

ALPHA SECOND SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That Regency Consolidated Residential, LLC, an Indiana limited liability company, owner of the following described property:

That part of the Southwest Quarter of Section 17, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Southwest Quarter of said Section 17; thence South 00 degrees 23 minutes 48 seconds East, assumed bearing, along the east line of said Southwest Quarter, 755.05 feet; thence South 88 degrees 21 minutes 12 seconds West, 316.47 feet; thence South 44 degrees 51 minutes 12 seconds West, 697.84 feet for the point of beginning; thence South 87 degrees 38 minutes 12 seconds West, 535.00 feet; thence South 89 degrees 42 minutes 11 seconds West, 1287.57 feet to the west line of said Southwest Quarter; thence South 00 degrees 17 minutes 49 seconds East, along said west line, 1426.87 feet to the southwest corner of said Southwest Quarter; thence North 88 degrees 26 minutes 10 seconds East, along the south line of said Southwest Quarter, 93.94 feet to the westerly right of way line of Badger Hills Drive NW (the next 8 courses are along the westerly, southerly and northerly right of way lines of said Badger Hills Drive NW); thence North 00 degrees 13 minutes 03 seconds West, 2.73 feet; thence South 89 degrees 46 minutes 57 seconds West, 19.17 feet; thence northwesterly 48.62 feet along a nontangential curve, concave northeasterly, central angle of 49 degrees 44 minutes 42 seconds, radius of 56.00 feet and a chord which bears North 55 degrees 05 minutes 27 seconds West, 47.11 feet; thence North 30 degrees 13 minutes 06 seconds West, not tangent to said curve, 6.55 feet to a line which is 33.00 feet easterly of, as measured at right angles to and parallel with, the west line of said Southwest Quarter; thence North 00 degrees 17 minutes 49 seconds West, along said parallel line, 4.72 feet; thence southeasterly 85.14 feet along a nontangential curve, concave northeasterly, central angle of 55 degrees 25 minutes 51 seconds, radius of 88.00 feet and a chord which bears South 69 degrees 47 minutes 57 seconds East, 81.14 feet; thence easterly 85.97 feet along a reverse curve, concave southerly, central angle of 07 degrees 40 minutes 21 seconds, radius of 642.00 feet and a chord which bears North 86 degrees 19 minutes 22 seconds East, 85.91 feet; thence easterly 129.31 feet along a compound curve, concave southerly, central angle of 09 degrees 24 minutes 51 seconds and a chord which bears South 85 degrees 08 minutes 02 seconds East, 129.16 feet to the south line of said Southwest Quarter; thence North 88 degrees 26 minutes 10 seconds East, not tangent to said curve and along said south line, 260.45 feet to the westerly and northerly right of way line of Alpha Parkway NW (the next 2 courses are along said westerly and northerly right of way line); thence North 29 degrees 49 minutes 10 seconds East, 90.20 feet; thence South 60 degrees 10 minutes 50 seconds East, 10.00 feet to the most westerly corner of said Alpha Parkway NW, as dedicated on the recorded plat of ALPHA SUBDIVISION (the next 8 courses are along the northerly line of said ALPHA SUBDIVISION); thence North 29 degrees 49 minutes 10 seconds East, 78.56 feet; thence northeasterly 396.97 feet along a tangential curve, concave southeasterly, central angle of 51 degrees 41 minutes 35 seconds and a radius of 440.00 feet; thence North 81 degrees 30 minutes 45 seconds East, tangent to said curve, 320.74 feet; thence northeasterly 155.49 feet along a tangential curve, concave northerly, central angle of 19 degrees 22 minutes 00 seconds and a radius of 460.00 feet; thence North 62 degrees 08 minutes 45 seconds East, tangent to said curve, 300.94 feet; thence northeasterly 97.38 feet along a tangential curve, concave southeasterly, central angle of 10 degrees 19 minutes 55 seconds and a radius of 540.00 feet; thence North 72 degrees 28 minutes 40 seconds East, tangent to said curve, 181.78 feet; thence northeasterly 290.77 feet along a tangential curve, concave northwesterly, central angle of 27 degrees 18 minutes 40 seconds and a radius of 610.00 feet; thence North 34 degrees 43 minutes 48 seconds West, not tangent to said curve, 735.24 feet to the point of beginning.

Containing 52.43 acres, more or less.

Has caused the same to be surveyed and platted as ALPHA SECOND SUBDIVISION 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, said Regency Consolidated Residential, LLC, an Indiana limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 2019.

SIGNED: Regency Consolidated Residential, LLC

Teresa Kelnhofner, President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Teresa Kelnhofner, President of Regency Consolidated Residential, LLC, an Indiana limited liability company.

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 _____, 2019.

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 _____, 2019.

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the _____ day of _____, 2019, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this _____ day of _____, 2019.

Anissa Hollingshead, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2019 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this _____ day of _____, 2019.

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 _____, 2019, at _____ o'clock _____ M., and was duly recorded in the Olmsted County records.

Director of Property Records & Licensing

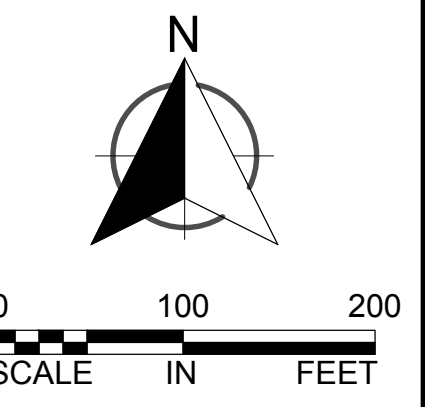
Deputy



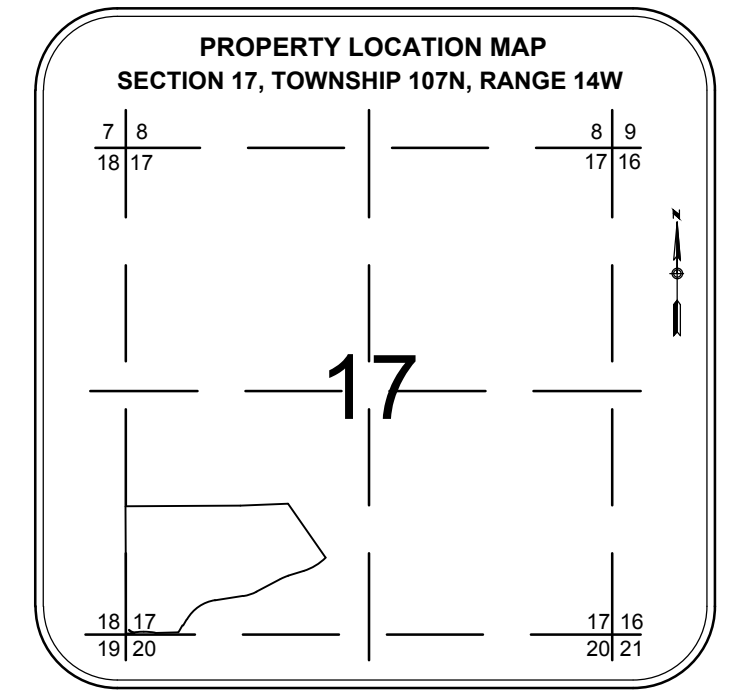
3701 40th Avenue NW
Rochester, MN 55901

507-218-3745
www.wsbeng.com

ALPHA SECOND SUBDIVISION



BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN
RELATIONSHIP WITH THE WEST
LINE OF THE SW 1/4 OF SECTION
17-107-14 WHICH IS ASSUMED
TO BE S00°17'49"E.



NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO.
49003 UNLESS OTHERWISE NOTED.
ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

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.

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