

Document No. **A1583187**

OFFICE OF THE COUNTY RECORDER

OLMSTED COUNTY, MN

I hereby certify that this document was filed

in this office on 03-22-2023 at 1:28 PM

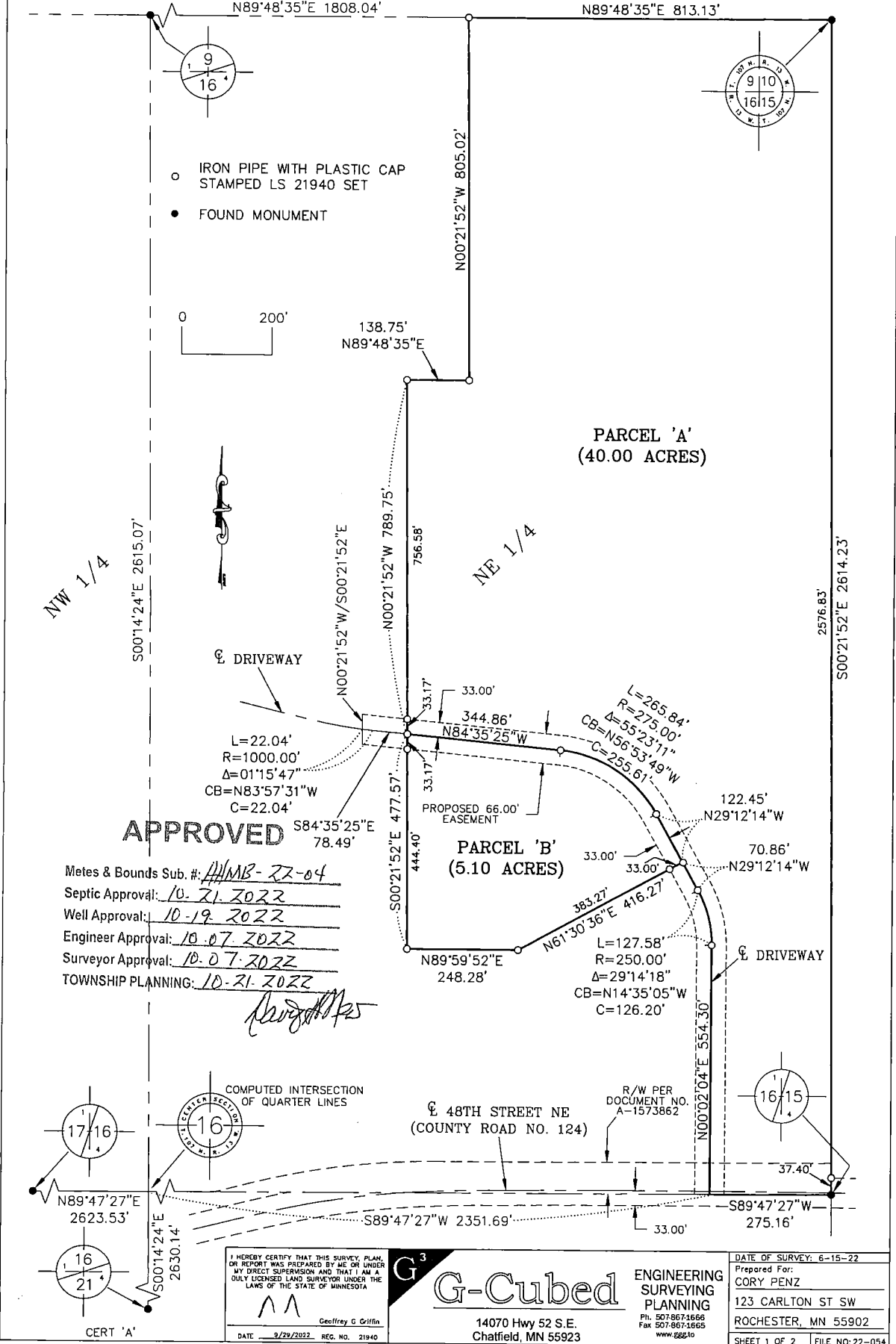
MARY BLAIR-HOEFT - DIR. PROPERTY RECORDS/LICENSING

Fee Amount: \$46.00 by deputy: ms

**"COVER SHEET ADDED BY OLMSTED COUNTY PROPERTY RECORDS OFFICE FOR RECORDING PURPOSES.  
THIS PAGE IS NOW THE NEW FIRST PAGE OF YOUR DOCUMENT."**

# CERTIFICATE OF SURVEY

SECTION 16  
T. 107 N., R. 13 W.



- IRON PIPE WITH PLASTIC CAP  
STAMPED LS 21940 SET
- FOUND MONUMENT



**PARCEL 'A'**  
(40.00 ACRES)

**PARCEL 'B'**  
(5.10 ACRES)

**APPROVED**

Metes & Bounds Sub. #: 44MB-22-04  
 Septic Approval: 10-21-2022  
 Well Approval: 10-19-2022  
 Engineer Approval: 10-07-2022  
 Surveyor Approval: 10-07-2022  
 TOWNSHIP PLANNING: 10-21-2022

*[Handwritten Signature]*

COMPUTED INTERSECTION  
OF QUARTER LINES

48TH STREET NE  
(COUNTY ROAD NO. 124)

R/W PER  
DOCUMENT NO.  
A-1573862

I HEREBY CERTIFY THAT THIS SURVEY, PLAN,  
OR REPORT WAS PREPARED BY ME OR UNDER  
MY DIRECT SUPERVISION AND THAT I AM A  
FULLY LICENSED LAND SURVEYOR UNDER THE  
LAWS OF THE STATE OF MINNESOTA



Geoffrey G. Griffin

DATE: 9/29/2022 REG. NO. 21940

**G-Cubed**

**ENGINEERING  
SURVEYING  
PLANNING**

14070 Hwy 52 S.E.  
Chatfield, MN 55923

Ph. 507-867-1666  
Fax 507-867-1665  
www.gcg-10

DATE OF SURVEY: 6-15-22
Prepared For: CORY PENZ
123 CARLTON ST SW
ROCHESTER, MN 55902
SHEET 1 OF 2 FILE NO. 22-054

# CERTIFICATE OF SURVEY

SECTION 16  
T. 107 N., R. 13 W.

## LAND DESCRIPTION:

### PARCEL 'A'

That part of the Northeast Quarter of Section 16, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of said Northeast Quarter; thence on an assumed bearing of South 89°47'27" West, along the south line of said Northeast Quarter, 275.16 feet; thence North 00°02'04" East 554.30 feet; thence northwesterly 127.58 feet, along a tangential curve, concave to the southwest, said curve has a radius of 250.00 feet, a central angle of 29°14'18", and the chord of said curve bears North 14°35'05" West 126.20 feet; thence North 29°12'14" West, tangent to said curve, 193.31 feet; thence northwesterly 265.84 feet, along a tangential curve, concave to the southwest, said curve has a radius of 275.00 feet, a central angle of 55°23'11", and the chord of said curve bears North 56°53'49" West 255.61 feet; thence North 84°35'25" West, tangent to said curve, 344.86 feet; thence North 00°21'52" West 789.75 feet; thence North 89°48'35" East 138.75 feet; thence North 00°21'52" West 805.02 feet to the north line of said Northeast Quarter; thence North 89°48'35" East 813.13 feet to the northeast corner of said Northeast Quarter; thence South 00°21'52" East, along the east line of said Northeast Quarter, 2614.23 feet to the point of beginning.

The above described parcel contains 40.00 acres, more or less, and is subject to any easements, covenants, and restrictions of record.

### PARCEL 'B'

That part of the Northeast Quarter of Section 16, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence on an assumed bearing of South 89°47'27" West, along the south line of said Northeast Quarter, 275.16 feet; thence North 00°02'04" East 554.30 feet; thence northwesterly 127.58 feet, along a tangential curve, concave to the southwest, said curve has a radius of 250.00 feet, a central angle of 29°14'18", and the chord of said curve bears North 14°35'05" West 126.20 feet; thence North 29°12'14" West, tangent to said curve, 70.86 feet to the point of beginning; thence continuing North 29°12'14" West 122.45 feet; thence northwesterly 265.84 feet, along a tangential curve, concave to the southwest, said curve has a radius of 275.00 feet, a central angle of 55°23'11", and the chord of said curve bears North 56°53'49" West 255.61 feet; thence North 84°35'25" West, tangent to said curve, 344.86 feet; thence South 00°21'52" East 477.57 feet; thence North 89°59'52" East 248.28 feet; thence North 61°30'36" East 416.27 feet to the point of beginning.

The above described parcel contains 5.10 acres and is subject to any easements, covenants, and restrictions of record.

## EASEMENT DESCRIPTION:


That part of the Northeast Quarter of Section 16, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as being a strip of land 66.00 feet in width, lying 33.00 feet on each side of, parallel, adjacent, and contiguous to the following described centerline:

Commencing at the southeast corner of said Northeast Quarter; thence on an assumed bearing of South 89°47'27" West, along the south line of said Northeast Quarter, 275.16 feet to the point of beginning of the centerline to be described; thence North 00°02'04" East 554.30 feet; thence northwesterly 127.58 feet, along a tangential curve, concave to the southwest, said curve has a radius of 250.00 feet, a central angle of 29°14'18", and the chord of said curve bears North 14°35'05" West 126.20 feet; thence North 29°12'14" West, tangent to said curve, 193.31 feet; thence northwesterly 265.84 feet, along a tangential curve, concave to the southwest, said curve has a radius of 275.00 feet, a central angle of 55°23'11", and the chord of said curve bears North 56°53'49" West 255.61 feet; thence North 84°35'25" West, tangent to said curve, 423.35 feet; thence northwesterly 22.04 feet, along a tangential curve, concave to the north, said curve has a radius of 1000.00 feet, a central angle of 01°15'47", and the chord of said curve bears North 83°57'31" West 22.04 feet and there terminating.

The southerly end of said easement shall be prolonged or shortened to begin on the south line of said Northeast Quarter. The westerly end of said easement shall be prolonged or shortened to terminate on a line that bears North 00°21'52" West / South 00°21'52" East from the point of termination.

CERT 'A'

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA



Geoffrey C. Griffin

DATE 9/28/2022 REG. NO. 21940

G<sup>3</sup>

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SHEET 2 OF 2 FILE NO: 22-054