

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Steven G. Kohner and Candace J. Kohner, husband and wife, owners of the following described property:

That part of Lot 17, Subdivision of Section 20, Town. 107 R.7, West, according to the recorded plat thereof, Winona County, Minnesota, bounded as follows:

On the east by the westerly line of City of Winona right of Way Plat No. 2, according to the recorded plat thereof, said Winona County.

On the north by the following described line:

Commencing at the center of Section 20, Township 107, Range 7, said Winona County; thence East along the quarter section line a distance of 521.90 feet; thence at a deflection angle to the right of 36°29' a distance of 55.3 feet to the former westerly line of Pelzer Street; thence at a deflection angle to the left of 90°07' and along said former westerly line of Pelzer Street a distance of 165.00 feet to the point of beginning of the line to be herein described; thence at a deflection angle to the left of 90°, a distance of 705.85 feet to the easterly line of Sebo Street, and said herein described line there terminating.

On the west by said easterly line of Sebo Street.

On the South by the following described Line A:

Commencing at the southwest corner of Lot 5, Block 1, Garvin Brook Second Subdivision, according to the recorded plat thereof, said Winona County; thence South 36 degrees 28 minutes 45 seconds West, along said easterly line of Sebo Street, 164.80 feet to a one-half inch iron pipe monument and the point of beginning of said Line A; thence South 53 degrees 31 minutes 15 seconds East, 653.29 feet to a one-half inch iron pipe monument on said westerly line of City of Winona right of Way Plat No. 2, and said Line A there terminating.

The basis for bearings recited in the above legal description is the Winona County Coordinate System NAD 1983 (1996 adjustment).

Also, that part of said Lot 17, described as follows:

Commencing at the center of said Section 20; thence East along the quarter section line a distance of 521.90 feet; thence at a deflection angle to the right of 36°29' a distance of 55.3 feet to the former Westerly line of Pelzer Street; thence at a deflection angle to the left of 90°07' and along the former Westerly line of Pelzer Street a distance of 165.00 feet to the point of beginning of the parcel of land to be described; thence at a deflection angle to the left of 90° a distance of 705.85 feet to the Easterly line of Sebo Street in the City of Winona; thence at a deflection angle to the right of 90° and along the Easterly line of Sebo Street a distance of 165 feet; thence at a deflection angle to the right of 90° a distance of 280 feet; thence at a deflection angle to the left of 90° a distance of 70 feet; thence at a deflection angle to the right of 90° a distance of 336 feet to the Southerly line of Fifth Street; thence at a deflection angle of the right of 90° and along the Southerly line of Fifth Street to its intersection with the former Westerly line of Pelzer Street; thence Southerly along the former Westerly line of Pelzer Street to the point of beginning, being located upon and forming a part of the Southwest Quarter of the Northeast Quarter (SW1/4 of NE1/4) of Section Twenty (20), Township One Hundred Seven (107) North, of Range Seven (7), West of the Fifth Principal Meridian, Winona County, Minnesota.

Excepting therefrom all that part thereof lying within the boundaries of said City of Winona Right of Way Plat No. 2.

Also excepting therefrom all that part thereof lying within the boundaries of said Garvin Brook Second Subdivision.

Have caused the same to be surveyed and platted as PELZER PROPERTIES, and do hereby dedicate to the public for public use the utility easement created herewith.

In witness whereof, said Steven G. Kohner and Candace J. Kohner, husband and wife, have hereunto set their hands this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Steven G. Kohner

Candace J. Kohner

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by Steven G. Kohner and Candace J. Kohner.

Notary signature:\_\_\_\_\_

Print Notary's name\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires\_\_\_\_\_

SURVEYOR

I, Tony A. Blumentritt 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 that all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Tony A. Blumentritt, Licensed Land Surveyor  
Minnesota License Number 18886

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by Tony A. Blumentritt.

Notary signature:\_\_\_\_\_

Print Notary's name\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires\_\_\_\_\_

CITY COUNCIL, CITY OF WINONA, MINNESOTA

This Plat of PELZER PROPERTIES was approved and accepted by the City Council of the City of Winona, Minnesota at a regular meeting thereof held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Winona, Minnesota

By:\_\_\_\_\_, City Clerk

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\_\_\_\_.

Brian K. Wodele, Winona County Surveyor  
Minnesota License No. 46559

COUNTY AUDITOR/TREASURER, WINONA COUNTY, MINNESOTA

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20\_\_\_\_ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

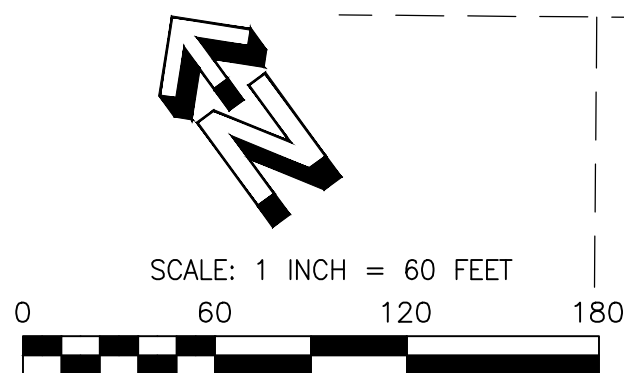
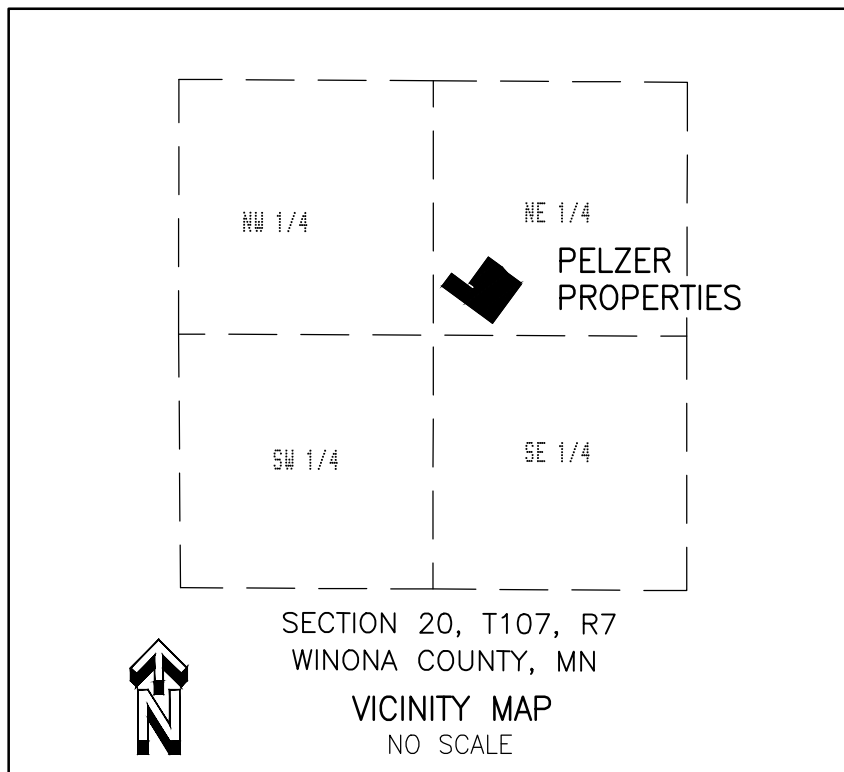
Sandra J. Suchla, Winona County Auditor/Treasurer

COUNTY RECORDER, COUNTY OF WINONA, STATE OF MINNESOTA

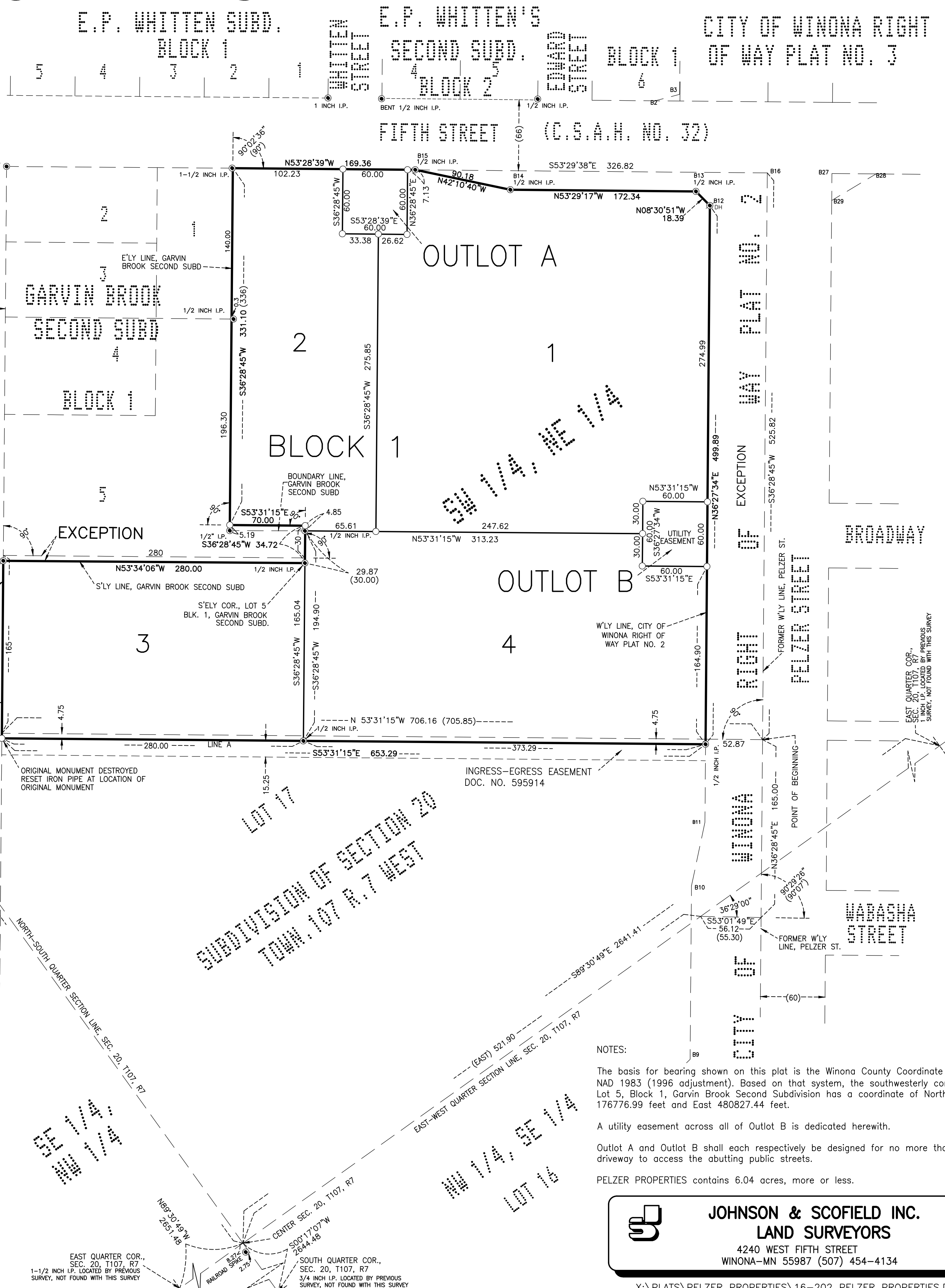
I hereby certify that this plat of PELZER PROPERTIES was filed in the office of the County Recorder for public record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_o'clock \_\_\_\_M. and was duly filed as Document No. \_\_\_\_\_.

Robert J. Bambenek, Winona County Recorder

By\_\_\_\_\_, Deputy



- LEGEND
- Denotes a placed 1 inch X 18 inch iron pipe with plastic cap bearing license number 18886
  - Denotes a found iron pipe
  - ⊠ Denotes a found drill hole in concrete
  - ⊙ Denotes iron pipe
  - B18 Denotes City of Winona Right of Way Plat No. 2 and City of Winona Right of Way Plat No. 3 boundary corner designation.
- Dimensions shown in parentheses ( ) denote recorded dimensions.



NOTES:

The basis for bearing shown on this plat is the Winona County Coordinate System, NAD 1983 (1996 adjustment). Based on that system, the southwesterly corner of Lot 5, Block 1, Garvin Brook Second Subdivision has a coordinate of North 176776.99 feet and East 480827.44 feet.

A utility easement across all of Outlot B is dedicated herewith.

Outlot A and Outlot B shall each respectively be designed for no more than one driveway to access the abutting public streets.

PELZER PROPERTIES contains 6.04 acres, more or less.



**JOHNSON & SCOFIELD INC.**  
**LAND SURVEYORS**  
4240 WEST FIFTH STREET  
WINONA-MN 55987 (507) 454-4134

X:\PLATS\PELZER PROPERTIES\16-202 PELZER PROPERTIES.DWG