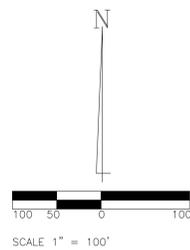


# PLAT OF PRAIRIE MEADOW SUBDIVISION



## LEGEND

EASEMENT, (10' FROM PROPERTY LINE)  
UNLESS OTHERWISE NOTED  
● = MONUMENTS FOUND  
○ = MONUMENTS SET  
5/8" IRON STAKE W/CAP NO. 43803



CURVE	ANGLE	RADIUS	ARC LENGTH
C-1	02°59'32"	1918.69	100.20
C-2	02°59'12"	1918.69	100.02
C-3	02°59'12"	1918.69	100.02
C-4	02°59'12"	1918.69	100.02
C-5	02°30'49"	1918.69	84.18
C-6	16°33'24"	1918.69	554.44
C-7	03°01'56"	2043.72	106.16
C-8	02°59'13"	2043.72	106.54
C-9	02°59'13"	2043.72	106.55
C-10	02°59'13"	2043.72	106.54
C-11	03°04'05"	2168.76	116.13
C-12	02°59'13"	2168.76	113.06
C-13	02°59'13"	2168.76	113.06
C-14	02°59'13"	2168.76	113.07
C-15	02°12'04"	2168.76	83.33
C-16	02°33'34"	2238.76	100.01
C-17	02°33'56"	2238.76	100.25
C-18	02°33'56"	2238.76	100.25
C-19	02°33'56"	2238.76	100.25
C-20	02°33'56"	2238.76	100.25
C-21	01°16'01"	2238.76	49.50
C-22	85°12'38"	65.00	96.67
C-23	58°08'21"	65.00	65.95
C-24	59°05'49"	65.00	67.03
C-25	36°29'42"	65.00	41.40
C-26	15°07'00"	65.00	17.15
C-27	02°34'10"	2387.57	107.07
C-28	02°34'10"	2387.57	107.07
C-29	02°33'35"	2387.57	106.67
C-30	02°33'35"	2387.57	106.67
C-31	02°33'35"	2387.57	106.67
C-32	36°11'26"	195.00	123.17
C-33	58°25'28"	195.00	198.84
C-34	29°59'18"	195.00	102.06
C-35	30°08'01"	195.00	102.55

County Auditor/Treasurer, County of Cottonwood, State of Minnesota  
Pursuant to Minnesota Statutes, Section 272.12, all the taxes for 2016 on the land described herein are paid and no delinquent taxes are due and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 2016.  
\_\_\_\_\_, Auditor/Treasurer  
County Recorder  
County Recorder, County of Cottonwood, State of Minnesota  
I hereby certify that this plat of PRAIRIE MEADOW SUBDIVISION was filed in the Office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_ o'clock \_\_\_\_ M. and was duly filed as Document Number \_\_\_\_.  
\_\_\_\_\_, County Recorder

KNOW ALL PERSONS BY THESE PRESENTS: That we, Independent School District 177, (Windom Area Schools) and the Economic Development Authority of Windom, a municipal corporation under the laws of the State of Minnesota, are owners of the following described property:  
Part of the Southwest Quarter of Section 23, Township 105 North, Range 36 West in the City of Windom, Cottonwood County, Minnesota, described as follows:  
Beginning at an existing iron monument at the most Southerly Corner of Lot 6, Block 1 of Valley Ridge Addition as recorded in the Cottonwood County Recorder's Office; Thence South 59 Degrees 18 Minutes 30 Seconds East, bearing based on Cottonwood County Coordinate system, a distance of 70.00 feet, to the Point of Beginning; Thence North 31 Degrees 06 Minutes 40 Seconds East, along the Southeasterly right of way line of Seventeenth Avenue, a distance of 449.71 feet; thence North 58 Degrees 55 Minutes 40 Seconds West a distance of 70.00 feet; thence North 31 Degrees 06 Minutes 40 Seconds East a distance of 150.79 feet; thence South 58 Degrees 54 Minutes 20 Seconds East a distance of 35.00 feet; thence South 31 Degrees 06 Minutes 40 Seconds West a distance of 3.72 feet; thence South 55 Degrees 45 Minutes 09 Seconds East a distance of 265.16 feet; thence South 38 Degrees 28 Minutes 13 Seconds West a distance of 124.38 feet; thence Southeasterly along a curve, concave to the Southwest, with an arc distance of 320.01 feet, a radius of 2387.57 feet, a chord bearing of South 49 Degrees 47 Minutes 59 Seconds East and a chord distance of 319.77 feet; thence Southeasterly along a curve, concave to the Southwest, with an arc distance of 424.07 feet, a radius of 195.00 feet, a chord bearing of South 19 Degrees 34 Minutes 01 Seconds East and a chord distance of 345.31 feet; thence South 02 Degrees 12 Minutes 15 Seconds East a distance of 368.43 feet; thence South 43 Degrees 44 Minutes 01 Seconds West a distance of 93.43 feet, to the Northeastly right of way line of Seventeenth Street; thence North 42 Degrees 18 Minutes 34 Seconds West, along said right of way line, a distance of 450.63 feet; thence Northwesterly along a curve, concave to the Southwest and along said right of way line, with an arc distance of 554.44 feet, a radius of 1916.69 feet, a chord bearing of North 50 Degrees 28 Minutes 24 Seconds West and a chord distance of 552.51 feet, to the point of beginning.

The tract contains 10.77 acres and is subject to easements as shown and easements of record, if any.  
Have caused the same to be surveyed and platted as PRAIRIE MEADOW SUBDIVISION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created herewith.  
In witness whereof said Independent School District 177, has caused these presents to be signed by its proper officers this \_\_\_\_ day of \_\_\_\_\_, 2016.  
Signed: Independent School District 177  
\_\_\_\_\_  
Joan Hunter, Chairperson  
\_\_\_\_\_  
Barbara Jones, Clerk  
STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_ by Joan Hunter, Chairperson and Barbara Jones, Clerk, of Independent School District 177 on behalf of the School District.  
\_\_\_\_\_  
Notary Public,  
My commission expires \_\_\_\_\_  
In witness whereof said Economic Development Authority of Windom, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 2016.  
Signed: Economic Development Authority of Windom.  
\_\_\_\_\_  
Justin Espenson, President  
\_\_\_\_\_  
Rick Clerc, Secretary  
STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_ by Justin Espenson, President and Rick Clerc, Secretary on behalf of the Economic Development Authority of Windom, Minnesota.  
\_\_\_\_\_  
Notary Public,  
My commission expires \_\_\_\_\_

I Dennis Ray Esplan 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 \_\_\_\_\_, 2016.

Dennis Ray Esplan, Licensed Land Surveyor  
Minnesota License No. 43803  
STATE OF MINNESOTA  
COUNTY OF COTTONWOOD  
This instrument was acknowledged before me on \_\_\_\_\_ by Dennis Ray Esplan.  
\_\_\_\_\_  
Notary Public,  
My commission expires \_\_\_\_\_

CITY PLANNING COMMISSION  
Windom Planning Commission  
Be it known that at a meeting held on this \_\_\_\_ day of \_\_\_\_\_, 2016, the Planning Commission of the City of Windom, Minnesota, did hereby approve this plat of PRAIRIE MEADOW SUBDIVISION.  
Planning Commission, City of Windom, Minnesota  
By \_\_\_\_\_, Chairman By \_\_\_\_\_, Zoning Administrator  
CITY ATTORNEY APPROVAL  
Windom Attorney  
This plat of PRAIRIE MEADOW SUBDIVISION was reviewed and approved by the City Attorney for the City of Windom, Minnesota, this \_\_\_\_ day of \_\_\_\_\_, 2016.  
By \_\_\_\_\_, City Attorney  
City Council  
City Council, City of Windom, Minnesota  
This plat of PRAIRIE MEADOW SUBDIVISION was approved and accepted by the City Council of the City of Windom, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 2016, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2 and City Ordinances.  
City Council, City of Windom, Minnesota  
By: \_\_\_\_\_, Mayor By: \_\_\_\_\_, City Administrator