PHEASANT RUN ESTATES

PART OF THE SE1/4 SW1/4, IN SECTION 19, T103N, R14W, CITY OF GRAND MEADOW, MOWER CO., MN

CURVE 1
RAD. = 250.74'
DELTA = 37°27'06"
CHORD = 161.00'
C.B. = S 70°27'10" E

CURVE 2
RAD. = 174.26'
DELTA = 19°22'10"
CHORD = 58.64'
C. B. = S 61°24'47" E

CURVE 3
RAD. = 174.26'
DELTA= 19°50'08"
CHORD = 60.03'
C.B. = S 81°01'27" E

CURVE 4
RAD. = 60.00'
DELTA = 39°11'42"
CHORD = 40.25'
C.B. = N 69°28'10" E

CURVE 5
RAD. = 60.00'
DELTA = 28°36'10"
CHORD = 29.64'
C.B. = N 64°10'24" E

CURVE 6
RAD. = 60.00'
DELTA = 50°30'00"
CHORD = 51.19'
C.B. = S 76°16'31" E

CURVE 7
RAD. = 60.00'
DELTA = 50°05'31"
CHORD = 50.80'
C.B. = S 25°58'45' E

CURVE 8
RAD. = 60.00'
DELTA = 57°10"00"
CHORD = 57.41'
C.B. = S 27°39'01" W

CURVE 9
RAD. = 60.00'
DELTA = 57°57'16"
CHORD = 58.13'
C. B. = S 85°12'38" W

CURVE 10
RAD. = 60.00'
DELTA = 14°04'26"
CHORD = 14.70'
C.B. = N 58°46'31" W

CURVE 11
RAD. = 60.00'
DELTA = 39°11'42"
CHORD = 40.25'
C.B. = N 71°20'08" W

CURVE 12
RAD. = 240.26'
DELTA = 22°36'26"
CHORD = 94.18'
C.B. = N 79°38'01" W

CURVE 13
RAD. = 240.26'
DELTA = 05°15'54"
CHORD = 22.07'
C.B. = N 65°41'37" W

CURVE 14
RAD. = 240.26'
DELTA = 11°19'58"
CHORD = 47.45'
C.B. = N 57°23'41" W

CURVE 15
RAD. = 184.74'
DELTA = 37°27'06"
CHORD = 118.62'
C.B. = N 70°27'09" W

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Jeremi J. Glynn and Mitchell D. Glynn, owners, and Tracy Clement (contract holder – mortgagee) of the following described property situated in Mower County, Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4), of Section 19, Township 103 North, Range 14 West, Mower County, Minnesota, described as follows: Commencing at the Southwest Corner of said SE 1/4 SW 1/4; thence North 00 degrees 39 minutes 36 seconds West (assumed bearing) along the West line of said SE 1/4 SW 1/4, 336.91 feet to the point of beginning of the tract of land to be herein described; thence continuing North 00 degrees 39 minutes 36 seconds West along said West line, 154.27 feet; thence North 89 degrees 07 minutes 31 seconds East, 282.59 feet; thence North 00 degrees 42 minutes 32 seconds West, 12.28 feet; thence North 89 degrees 04 minutes 01 seconds East, 216.16 feet; thence North 00 degrees 42 minutes 32 seconds West, 43.00 feet; thence North 89 degrees 04 minutes 01 seconds East, 824.40 feet to the East line of said SE 1/4 SW 1/4; thence South 00 degrees 37 minutes 06 seconds East along said East line, 533.72 feet to the Northerly line of the now abandoned Chicago, Milwaukee, St, Paul, and Pacific Railroad Right–of–Way; thence North 81 degrees 44 minutes 09 seconds West along said R.O.W. line, 1086.00 feet; thence North 00 degrees 42 minutes 32 seconds West, 149.91 feet; thence South 89 degrees 17 minutes 13 seconds West, 249.72 feet to the point of beginning and containing 11.64 acres.

Have caused the same to be surveyed and platted as PHEASANT RUN ESTATES, and do hereby donate and dedicate to the public for public use forever, the streets as shown thereon and grant the easements as defined thereon.

In witness whereof said Jeremi J. Glynn
has caused these presents to be signed this ____ day of
9-20, 1999.
Jeremi J. Glynn

State of Minnesota
County of Mower
The foregoing instrument was acknowledged before me this 20 day of
Sept, 1999 by Jeremi J. Glynn
Gerald Payne
Notary Public, ______ County, Minnesota
My commission expires ______

In witness whereof said Mitchell D. Glynn
has caused these presents to be signed this 20 day of
Sept, 1999.
Gerald Payne Mitchell D. Glynn

State of Minnesota
County of Mower
The foregoing instrument was acknowledged before me this 20 day of
Sept, 1999 by Mitchell D. Glynn
Gerald Payne
Notary Public, ______ County, Minnesota
My commission expires ______

In witness whereof said Tracy Clement
has caused these presents to be signed this ____ day of
9-23, 1999.
Tracy Clement

State of Minnesota
County of Fillmore
The foregoing instrument was acknowledged before me this 23rd day of
September, 1999 by Tracy Clement
Debbie L. Zimmer
Notary Public, Fillmore County, Minnesota
My commission expires 1-31-2000

DEBBIE L. ZIMMER
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2000

Surveyor's Certificate –

I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT RUN ESTATES, that this is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on this plat, and that there are no wetlands or public highways to be designated on said plat other than as shown thereon.

Jerome R. Schwarz
Jerome R. Schwarz, R.L.S.
Minnesota Registration Number 13810

STATE OF MINNESOTA
COUNTY OF FILLMORE
The foregoing Surveyor's Certificate was acknowledged before me this 23rd day of August, 1999 by Jerome R. Schwarz, Minnesota Registration Number 13810
Martha S. de La Bruere
Notary Public, Fillmore County, Minnesota
My Commission expires 1-31-2000

MARTHA S. de La BRUERE
NOTARY PUBLIC—MINNESOTA
MY COMMISSION EXPIRES 1-31-2000

We do hereby certify that on the 11th day of October, 1999 the City Council of Grand Meadow, Minnesota approved this plat.
Jim Baudoin Mayor
[illegible] City Administrator

County Recorder –

DOCUMENT NUMBER 477177

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 25 day of Oct 1999, at 12 O'clock P.M., and was duly recorded in the Mower County Records.

By Susan M. Davis
Mower County Recorder ~~Deputy~~

Tax Statement –

Taxes due and payable for the year 1999 have been paid.
Ruth Harris
Mower County Treasurer
Date: 10-25-99

No delinquent taxes due and transfer entered this 25th day of
OCT. 1999
[illegible]
Mower County Auditor

○ DENOTES 1/2" CAPPED IRON PIPE SET
● DENOTES IRON FOUND
—— . . —— DENOTES 5' UTILITY EASE.
—— — — —— DENOTES 5' SEWER EASE.

SCALE: 1" = 60'
60 30 0 60

PHEASANT RUN ESTATES
GRAND MEADOW, MN