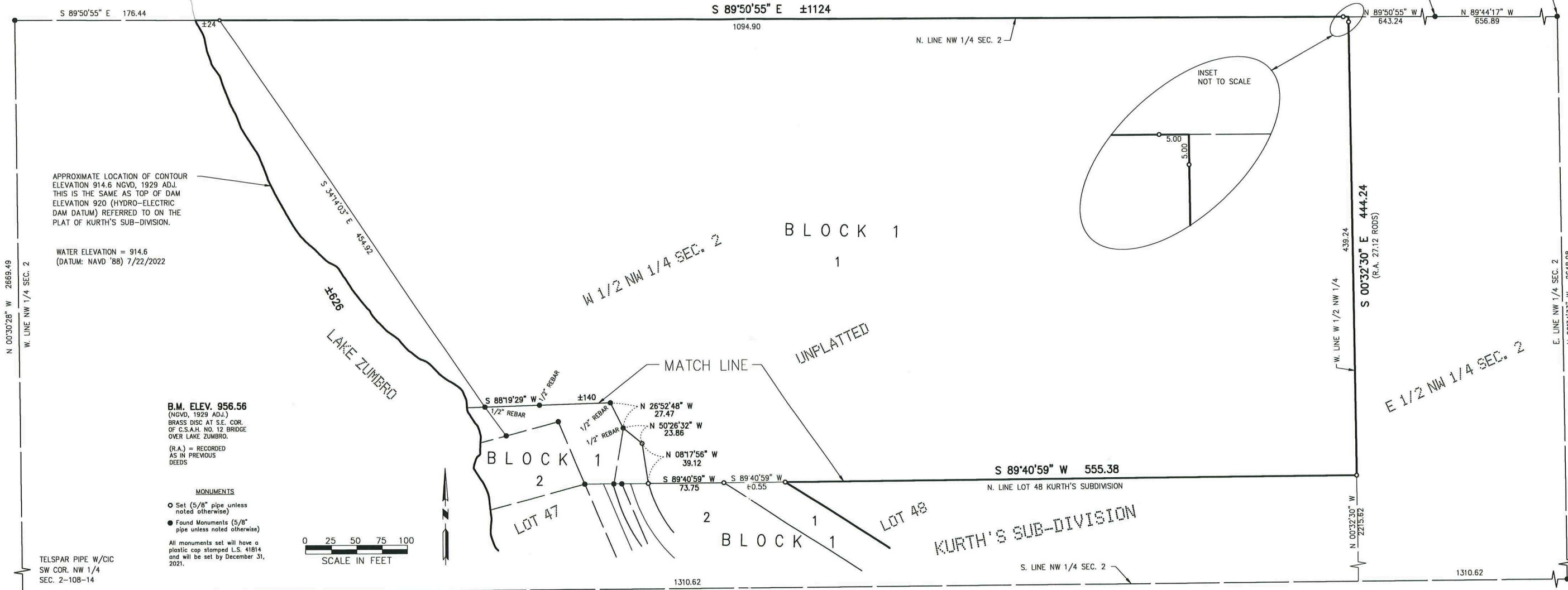


SUNSET BAY PARADISE

COMPUTED LOCATION IN LAKE
NW COR. NW 1/4
SEC. 2-10B-14

R.R. SPIKE ABOVE C.I.M
SE COR. SE 1/4
SEC. 34-109-14

C.I.M
NE COR. NW 1/4
SEC. 2-10B-14

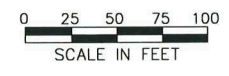


APPROXIMATE LOCATION OF CONTOUR
ELEVATION 914.6 NGVD, 1929 ADJ.
THIS IS THE SAME AS TOP OF DAM
ELEVATION 920 (HYDRO-ELECTRIC
DAM DATUM) REFERRED TO ON THE
PLAT OF KURTH'S SUB-DIVISION.

WATER ELEVATION = 914.6
(DATUM: NAVD '88) 7/22/2022

B.M. ELEV. 956.56
(NGVD, 1929 ADJ.)
BRASS DISC AT S.E. COR.
OF C.S.A.H. NO. 12 BRIDGE
OVER LAKE ZUMBERO.
(R.A.) = RECORDED
AS IN PREVIOUS
DEEDS

MONUMENTS
○ Set (5/8" pipe unless
noted otherwise)
● Found Monuments (5/8"
pipe unless noted otherwise)
All monuments set will have a
plastic cap stamped L.S. 41814
and will be set by December 31,
2021.



INSTRUMENT OF DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS: That Arthur D. Mergen as Trustee of the Arthur Delaine Mergen Trust under agreement, dated March 18, 2009, and Kevin K. Graner and Marilyn E. Graner as Trustees of the Kevin Kenneth Graner and Marilyn Elizabeth Graner Revocable Trust, dated July 15, 2016, and The Freshman Group Inc., a Minnesota corporation, owners of the following described property:

Lot 47 and that part of Lot 46 and Lot 48, KURTH'S SUB-DIVISION according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, and that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 10B North, Range 14 West, Olmsted County, Minnesota described as follows:

BEGINNING at the northeast corner of the Northwest Quarter of said Section 2; thence North 89 degrees 44 minutes 17 seconds West, (NOTE: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northwest Quarter, 656.89 feet; thence North 89 degrees 50 minutes 55 seconds West, along said north line, 643.24 feet to the northeast corner of the West-One Half of said Northwest Quarter; and the POINT OF BEGINNING; thence South 00 degrees 32 minutes 30 seconds East, 444.24 feet to the northeast corner of said Lot 48; thence South 89 degrees 40 minutes 59 seconds West, along the north line of said Lot 48, a distance of 555.38 feet; thence South 57 degrees 17 minutes 34 seconds East, 119.51 feet; thence South 20 degrees 26 minutes 57 seconds East, 70.84 feet; thence South 10 degrees 44 minutes 34 seconds West, 113.91 feet; thence North 76 degrees 41 minutes 57 seconds West, 78.43 feet; thence North 64 degrees 33 minutes 04 seconds West, 61.50 feet to the centerline of Township Road as surveyed in 1999, recorded as document number A-1118494; thence Northwesterly 75.19 feet along said centerline and along a non-tangential curve, concave southwesterly, having a central angle of 75 degrees 10 minutes 56 seconds, radius of 57.30 feet, chord of said curve bears North 12 degrees 08 minutes 32 seconds West, 69.91 feet; thence North 49 degrees 44 minutes 00 seconds West, tangent to said curve and along said centerline, 80.66 feet; thence Northwesterly 6.71 feet, along said centerline and along a tangential curve, concave northeasterly, having a central angle of 02 degrees 40 minutes 58 seconds, radius of 143.24 feet; thence South 67 degrees 14 minutes 19 seconds West, 18.94 feet to the west line of said Lot 48; thence North 22 degrees 47 minutes 00 seconds West, along said west line, 23.22 feet; thence South 67 degrees 14 minutes 19 seconds West, 33.00 feet to the northeast corner of the South 23.00 feet of said Lot 48; thence South 75 degrees 05 minutes 50 seconds West, along the north line of the South 23.00 feet of said Lot 46, a distance of 115 feet more or less to the waters edge as plotted in said KURTH'S SUB-DIVISION; thence Northwesterly 626 feet more or less, along said waters edge to the north line of said Northwest Quarter; thence South 89 degrees 50 minutes 55 seconds East, 1124 feet more or less to the POINT OF BEGINNING.

Have caused the same to be surveyed and plotted as SUNSET BAY PARADISE, and do hereby dedicate to the public for public use the public way, as created by this plat.

In witness whereof said Arthur D. Mergen, Trustees of the Arthur Delaine Mergen Trust under agreement, dated March 18, 2009, have hereunto set their hands this _____ day of _____, 20____.

Arthur D. Mergen, Trustee of the Arthur Delaine Mergen Trust under agreement, dated March 18, 2009

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, 20____,
by Arthur D. Mergen.

In witness whereof said Kevin K. Graner, and Marilyn E. Graner, Trustees of the Kevin K. Graner and Marilyn E. Graner Revocable Trust, dated July 15, 2016, have hereunto set their hands this _____ day of _____, 20____.

Kevin K. Graner, Trustee of the Kevin Kenneth Graner and Marilyn Elizabeth Graner Revocable Trust, dated July 15, 2016

Marilyn E. Graner, Trustee of the Kevin Kenneth Graner and Marilyn Elizabeth Graner Revocable Trust, dated July 15, 2016

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, 20____,
by Kevin K. Graner, and Marilyn E. Graner.

In witness whereof said The Freshman Group Inc., a Minnesota corporation, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

Signed: The Freshman Group Inc.
James Burke, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me on this _____ day of _____, 20____,
by James Burke.

TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP OF ORONOCCO

I/We do hereby certify that on the _____ day of _____, 20____, the Board of Supervisors for the Township of Oronoco, Olmsted County, Minnesota, approved this plat of SUNSET BAY RIDGE SUBDIVISION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd 2.

Chairperson _____
Town Clerk _____

SURVEYOR'S CERTIFICATE

I, Reinhold W. Ziemann, 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 _____, 20____, Reinhold W. Ziemann
Minnesota L.S. No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE
This instrument was acknowledged before me on this _____ day of _____, 20____, by Richard J Massey.

Printed Notary Public Name _____ Notary Public, Dodge County, MN
My Commission Expires _____

OLMSTED COUNTY BOARD
I/We do hereby certify that on the _____ day of _____, 20____, the Board of Commissioners of Olmsted County, Minnesota, approved this plat of SUNSET BAY RIDGE SUBDIVISION and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd 2.

Olmsted County Board Chairperson _____

OLMSTED COUNTY ENGINEER
Recommended for approval this _____ day of _____, 20____.

Olmsted County Engineer _____

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20____ on the land herein described have been paid, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

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 _____, 20____, at _____ o'clock _____ M., and was duly recorded in the Olmsted County records.

Director of Property Records & Licensing _____
Deputy _____

COUNTY SURVEYOR

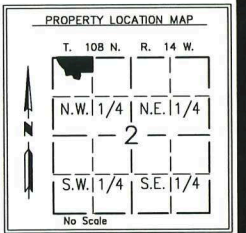
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

Olmsted County Surveyor _____

OLMSTED COUNTY ENVIRONMENTAL COMMISSION
The Olmsted County Environmental Commission has approved the plans for the water supply and sewage treatment for the plat.

Olmsted County Environmental Specialist _____

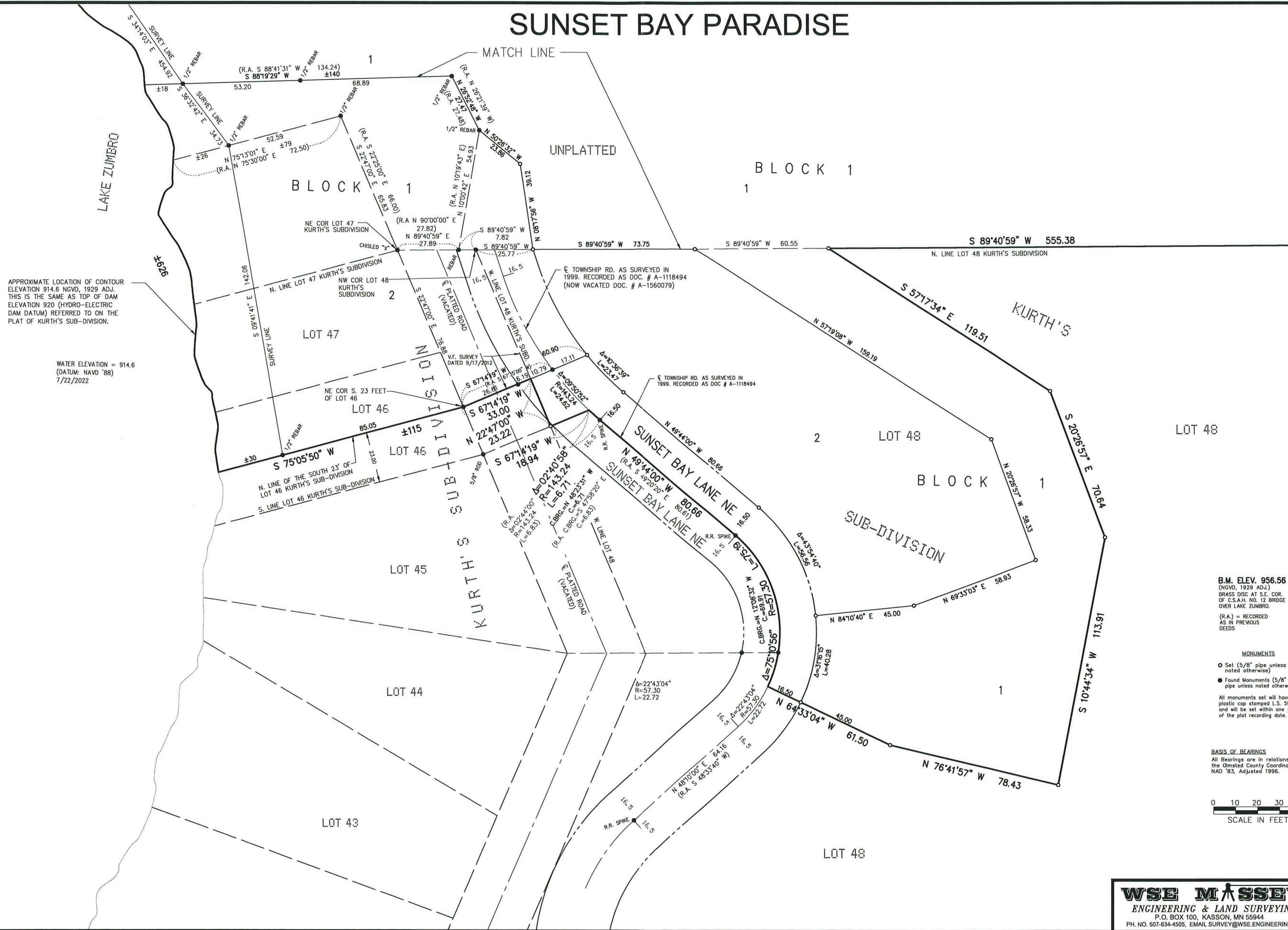
BASIS OF BEARINGS
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.



PROJECT NUMBER: 4017
COMPUTER FILE: 4017SF01

WSE MASSEY
ENGINEERING & LAND SURVEYING, INC.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

SUNSET BAY PARADISE



APPROXIMATE LOCATION OF CONTOUR ELEVATION 914.6 NGVD, 1929 ADJ. THIS IS THE SAME AS TOP OF DAM ELEVATION 920 (HYDRO-ELECTRIC DAM DATUM) REFERRED TO ON THE PLAT OF KURTH'S SUB-DIVISION.

WATER ELEVATION = 914.6 (DATUM: NAVD '88) 7/22/2022

B.M. ELEV. 956.56
(NGVD, 1929 ADJ.)
BRASS DISC AT S.E. COR. OF C.S.A.H. NO. 12 BRIDGE OVER LAKE ZUMBERO.
(R.A.) = RECORDED AS IN PREVIOUS DEEDS

MONUMENTS
○ Set (5/8" pipe unless noted otherwise)
● Found Monuments (5/8" pipe unless noted otherwise)
All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

BASIS OF BEARINGS
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.



PROJECT NUMBER: 4017 COMPUTER FILE: 4017SF01

WSE MASSEY
ENGINEERING & LAND SURVEYING, INC.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSEENGINEERING.COM