

# WATERFORD LANDING

PLAT FILE NO.  
R.T. DOC. NO.

KNOW ALL PERSONS BY THESE PRESENTS: That Casco Ventures, LLC, a Minnesota limited liability company, owner of the following described property:

Those parts of Lots 6 and 7, AUDITOR'S SUBDIVISION NO. 200, CARVER COUNTY, MINNESOTA, according to the recorded plat thereof, lying easterly of the following described line:

Commencing at the southeast corner of Section 1, Township 116 North, Range 24 West of the 5th Principal Meridian; thence on an assumed bearing of North 1 degree 28 minutes 51 seconds West, along the east line of said section a distance of 858.00 feet to the southwest corner of Lot 2, AUDITOR'S SUBDIVISION NO. 200; thence continuing North 1 degree 28 minutes 51 seconds West, along said east line, a distance of 446.20 feet to the intersection with the location line of State Highway Number 7 as described and recorded in Book V of Decrees, page 540, parcel 15, office of Register of Deeds in and for the County of Carver; thence deflecting to the left 57 degrees 11 minutes 00 seconds, bearing North 58 degrees 39 minutes 51 seconds West along said location line, a distance of 369.70 feet; thence northwesterly, on said location line, a distance of 710.00 feet along a tangential curve concave to the northeast having a radius of 5729.58 feet and a central angle of 7 degrees 06 minutes 00 seconds; thence North 51 degrees 33 minutes 51 seconds West, tangent to said curve and along said location line, a distance of 707.90 feet; thence northwesterly along said location line a distance of 26.60 feet, deflecting to the left on a 10 chord spiral curve of decreasing radius, to the intersection with the easterly extension of the northerly line of Lot 6, AUDITOR'S SUBDIVISION NO. 200, [said 26.60 feet passes through a spiral angle of 0 degrees 01 minute 25 seconds and has a chord bearing of North 51 degrees 34 minutes 19 seconds West, and said 10 chord spiral curve has a total length of 300.00 feet and a total spiral angle of 3 degrees 00 minutes 00 seconds]; thence South 76 degrees 43 minutes 47 seconds West, along the extension of the northerly line of said Lot 6, a distance of 16.35 feet to the actual point of beginning of the line to be described; thence continuing South 76 degrees 43 minutes 47 seconds West, along said extended line and along the northerly line of said Lot 6 a distance of 70.99 feet; thence South 47 degrees 03 minutes 08 seconds West a distance of 255.62 feet; thence South 29 degrees 09 minutes 47 seconds West a distance of 149.92 feet; thence South 81 degrees 41 minutes 21 seconds West a distance of 141.04 feet; thence South 0 degrees 34 minutes 53 seconds West a distance of 482.80 feet; thence South 33 degrees 11 minutes 14 seconds West a distance of 137.29 feet; thence South 17 degrees 57 minutes 41 seconds East a distance of 299.48 feet; thence South 10 degrees 43 minutes 09 seconds West a distance of 176.50 feet, more or less, to the northerly shore line of Schutz Lake, and said line there terminating.

EXCEPT that part of Lot 7, AUDITOR'S SUBDIVISION NO. 200, CARVER COUNTY, MINNESOTA, according to the recorded plat thereof, and accretions thereto, described as follows: Beginning at the northeast corner of said Lot 7; thence on an assumed bearing of South 2 degrees 08 minutes 24 seconds West, along the easterly line of said Lot 7, about 650 feet to the shoreline of Schutz Lake; thence northwesterly, along said shoreline of said Schutz Lake, to the intersection with a line bearing South 34 degrees 09 minutes 10 seconds West from the point of beginning; thence North 34 degrees 09 minutes 10 seconds East about 598 feet to the point of beginning.

Has caused the same to be surveyed and platted as WATERFORD LANDING and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said Casco Ventures, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Casco Ventures, LLC

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

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

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of Casco Ventures, LLC, on behalf of the company.

\_\_\_\_\_  
County, \_\_\_\_\_ Printed Name  
My commission expires \_\_\_\_\_

I, Marcus F. Hampton 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\_\_

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

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

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Marcus F. Hampton.

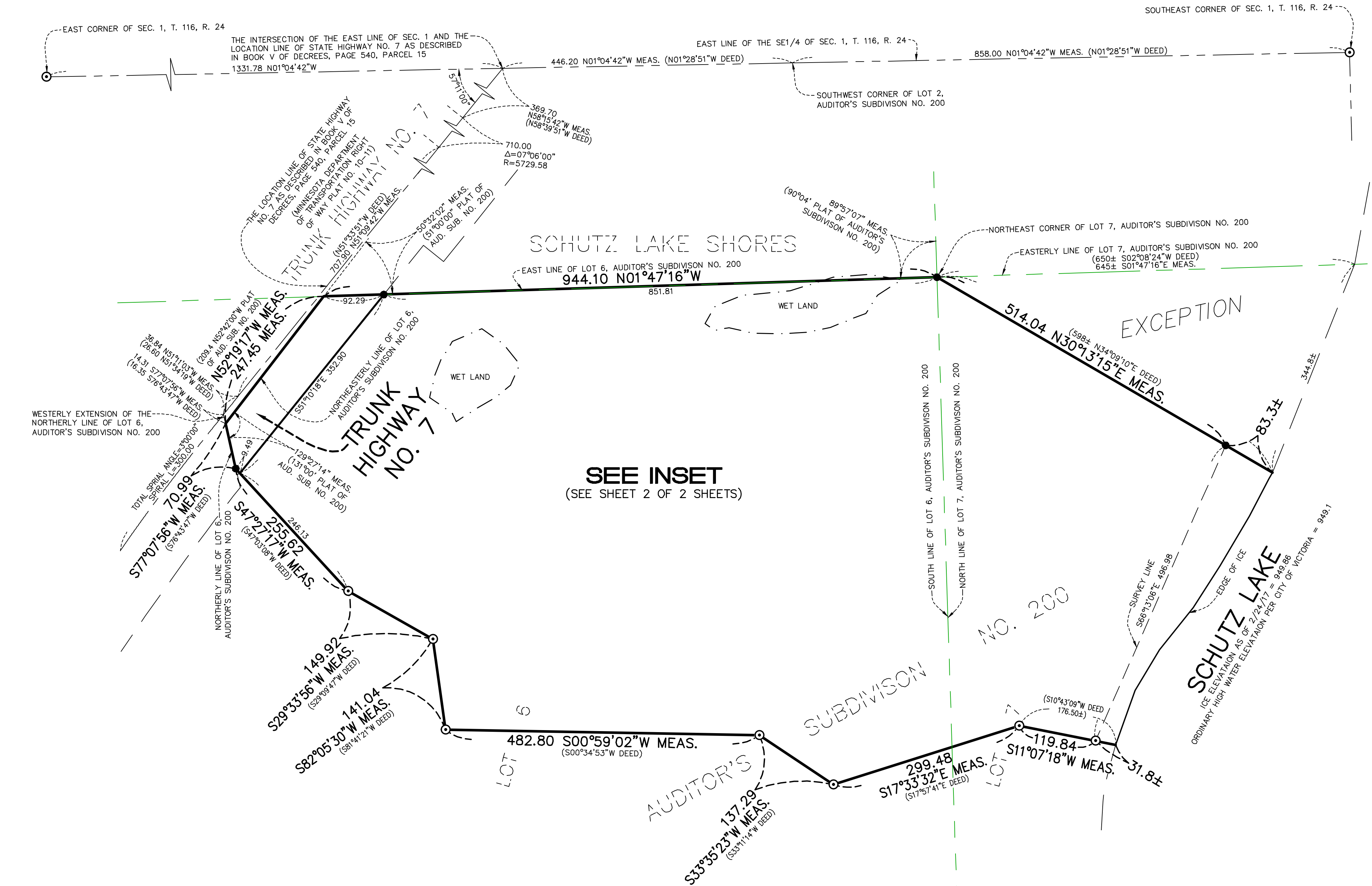
\_\_\_\_\_  
County, \_\_\_\_\_ Printed Name  
My commission expires January 31, \_\_\_\_\_

## CITY COUNCIL, CITY OF VICTORIA, MINNESOTA

This plat of WATERFORD LANDING was approved by the City Council of the City of Victoria, Minnesota at a regular meeting held this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

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

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



SEE INSET  
(SEE SHEET 2 OF 2 SHEETS)

## COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

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

Brian Praske, County Surveyor

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

## COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

I hereby certify taxes payable in \_\_\_\_\_ and prior years have been paid for land described on this plat. Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Laurie Davies, County Auditor/Treasurer

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

## REGISTRAR OF TITLES, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of WATERFORD LANDING was filed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M. as Document Number \_\_\_\_\_.

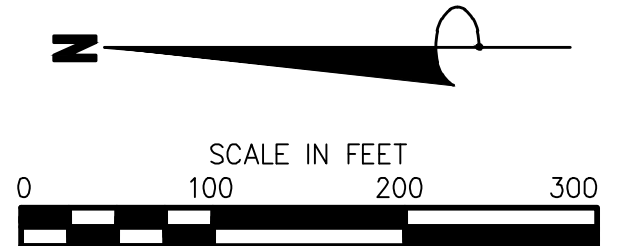
Brian Praske, Registrar of Titles

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

BENCHMARK: TOP NUT HYDRANT NORTHEASTERLY SIDE OF BAYVIEW DRIVE. 400± FEET NORTHWESTERLY FROM THE INTERSECTION OF BAYVIEW DRIVE AND SMITHTOWN ROAD. ELEVATION = 1028.90 FEET (NGVD 29)

BEARINGS ARE BASED ON THE EAST LINE OF THE SE1/4 OF SEC. 1, T. 116, R. 24, WHICH IS ASSUMED TO HAVE A BEARING OF N 01°04'42\"/>

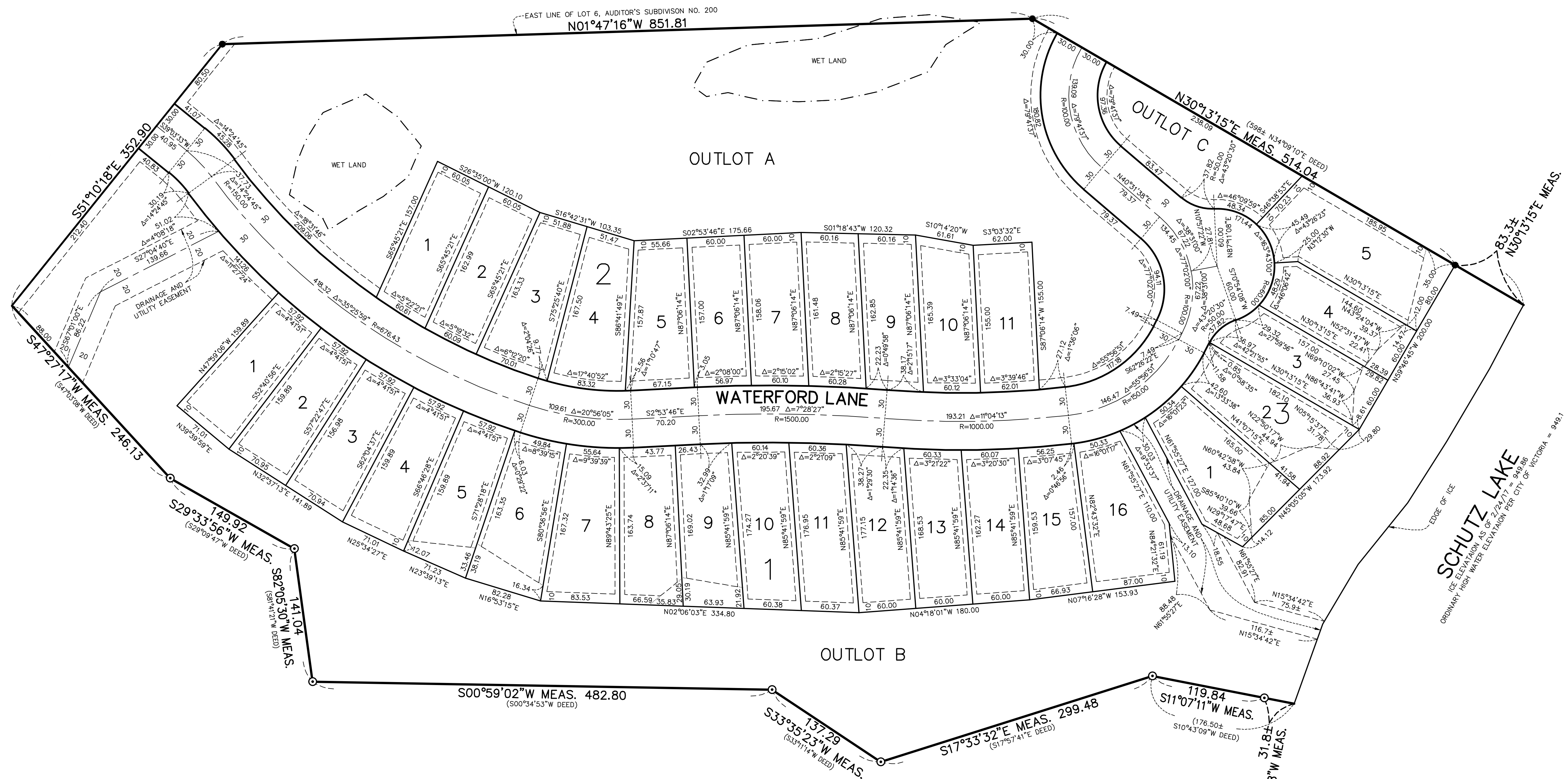
- DENOTES FOUND 1/2 INCH IRON MONUMENT
- DENOTES HENNEPIN COUNTY CAST IRON MONUMENT



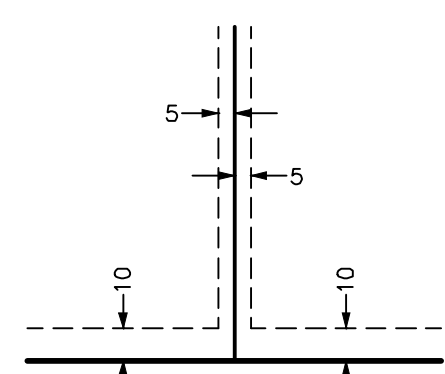
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## INSET



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



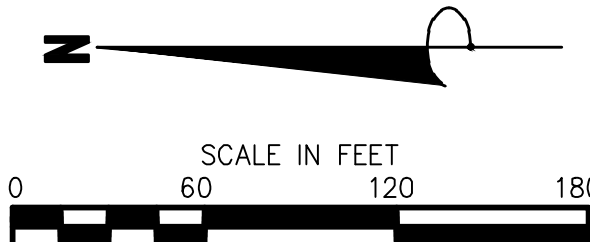
DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THE PLAT.

BENCHMARK: TOP NUT HYDRANT NORTHEASTERLY SIDE OF BAYVIEW DRIVE. 400± FEET NORTHWESTERLY FROM THE INTERSECTION OF BAYVIEW DRIVE AND SMITHTOWN ROAD. ELEVATION = 1028.90 FEET (NGVD 29)

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- DENOTES FOUND 1/2 INCH IRON MONUMENT
- DENOTES HENNEPIN COUNTY CAST IRON MONUMENT

NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY R.L.S. NO. 47481.



SCHÜTZ LAKE  
EDGE OF ICE  
PRIMARY HIGH WATER ELEVATION PER CITY OF VICTORIA = 949.1