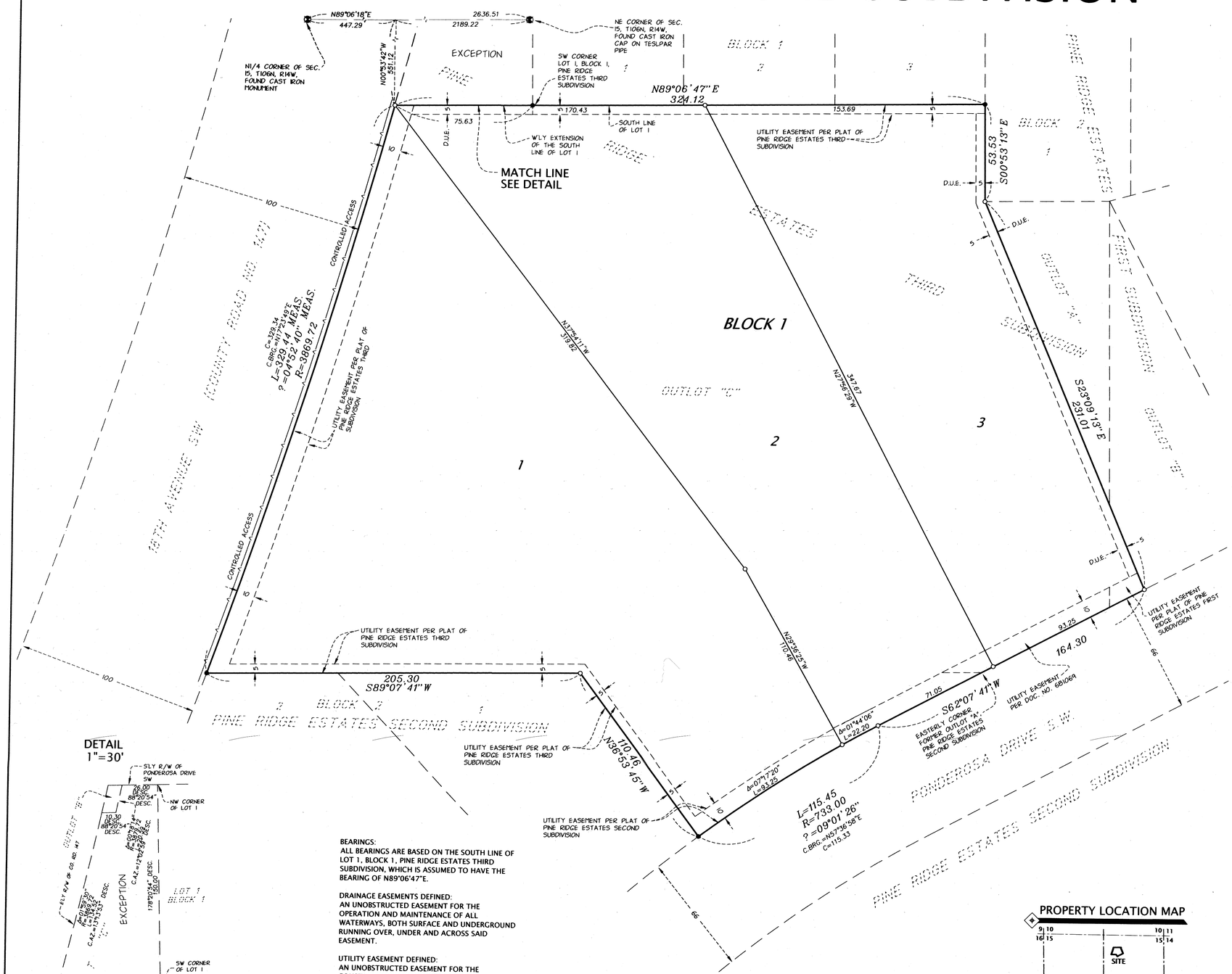
OFFICIAL

PINE RIDGE HEIGHTS SECOND SUBDIVISION



DETAIL
1"=30'

BEARINGS:
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 1, PINE RIDGE ESTATES THIRD SUBDIVISION, WHICH IS ASSUMED TO HAVE THE BEARING OF N89°06'47"E.

DRAINAGE EASEMENTS DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OF SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

CONTROLLED ACCESS DEFINED:
INGRESS AND EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

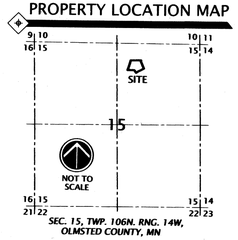
D.U.E. *DENOTES DRAINAGE AND UTILITY EASEMENT*

○ *DENOTES SET 1/2 INCH X 18 INCH IRON PIPE MARKED R.L.S. 25718 UNLESS OTHERWISE INDICATED.*

● *DENOTES FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE INDICATED.*

DENOTES CONTROLLED ACCESS.

PROPERTY LOCATION MAP



SEC. 15, TWP. 106N, RNG. 14W, OLMSTED COUNTY, MN

KNOW ALL PERSONS BY THESE PRESENTS: That Browns Creek West, LLC, a Minnesota limited liability company, fee owner, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

Outlot "C", Pine Ridge Estates Third Subdivision, Olmsted County, Minnesota, EXCEPT: That part of Outlot "C", Pine Ridge Estates Third Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, described as follows: Beginning at the southwest corner of Lot 1, Block 1, of said Pine Ridge Estates Third Subdivision; thence westerly on a Minnesota State Plane Grid Azimuth from north 268 degrees 20 minutes 54 seconds along the westerly extension of the south line of said Lot 1 a distance of 75.72 feet to the easterly right of way line of County Road No. 147; thence northerly 134.52 feet along said easterly right of way line on a nontangential curve concave westerly, having a radius of 3869.72 feet, a central angle of 01 degree 59 minutes 30 seconds, and a chord azimuth of 13 degrees 13 minutes 53 seconds to the southwest corner of Outlot "B", said Pine Ridge Estates Third Subdivision; thence easterly 88 degrees 20 minutes 54 seconds azimuth along the southerly line of said Outlot "B" 10.30 feet to the southeast corner of said Outlot "B"; thence northerly 20.58 feet along the easterly line of said Outlot "B" on a nontangential curve concave westerly, having a radius of 3879.72 feet, a central angle of 00 degrees 18 minutes 14 seconds, and a chord azimuth of 12 degrees 02 minutes 59 seconds, to the northeast corner of said Outlot "B"; thence easterly 88 degrees 20 minutes 54 seconds azimuth along the southerly right of way line of Ponderosa Drive SW 26.00 feet to the northwest corner of said Lot 1; thence southerly 178 degrees 20 minutes 54 seconds azimuth along the westerly line of said Lot 1 a distance of 150.00 feet to the point of beginning.

Containing 3.16 acres, more or less.

Has caused the same to be surveyed and platted as PINE RIDGE HEIGHTS SECOND SUBDIVISION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Browns Creek West, LLC, a Minnesota limited liability company, has caused these presents to be signed by it's proper officer this 26th day of February, 2020.

SIGNED: BROWNS CREEK WEST, LLC

By _____, Managing Partner
Jon W. Whitcomb

STATE OF MINNESOTA
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this 26th day of February, 2020 by Jon W. Whitcomb, Managing Partner, of Browns Creek West, LLC, a Minnesota limited liability company.

Connie J.P. Villani (SIGNATURE) CONNIE J.P. VILLANI (PRINT)
Notary Public Dakota County, Minnesota
My Commission Expires January 31, 2025

SURVEYORS CERTIFICATE:
I, Daniel L. Thurmes, 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 the plat have been correctly set; 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; and all public ways are shown and labeled on this plat.

Dated this 26th day of February, 2020.

Daniel L. Thurmes, Licensed Land Surveyor, Minnesota License No. 25718

STATE OF MINNESOTA
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this 26th day of February, 2020, by Daniel L. Thurmes, Licensed Land Surveyor.

Connie J.P. Villani (SIGNATURE) CONNIE J.P. VILLANI (PRINT)
Notary Public
Dakota County, Minnesota
My Commission Expires January 31, 2025

OLMSTED COUNTY SURVEYOR
I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 27 day of February, 2020.

By Mark E. Iverson
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 19 day of February, 2020, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 2 day of March, 2020.

By _____, City Clerk

PROPERTY RECORDS AND LICENSING:
Taxes payable in the year 2020, on the land hereinbefore described, have been paid, there are no delinquent taxes and transfer has been entered on this 11th day of MARCH 2020.

DOCUMENT NUMBER A1494510

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 11th day of MARCH, 2020 at 11 o'clock A.M. and was duly recorded in Olmsted County Records.

By W. Mark Krupski
Director of Property Records and Licensing

By Wendy Von Wald
Deputy

NORTH

0 30 60
SCALE IN FEET

1488A

CORNERSTONE
LAND SURVEYING, INC