EZRA ESTATES

CITY OF MANKATO
BLUE EARTH COUNTY, MINNESOTA

LEGEND

A=100.00'	INDICATES	ARC DISTANCE
R=100.00'	INDICATES	RADIUS LENGTH
C=90°00'00"	INDICATES	CENTRAL ANGLE
I=90°00'00"	INDICATES	CENTRAL ANGLE
T=100.00'	INDICATES	TANGENT LENGTH
PC	INDICATES	POINT OF CURVATURE
PT	INDICATES	POINT OF TANGENCY
PRC	INDICATES	POINT OF REVERSE CURVE

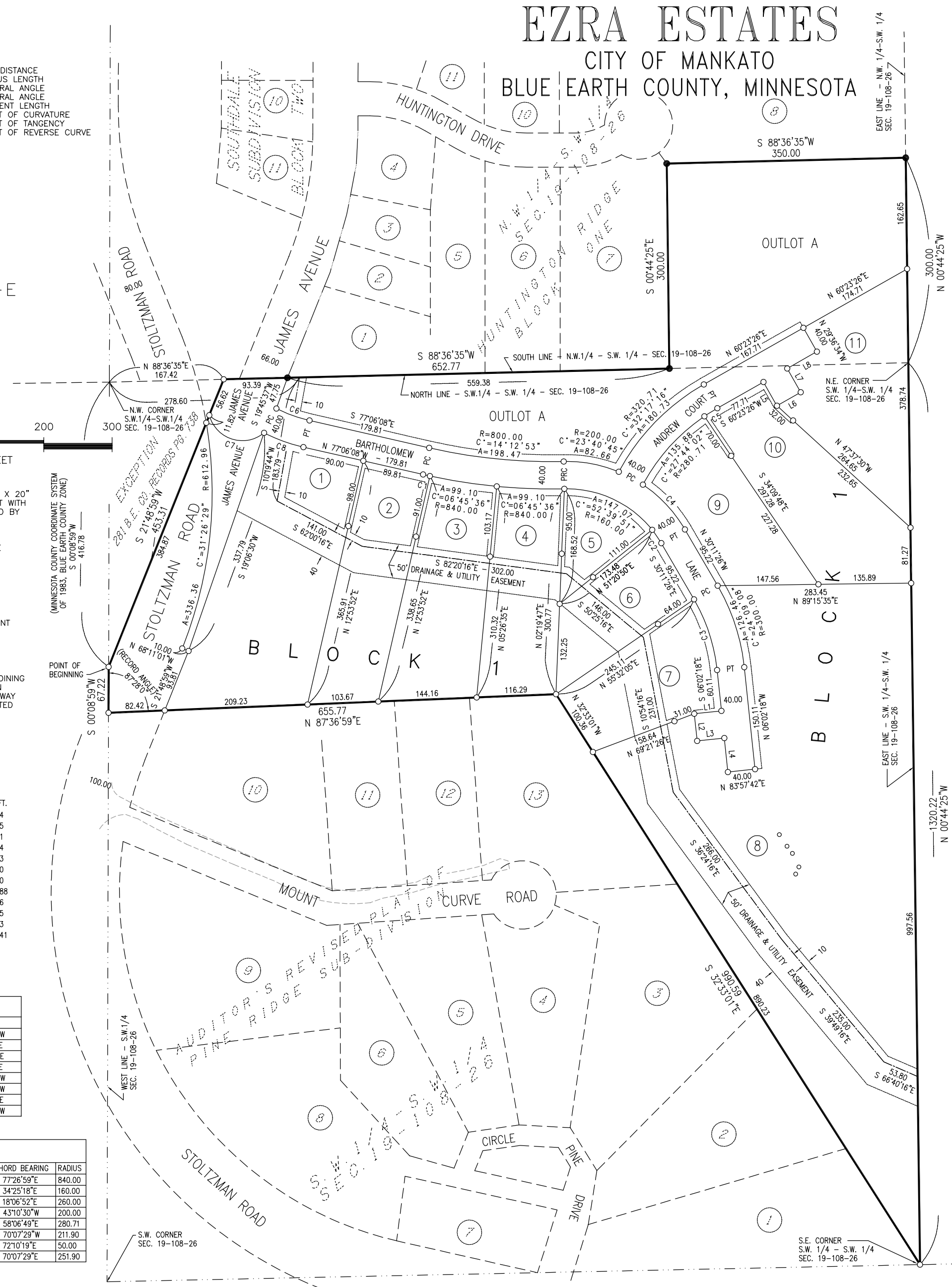
SCALE IN FEET: 100 50 0 100 200 300

INDICATES 1/2" DIA. X 20" LONG IRON PIPE SET WITH PLASTIC CAP MARKED BY LICENSE NO. 13114.

INDICATES IRON PIPE MONUMENTS FOUND.

LOT LINES — UTILITY EASEMENT LINES — RIGHT-OF-WAY LINE

BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED ON THE PLAT.



LOT AREAS

		SQ.FT.
LOT 1	BLOCK 1	68254
LOT 2	BLOCK 1	35225
LOT 3	BLOCK 1	38791
LOT 4	BLOCK 1	32674
LOT 5	BLOCK 1	12623
LOT 6	BLOCK 1	23280
LOT 7	BLOCK 1	29160
LOT 8	BLOCK 1	241388
LOT 9	BLOCK 1	29896
LOT 10	BLOCK 1	42055
LOT 11	BLOCK 1	41973
OUTLOT A		150241

LINE TABLE

NUMBER	DISTANCE	DIRECTION
L1	40.00	S 83°57'42"W
L2	40.00	S 06°02'18"E
L3	40.00	N 83°57'42"E
L4	50.00	S 06°02'18"E
L5	40.00	N 29°36'34"W
L6	40.00	S 60°23'26"W
L7	40.00	S 29°36'34"E
L8	50.00	S 60°23'26"W

CURVE TABLE

NUMBER	ARC	CHORD	CENTRAL ANGLE	CHORD BEARING	RADIUS
C1	10.19	10.19	00°41'41"	S 77°26'59"E	840.00
C2	23.63	23.61	08°27'44"	S 34°25'18"E	160.00
C3	109.60	108.79	24°09'08"	S 18°06'52"E	260.00
C4	90.65	89.87	25°58'08"	N 43°10'30"W	200.00
C5	22.31	22.31	04°33'14"	N 58°06'49"E	280.71
C6	51.61	51.48	13°57'18"	N 70°07'29"W	211.90
C7	100.18	84.24	114°47'39"	S 72°10'19"E	50.00
C8	61.35	61.20	13°57'18"	S 70°07'29"E	251.90

INSTRUMENT OF DEDICATION

Know all men by these present that we, W & L Properties, LLC, owners of the following described property to wit:

The South 300.00 feet of the East 350.00 feet of the Northwest Quarter of the Southwest Quarter of Section 19 and the Southwest Quarter of the Southwest Quarter of Section 19 all in Township 108 North Range 26 West, excepting therefrom Auditor's Revised Plat of Pine Ridge Sub-Division and excepting the property recorded in 281 B.E. Co. Records page 738, all more particularly described as:

Commencing at the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19; thence South 00 degrees 08 minutes 59 seconds West, (Minnesota County Coordinate System of 1983, Blue Earth County Zone) along the west line of the Southwest Quarter of Section 19 a distance of 416.78 feet to the point of beginning; thence continuing South 00 degrees 08 minutes 59 seconds West, along said west line, 67.22 feet to the northwest corner of Auditor's Revised Plat of Pine Ridge Sub-Division, according to the plat thereof on file and of record with the Blue earth County Recorder; thence North 87 degrees 36 minutes 59 seconds East, along the north line of said Auditor's Revised Plat, 655.77 feet; thence South 32 degrees 33 minutes 01 seconds East, along the easterly line of said Auditor's Revised Plat, 990.59 feet to the southeast corner of the Southwest Quarter of the Southwest Quarter of Section 19; thence North 00 degrees 44 minutes 25 seconds West, along the east line of the Southwest Quarter of the Southwest Quarter of Section 19, a distance of 1320.22 feet to the northeast corner of the Southwest Quarter of the Southwest Quarter of Section 19; thence continuing North 00 degrees 44 minutes 25 seconds West, along the east line of the Northwest Quarter of the Southwest Quarter of Section 19 a distance of 300.00 feet; thence South 88 degrees 36 minutes 35 seconds West, along a line parallel with the south line of the Northwest Quarter of the Southwest Quarter of Section 19, a distance of 350.00 feet; thence South 00 degrees 44 minutes 25 seconds East, along a line parallel with the east line of the Northwest Quarter of the Southwest Quarter of Section 19, a distance of 300.00 feet to a point on the north line of the Southwest Quarter of the Southwest Quarter of Section 19; thence South 88 degrees 36 minutes 35 seconds West, along said north line, 652.77 feet to a point distant 167.42 feet east of the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19 as measured along said north line; thence South 21 degrees 48 minutes 59 seconds West, 453.31 feet to the point of beginning. Containing 19.5 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area EZRA ESTATES, and that we dedicate to the public use the easements as shown hereon.

SIGNED: W & L Properties, LLC

______________________ ______________________

By: William Feder, President Larry J. Hoffrogge, Secretary/Treasurer

NOTARY CERTIFICATES

State of Minnesota)
County of Blue Earth) ss

On this the _______ day of __________, 2000, before me a Notary Public within and for said County, personally appeared William Feder and Larry J. Hoffrogge, who being duly sworn did say that they are the president and secretary/treasurer of W & L Properties, LLC, a limited liability company under the laws of the State of Minnesota, the company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its Board of Directors and said William Feder and Larry J. Hoffrogge acknowledged said instrument to be the free act and deed of said company.

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Notary Public

SURVEYOR'S CERTIFICATE

I, Bradley C. Evans, Licensed Land Surveyor, State of Minnesota, do hereby certify that I have surveyed and platted the property described on this plat of EZRA ESTATES, that this plat 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 the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

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Minnesota License No. 13,114

On this the ____ day of ___________, 2000, before me a Notary Public in and for said County, personally appeared Bradley C. Evans, and being duly sworn did say that he has executed the foregoing instrument.

____

Notary Public

APPROVALS

Be it known that on this the ____ day of __________, 1999, the Planning Commission of the City of Mankato did duly review this plat of EZRA ESTATES.

______________________ ______________________

Chair person: Secretary:

Be it known that on this the ____ day of ___________, 2000, the City Council of the City of Mankato did duly approve this plat of EZRA ESTATES.

______________________ ______________________

Mayor: Clerk:

MORTGAGEES CONSENT

Security State Bank approves this plat insofar as their interest is concerned.

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TITLE OPINION

I, Robert J. Winzenburg, Licensed Attorney, State of Minnesota, do hereby certify that the owners and mortgage holders as indicated hereon represents all ownership interest in the land encompassed by this plat.

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LAND RECORDS DEPARTMENT

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____________, 2000.

____

Land Records Director

COUNTY RECORDER

I hereby certify that this instrument was filed in my office for record on this, the ____ day of ______________, 2000, at ___o'clock, _.m., and that it was duly recorded on _________ Plats, Number __________.

____

County Recorder

THIS PLAT WAS PREPARED BY SURVEY SERVICES, INC.