SW 1/4 SEC 20-106-14

N 89°56'19" E 33.00 (2 RODS)

WSE MASSEY

ENGINEERING & LAND SURVEYING LTD.

P.O. BOX 100, KASSON, MN 55944

PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

PROJECT NUMBER: 3659 COMPUTER FILE: 3659SF03

ROYAL OAKS FARM

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 30°31'18" W	75.84
L2	N 90°00'00" W	84.26
L3	N 81°23'15" W	258.95

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	11°53'35"	200.00	41.51
C2	11°53'35"	200.00	41.51
C3	30°31'18"	300.00	159.81
C4	03°59'53"	1000.00	69.78
C5	39°30'01"	250.00	172.35
C6	39°30'01"	200.00	137.88
C7	08°36'45"	200.00	30.06

UTILITY EASEMENTS ARE SHOWN THUS

10 U.E.

10 U.E.

BEING 10 FEET IN WIDTH AND ADJOINING THE PUBLIC WAYS.

WETLAND DELINEATION WSE MASSEY LTD., 11/18/2022

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

MONUMENTS

○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

● FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

BASIS OF BEARINGS

All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

PROPERTY LOCATION MAP

T. 106 N. R. 14 W.

S.W. 1/4 S.E. 1/4

N.W. 1/4 N.E. 1/4

20

No Scale

0 50 100 150 200

SCALE IN FEET

CIM NW COR NW 1/4 SEC 20-106-14

CIM SW COR NW 1/4 SEC 20-106-14

CIM NE COR NW 1/4 SEC 20-106-14

CIM SE COR NE 1/4 SEC 20-106-14

CIM NW COR SW 1/4 SEC 20-106-14

CIM NE COR SW 1/4

N 00°05'18" E 1965.17

S 00°05'18" W 609.00

N 30°22'53" W 275.00

N 47°19'40" W 840.00

N 27°34'26" W 94.00

S 61°00'13" W 632.00

N 82°19'24" W 470.20

S 09°56'18" W 206.00

S 89°45'28" W 441.00

N 00°14'32" W 138.00

S 89°45'28" W 333.00

N 89°36'05" E 2597.42

N 89°36'05" E 2634.66

N 89°36'05" E 33.00 (2 RODS)

S 00°05'18" W 48.00

N 00°05'18" E 48.00

S 48°43'49" E 932.00

N 00°01'31" E 810.46

S 00°05'03" W 311.48

N 00°14'32" W 2565.83

N 00°14'32" W 1110.92

S 55°00'07" W 228.02

S 10°37'23" W 179.93

S 62°24'28" E 194.80

Δ=102°48'33" L=107.66

Δ=39°11'42" L=41.04

Δ=08°36'45" L=25.10

Δ=76°23'40" L=80.00

Δ=79°11'11" L=82.92

Δ=39°11'42" L=41.04

Δ=08°36'45" L=35.02

N 90°00'00" W 389.08

ROYAL OAKS LANE SW

268.58

183.12

355.94

87.64

165.58

17.54

60 R

L3

C7

S 27°34'26" E 534.00

N 18°18'02" E 670.27

S 31°45'30" E 361.45

Δ=93°23'16" L=97.80

Δ=76°27'56" L=80.07

Δ=23°35'11" L=24.70

Δ=39°11'42" L=41.04

Δ=08°51'09" L=51.45

S 68°19'52" E 437.80

Δ=21°40'08" L=125.94

ROYAL OAKS FARM LANE SW

S 85°14'02" E 349.87

MATCH LINE SEE SHEET 2

Δ=64°57'01" L=68.02

Δ=39°11'42" L=41.04

Δ=30°31'18" L=142.23

L1

C3

S 49°49'12" E 355.94

S 70°51'37" E 348.07

S 63°44'23" E 40.00

S 76°36'01" E 3327.34

N 14°59'38" E 308.00

S 61°00'13" W 571.00

N 25°49'59" E 450.00

S 30°49'11" W 514.00

S 47°13'59" E 352.64

S 27°01'39" W 743.46

N 04°58'03" W 507.97

N 24°56'17" W 650.03

S 33°20'54" E 497.44

S 24°46'00" W 1064.72

S 60°19'54" W 355.00

N 78°29'24" W 173.00

N 19°44'19" E 342.41

S 88°09'33" E 513.20

N 68°50'15" E 150.00

S 30°35'00" E 64.11

S 88°09'33" E 99.80

N 42°19'44" W 273.00

S 64°31'40" W 571.00

MATCH LINE SEE SHEET 2

N 68°20'19" E 357.71

Δ=15°06'41" L=74.64

Δ=39°30'01" L=165.13

Δ=39°30'01" L=165.63

N 89°45'28" E 160.00

N 39°44'32" W 292.78

S 46°54'14" W 375.26

S 56°07'11" E 197.28

N 50°24'46" W 350.00

N 89°45'28" E 333.00

N 89°45'28" E 106.79

N 89°45'28" E 413.55

N 89°45'28" E 333.00

S 89°45'28" W 333.00

ROYAL OAKS FARM DRIVE SW

N 00°00'00" E 486.43

N 00°00'00" E 776.23

N 00°00'00" E 135.27

N 90°00'00" E 383.84

S 00°05'18" W 383.39

S 00°05'18" W 776.23

S 00°05'18" W 1064.72

S 00°05'18" W 387.01

S 00°05'18" W 1110.92

S 00°05'18" W 762.87

S 00°05'18" W 337.00

S 00°05'18" W 329.00

S 00°05'18" W 329.00

S 00°05'18" W 206.37

S 00°05'18" W 225.47

S 00°05'18" W 505.47

S 00°05'18" W 292.78

S 00°05'18" W 272.00

S 00°05'18" W 118.14

S 00°05'18" W 2.12

S 00°05'18" W 306.92

S 00°05'18" W 246.40

S 00°05'18" W 60.52

S 00°05'18" W 314.81

S 00°05'18" W 348.05

S 00°05'18" W 165.19

S 00°05'18" W 69.69

S 00°05'18" W 20.78

S 00°05'18" W 197.85

S 00°05'18" W 154.79

S 00°05'18" W 102.40

S 00°05'18" W 102.29

S 00°05'18" W 239.56

S 00°05'18" W 137.16

S 00°05'18" W 102.27

S 00°05'18" W 51.26

S 00°05'18" W 71.29

S 00°05'18" W 78.32

S 00°05'18" W 51.26

S 00°05'18" W 263.00

S 00°05'18" W 308.00

S 00°05'18" W 440.00

S 00°05'18" W 264.57

S 00°05'18" W 91.37

S 00°05'18" W 242.39

S 00°05'18" W 59.26

S 00°05'18" W 122.00

S 00°05'18" W 64.00