

# ALPHABET JUNCTION

PLAT FILE NO.  
C.R. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Alphabet Junction, LLC, owner of the following described property situated in the County of Carver, State of Minnesota, to wit:

**Parcel 1:**  
That part of the Northwest Quarter of the Northeast Quarter of Section 14, Township 116, Range 24, Carver County, Minnesota, described as follows: Beginning at the Northwest corner of said Quarter-Quarter; thence South along the West line of said Quarter-Quarter distant 307.3 feet to a point 147.7 feet North of the intersection of said West line with the Northerly line of State Trunk Highway No. 5; thence East at right angles 183.0 feet; thence North at right angles, parallel with said West line 311.0 feet more or less to the North line of said Quarter-Quarter; thence West along the North line 183.0 feet to the point of beginning.

**Parcel 2:**  
That part of the Northwest Quarter of the Northeast Quarter of Section 14, Township 116, Range 24, Carver County, Minnesota, described as follows: The North 68.66 feet of the following described tract: Commencing on the North line of said Northeast Quarter at a point 192.11 feet East of the North Quarter corner of said Section 14; thence on a bearing of South 0 degrees 58 minutes 50 seconds West parallel to the West line of said Northeast Quarter a distance of 242.05 feet to the point of beginning of the tract to be described; thence South 89 degrees 01 minutes 10 seconds East a distance of 99.00 feet; thence South 0 degrees 58 minutes 50 seconds West a distance of 226.41 feet to the Northerly Right-of-Way line of Trunk Highway No. 5 as now located; thence Westerly along said Northerly Right-of-Way line a chord distance of 99.41 feet to the intersection with a line that bears North 0 degrees 58 minutes 50 seconds East a distance of 217.46 feet to the point of beginning.

**Parcel 3:**  
That part of the East 9.00 feet of the West 192.00 feet of the Northwest Quarter of the Northeast Quarter, Section 14, Township 116, Range 24, Carver County, Minnesota which lies North of the center line of State Trunk Highway No. 5, as described in Book L of Miscellaneous, Page 477.

Has caused the same to be surveyed and platted as ALPHABET JUNCTION and does hereby dedicate to the public for public use forever the public ways and also dedicates the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Alphabet Junction, LLC, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ALPHABET JUNCTION, LLC

By \_\_\_\_\_  
Its \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF \_\_\_\_\_  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ its \_\_\_\_\_ of Alphabet Junction, LLC a limited liability company, on behalf of the company.

(Signature) \_\_\_\_\_ (Name Printed) \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

I, Craig W. Morse, 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\_\_\_\_.

Craig W. Morse, Licensed Land Surveyor  
Minnesota License No. 23021

STATE OF MINNESOTA  
COUNTY OF HENNEPIN  
This instrument was acknowledged before me on \_\_\_\_\_ by Craig W. Morse, Licensed Land Surveyor, Minnesota License No. 23021.

(Signature) \_\_\_\_\_ (Name Printed) \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, Minnesota

My Commission Expires \_\_\_\_\_

CITY COUNCIL, CITY OF VICTORIA, MINNESOTA  
This plat of ALPHABET JUNCTION was approved and accepted by the City Council of the City of Victoria, 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 Victoria, Minnesota

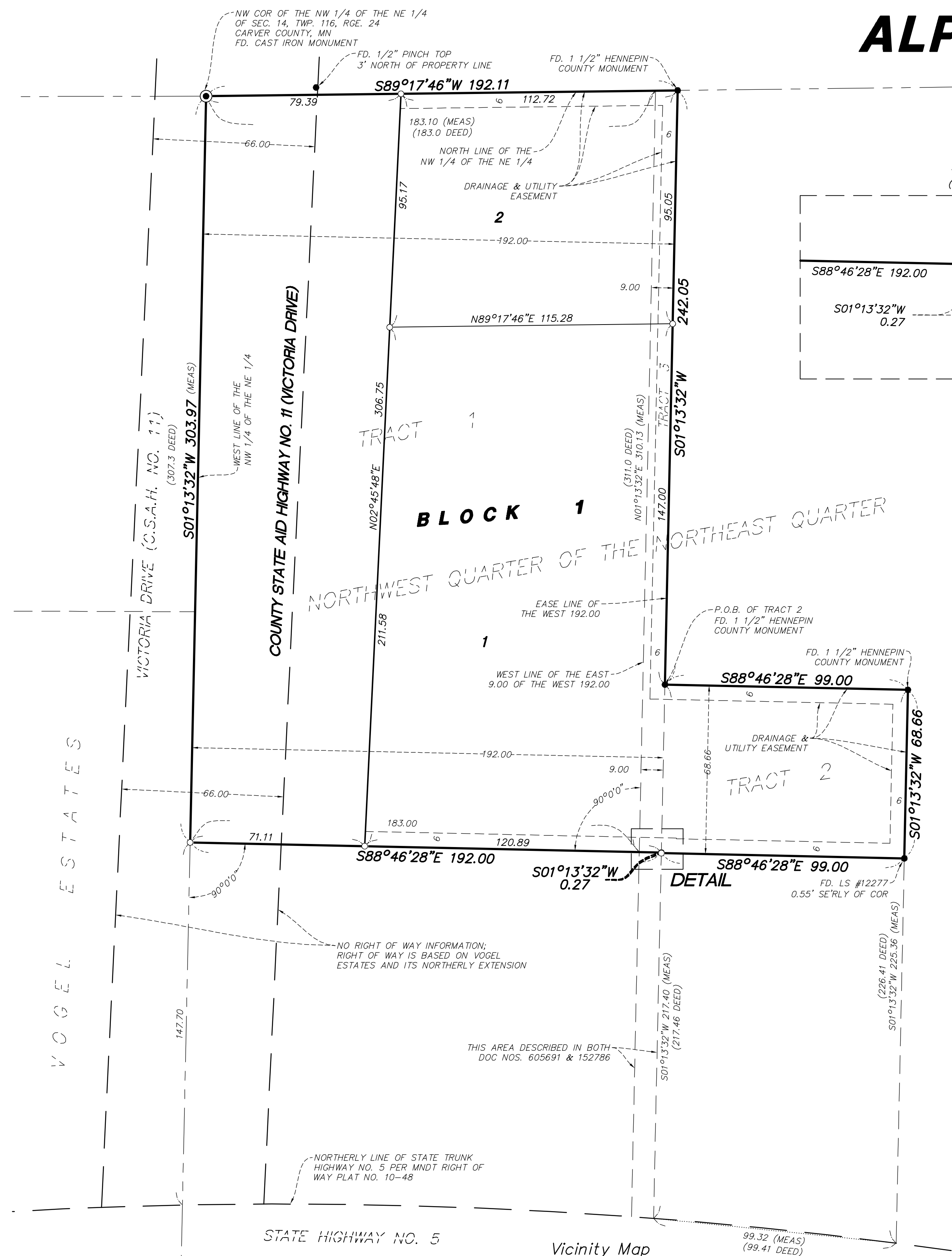
By: \_\_\_\_\_ By: \_\_\_\_\_

COUNTY SURVEYOR, Carver County, Minnesota  
Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Luke Kranz, County Surveyor

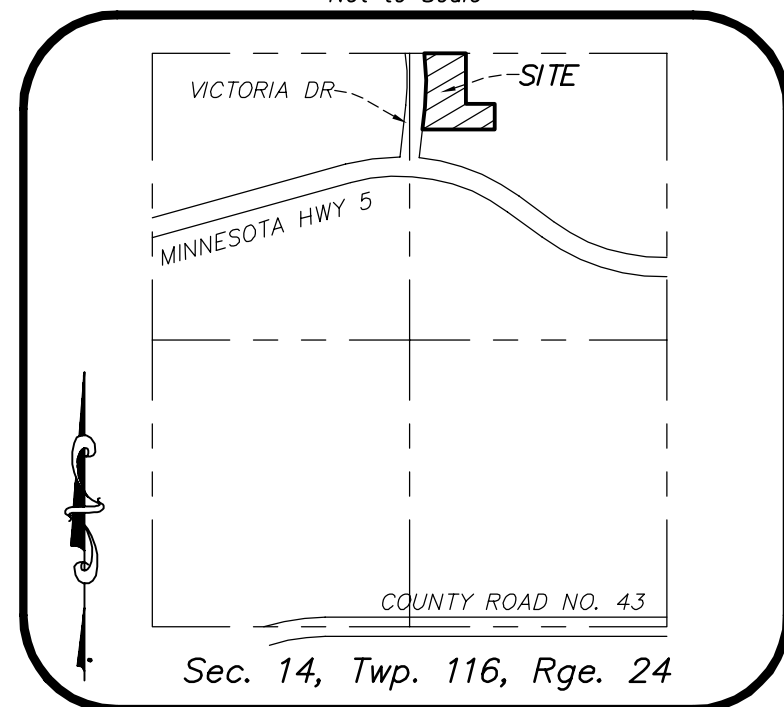
COUNTY AUDITOR-TREASURER, Carver County, Minnesota  
I hereby certify that taxes payable in 20\_\_\_\_ and prior years have been paid for land described on this plat. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Laurie Davies, County Auditor/Treasurer



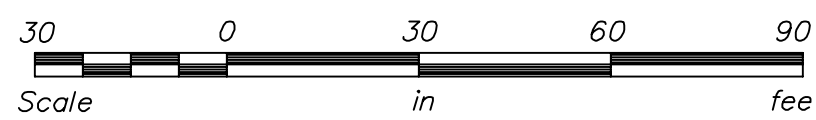
DETAIL  
(Not to Scale)

Vicinity Map  
Not to Scale



The West line of the Northwest Quarter of the Northeast Quarter of Section 14, Township 116, Range 24 has a Carver County bearing of S 01°13'32\" W (NAD83, 1986adj)

- Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 23021
- Denotes found monument as noted



Scale: 1 Inch = 30 Feet