

COURTLAND PLAINS THIRD ADDITION

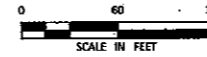
IN
CITY OF COURTLAND, NICOLLET COUNTY
MINNESOTA

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: Nathan R. Rodewald and Megan E. Rodewald, husband and wife, owners and proprietor of the following described property situated in the County of Nicollet, State of Minnesota, to wit:

That part of Lots 2, 3 and 4 in the Southwest Quarter of the Southwest Quarter of Section 5, Township 109 North, Range 29 West, Nicollet County, Minnesota, described as follows:

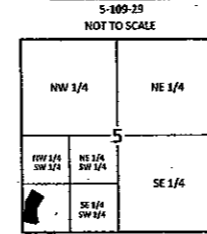
Beginning at Northwest corner of Lot 3, Block 2, Courtland Plains Second Addition; thence North 55 degrees 39 minutes 18 seconds West an assumed bearing on the south line of Lot 4, Block 2, Courtland Plains Third Addition, a distance of 17.47 feet; thence North 34 degrees 20 minutes 42 seconds East on the westerly line of Courtland Plains Second Addition, a distance of 440.00 feet to the centerline of United States Trunk Highway No. 14; thence North 55 degrees 39 minutes 18 seconds West on said centerline, a distance of 421.68 feet; thence South 34 degrees 20 minutes 42 seconds West, a distance of 412.66 feet; thence South 13 degrees 49 minutes 30 seconds West, a distance of 269.86 feet to the north right of way line of Doble Drive as dedicated per the plat of Courtland Plains Second Addition; thence South 76 degrees 10 minutes 30 seconds East on said north right of way line of Doble Drive, a distance of 116.57 feet; thence continuing on said north right of way line 230.96 feet on a tangential curve to the right having a radius of 560.00 feet, a central angle of 23 degrees 37 minutes 50 seconds; thence South 52 degrees 32 minutes 40 seconds East on said north right of way being tangent to said curve, a distance of 60.19 feet; thence 20.99 feet on a tangential curve to the left having a radius of 440.00 feet and a central angle of 2 degrees 44 minutes 01 seconds to the southwest corner of Lot 1, Block 2 Courtland Plains Second Addition; thence North 34 degrees 43 minutes 19 seconds East on the west line of said Lot 1, a distance of 45.72 feet to the Southwest corner of Lot 2, of said Block 2; thence North 00 degrees 23 minutes 12 seconds East on the west line of Lots 1 and 2, of said Block 2, a distance of 130.00 feet to the point of beginning. Said tract contains the same land area as Torrens Certificate of Title No. 13465.



LEGEND

- 1/2" IRON PIPE MONUMENT SET MARKED BY REG. NO. 44936
- MONUMENT FOUND

LOCATION MAP



BEARING BASIS
THE SOUTH LINE OF THE SW 1/4-SW 1/4
OF SECTION 5-109-29 IS ASSUMED
TO BEAR N 89°21'35" W

NICOLLET COUNTY ROOMER
ENTRY/MAINTENANCE

CERTIFICATE #	BOOK	PAGE
0002	13920	44
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0024	13942	44
0025	13943	44
0026	13944	44
0027	13945	44
0028	13946	44
0029	13947	44

SEGMENT	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	26.26	45.00	33°26'14"	25.89	S2°52'26"W
C2	49.43	45.00	62°56'32"	46.99	S51°03'49"W
C3	32.84	45.00	41°48'37"	32.11	N76°33'37"W
C4	22.70	45.00	28°15'35"	21.97	N41°31'31"W
C5	53.87	45.00	68°35'08"	50.71	N6°53'51"E
C6	32.47	45.00	41°20'40"	31.77	N61°51'45"E
C7	64.28	45.00	81°50'16"	58.95	S62°55'33"E
C8	44.26	45.00	56°21'07"	42.50	S6°10'08"W
C9	44.26	45.00	56°21'07"	42.50	S62°31'15"W
C10	64.28	45.00	81°50'16"	58.95	N48°23'04"W

KATHRYN CONLON
Registrar of Titles
Nicollet County, Minnesota

Document No. **58679**

Certified Recorded on 03-10-2013 at 09:00 AM

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Rec'd: MEGAN RODREWALD Fee: \$ 1216.00