"OFFICIAL PLAT"

PONDS OF HIGHLAND HILLS

INSTRUMENT OF DEDICATION

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

Those parts of the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northeast Quarter of the Southeast Quarter, and the Northwest Quarter of the Southeast Quarter, all in Section 18, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the southeast corner of said Southeast Quarter of the Northeast Quarter; thence on an assumed bearing of North 00°17'37"West, along the east line of said Southeast Quarter of the Northeast Quarter, 294.71 feet; thence South 89°42'23"West 417.42 feet to the point of beginning (the next nine courses are along the northerly and westerly lines of the property described as 'Parcel A' in the deed recorded as Document Number A–1164407 in the office of the Olmsted County Recorder); thence continuing South 89°42'23"West 322.44 feet; thence North 58°10'57"West 163.05 feet; thence South 45°00'01"West 68.78 feet; thence South 44°59'59"East 130.30 feet; thence South 31°54'34"West 172.26 feet; thence South 89°44'19"East 221.25 feet; thence South 43°09'28"East 117.55 feet; thence South 00°03'24"East 148.71 feet; thence South 47°22'49"West 157.11 feet to the northeast corner of the property described as 'Parcel B' in the deed recorded as Document Number A–1164407 in the office of the Olmsted County Recorder (the next five courses are along the northerly and westerly lines of said 'Parcel B'); thence North 89°44'19"West 362.57 feet; thence South 00°13'35"East 200.01 feet; thence South 89°44'19"East 140.01 feet; thence South 00°13'35"East 140.80 feet; thence South 35°34'22"West 81.38 feet; thence North 89°44'19"West 31.22 feet; thence North 61°00'00"West 430.61 feet; thence North 11°36'58"West 272.77 feet; thence North 76°41'32"West 835.06 feet to the southeast corner of CASCADE PASS, according to the recorded plat thereof on file and of record at the office of the Olmsted County Recorder (the next 5 courses are along the east line of said plat of CASCADE PASS); thence North 00°15'33"East 190.04 feet; thence North 89°44'27"West 14.34 feet; thence North 00°08'14"West 664.52 feet; thence North 89°44'35"West 67.23 feet; thence North 00°15'25"East 135.00 feet to the south line of WEDGEWOOD HILLS SEVENTH, according to the recorded plat thereof on file and of record at the office of the Olmsted County Recorder's Office; thence South 89°44'28"East, along said south line and along the south lines of WEDGEWOOD HILLS FIFTH and WEDGEWOOD HILLS FOURTH, according to the recorded plats thereof on file and of record at the office of the Olmsted County Recorder, 2296.36 feet to the westerly right of way line of 50th Avenue NW as described as 'Parcel 1' in the deed recorded as Document Number A–1164407 in the office of the Olmsted County Recorder (the next two courses are along said right of way line); thence southwesterly 384.75 feet along a non–tangential curve, concave to the west, said curve has a radius of 5669.58 feet, a central angle of 03°53'18"and chord of said curve bears South 04°11'18"West 384.68 feet; thence southwesterly 103.88 feet along a reverse curve, concave to the east, said curve has a radius of 5789.58 feet, a central angle of 01°01'41"and chord of said curve bears South 05°37'06"West 103.88 feet to the north line of the property described in the Quit Claim Deed recorded as Document Number A–1187989 in the office of the Olmsted County Recorder; thence South 89°42'23 West, along said north line and not tangent to said curve, 311.15 feet to the west line of the property described in said Quit Claim Deed; thence South 00°17'37"East, along said west line, 208.71 feet to the point of beginning.

The above described parcel contains 53.12 acres, more or less, and is subject to any covenants, easements, and restrictions of record.

Has caused the same to be surveyed and platted as PONDS OF HIGHLAND HILLS and does hereby dedicate to the public for the public use the public ways and the drainage, utility, water main utility, and sanitary main utility easements as created by this plat.

In witness whereof said Noble Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 23 day of NOVEMBER, 2022.

Noble Development, LLC

James Judisch – Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted
This instrument was acknowledged before me on this 23 day of November, 2022 by James Judisch, Chief Manager of Noble Development, LLC, a Minnesota limited liability company.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2028

Andrew Buck
Notary Printed Name

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin 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 23 day of November, 2022.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 23 day of November, 2022 by Geoffrey G Griffin, Minnesota Registration No. 21940.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2028

Andrew Buck
Notary Printed Name

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 30 day of NOVEMBER, 2022

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 14 day of November, 2022 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kimberly Gierach
City Clerk (Deputy)

PROPERTY RECORDS AND LICENSING
Taxes payable in the year 2022 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 8th day of December, 2022

DOCUMENT NUMBER A1578360

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 8th day of December, 2022 at 9 o'clock A M., and was duly recorded in the Olmsted County records.

Mary Blair-Hoeft
Director of Property Records & Licensing

by Wendy von Wald
Deputy

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.49	N01°16'09"W
L2	4.41	N00°23'28"W
L3	14.06	S42°00'00"E
L4	44.07	S89°49'40"W
L5	68.09	N53°00'00"E
L6	84.49	S89°46'34"E
L7	22.97	S81°27'22"W
L8	17.05	N56°02'35"W
L9	13.70	S33°57'25"W
L10	3.32	S58°51'33"E
L11	20.02	S58°51'33"E
L12	12.30	S58°51'33"E
L13	32.50	N33°57'25"E
L14	20.00	N56°02'35"W
L15	33.48	S33°57'25"W
L16	7.36	S58°51'33"E
L17	11.00	S67°26'28"W
L18	47.34	S22°33'32"E
L19	20.40	N69°39'11"E
L20	32.18	N74°30'28"W
L21	31.69	N75°25'34"W
L22	9.45	S71°23'52"E

BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE NE1/4, SECTION 18, T. 107 N., R. 14 W, WHICH IS ASSUMED TO BEAR N00°17'37"W/S00°17'37"E

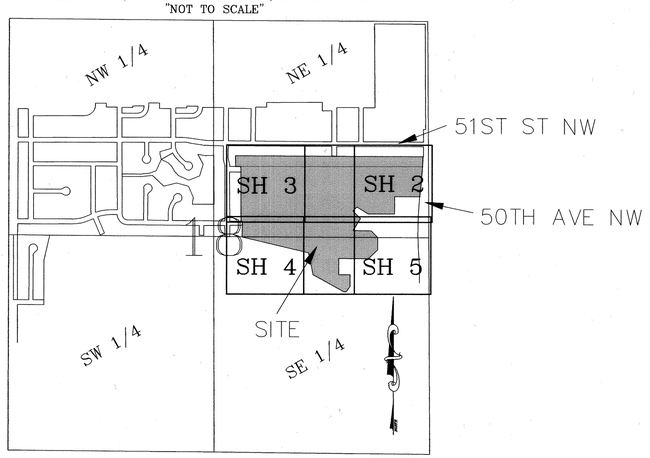
LEGEND

- ○ IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- W.M.U.E. WATER MAIN UTILITY EASEMENT
- S.M.U.E. SANITARY MAIN UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- D.E. UTILITY EASEMENT
- EASEMENT LINE
- SECTION LINE
- ADJACENT PLAT LINE

WETLANDS, BASED ON THE APPROVAL DATED 7/18/2022 FROM OLMSTED COUNTY LGU PROJECT NO.: R2022–005WET

(PLAT) REFERS TO DIMENSIONS AS SHOWN ON THE PLAT OF CASCADE PASS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MN

VICINITY MAP
SECTION 18, TOWNSHIP 107 NORTH, RANGE 14 WEST
"NOT TO SCALE"



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	122.26	900.00	7°46'59"	N88°53'29"W	122.16
C2	200.59	300.00	38°18'35"	S73°37'41"E	196.87
C3	426.94	500.00	48°55'26"	N78°56'07"W	414.09
C4	190.51	900.00	12°07'41"	N82°40'01"E	190.15
C5	244.83	900.00	15°35'10"	S83°28'34"E	244.07
C6	383.34	390.00	56°19'01"	S76°09'31"W	368.09
C7	578.58	390.00	85°00'00"	S05°30'00"W	526.96
C8	199.88	390.00	29°21'54"	S51°40'57"E	197.70
C9	93.64	150.00	35°46'07"	N19°09'13"W	92.13
C10	89.54	140.00	36°38'48"	N18°42'52"W	88.03
C11	302.57	300.00	57°47'13"	N70°53'36"W	289.91
C12	187.85	600.00	17°56'19"	N89°10'57"E	187.09
C13	87.17	600.00	8°19'26"	N86°00'37"W	87.09
C14	210.78	200.00	60°23'06"	N83°11'33"E	201.16
C15	202.12	500.00	23°09'40"	N78°11'44"W	200.75
C16	62.20	98.67	36°06'57"	N20°03'44"E	61.17
C17	65.99	930.00	4°03'57"	N87°01'58"W	65.98
C18	60.34	930.00	3°43'02"	S89°04'32"W	60.33
C19	55.21	270.00	11°42'54"	S86°55'32"E	55.11
C20	97.85	270.00	20°45'49"	S70°41'10"E	97.31
C21	27.48	270.00	5°49'52"	S57°23'20"E	27.47
C22	58.72	530.00	6°20'53"	N57°38'50"W	58.69
C23	49.20	530.00	5°19'09"	N63°28'51"W	49.18
C24	55.85	530.00	6°02'14"	N69°09'32"W	55.82
C25	69.13	530.00	7°28'23"	N75°54'51"W	69.08
C26	71.63	530.00	7°44'38"	N83°31'21"W	71.58
C27	69.14	530.00	7°28'26"	S88°52'07"W	69.09
C28	67.56	530.00	7°18'12"	S81°28'48"W	67.51
C29	11.33	530.00	1°13'31"	S77°12'56"W	11.33
C30	63.08	870.00	4°09'16"	N78°40'48"E	63.07
C31	70.44	870.00	4°38'20"	N83°04'36"E	70.42
C32	31.08	20.00	89°02'54"	S50°04'46"E	28.05
C33	98.90	180.00	31°28'57"	N21°17'48"W	97.67
C34	70.36	110.00	36°38'48"	N18°42'52"W	69.16
C35	108.73	170.00	36°38'48"	N18°42'52"W	106.89
C36	56.79	120.00	27°06'49"	N23°28'52"W	55.26
C37	35.64	20.00	102°06'15"	N41°07'40"E	31.11
C38	99.86	870.00	6°34'36"	S84°31'54"E	99.81
C39	81.67	870.00	5°22'44"	S78°33'14"E	81.64
C40	2.76	870.00	0°10'54"	S75°46'25"E	2.76
C41	79.34	420.00	10°49'23"	N81°05'40"W	79.22
C42	62.18	420.00	8°28'56"	S89°15'10"W	62.12
C43	59.59	420.00	8°07'45"	S80°56'50"W	59.54
C44	85.58	420.00	11°40'31"	S71°02'42"W	85.44
C45	79.83	420.00	10°53'23"	S59°45'44"W	79.71
C46	13.92	20.00	39°52'05"	N74°15'05"E	13.64
C47	13.39	20.00	38°21'39"	S66°38'03"E	13.14
C48	85.78	330.00	14°53'35"	N54°54'01"W	85.54
C49	32.96	330.00	5°43'19"	N65°12'28"W	32.94
C50	182.69	330.00	31°43'06"	N83°55'40"W	180.36
C51	178.46	570.00	17°56'19"	N89°10'57"E	177.73
C52	91.53	630.00	8°19'26"	N86°00'37"W	91.45
C53	82.81	570.00	8°19'26"	N86°00'37"W	82.74
C54	197.25	630.00	17°56'19"	N89°10'57"E	196.44
C55	87.90	270.00	18°39'12"	S89°32'24"W	87.51
C56	148.85	270.00	31°35'16"	N65°20'22"W	146.98
C57	31.67	20.00	90°44'16"	N04°10'40"W	28.47
C58	39.27	420.00	5°21'27"	S38°30'45"W	39.26
C59	78.54	420.00	10°42'51"	S30°28'36"W	78.42
C60	81.63	420.00	11°08'11"	S19°33'04"W	81.51
C61	43.81	420.00	5°58'36"	S10°59'41"W	43.79
C62	46.19	420.00	6°18'05"	S04°51'21"W	46.17
C63	59.37	420.00	8°05'55"	S02°20'39"E	59.32
C64	75.20	420.00	10°15'31"	S11°31'22"E	75.10
C65	84.05	420.00	11°27'59"	S22°23'08"E	83.91
C66	19.19	420.00	2°37'06"	S29°25'40"E	19.19
C67	29.23	20.00	83°44'14"	N11°07'53"E	26.70
C68	140.48	172.00	46°47'42"	N76°23'51"E	136.61
C69	40.80	172.00	13°35'24"	S73°24'36"E	40.70
C70	33.26	528.00	3°36'34"	N68°25'11"W	33.26

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C71	74.50	528.00	8°05'05"	N74°16'00"W	74.44
C72	61.18	528.00	6°38'19"	N81°37'42"W	61.14
C73	44.49	528.00	4°49'42"	N87°21'43"W	44.48
C74	59.57	472.00	7°13'51"	N86°09'38"W	59.53
C75	78.81	472.00	9°34'01"	N77°45'42"W	78.72
C76	52.42	472.00	6°21'48"	N69°47'48"W	52.39
C77	22.05	228.00	5°32'30"	S69°23'09"E	22.04
C78	61.76	228.00	15°31'11"	S79°54'59"E	61.57
C79	53.22	228.00	13°22'25"	N85°38'13"E	53.10
C80	103.26	228.00	25°57'00"	N65°58'30"E	102.38
C81	29.23	20.00	83°44'14"	N85°07'53"W	26.70
C82	90.45	420.00	12°20'19"	S49°25'56"E	90.27
C83	78.90	420.00	10°45'49"	S60°59'00"E	78.78
C84	24.95	425.00	3°21'47"	N72°44'01"W	24.94
C85	50.58	360.00	8°03'00"	N70°23'24"W	50.54
C86	8.01	360.00	1°16'32"	N65°43'38"W	8.01
C87	106.15	360.00	16°53'42"	N56°38'31"W	105.77
C88	80.33	360.00	12°47'06"	N41°48'07"W	80.16
C89	77.69	360.00	12°21'54"	N29°13'37"W	77.54
C90	86.27	360.00	13°43'47"	N16°10'47"W	86.06
C91	83.69	360.00	13°19'13"	N02°39'17"W	83.51
C92	81.18	360.00	12°55'12"	N10°27'56"E	81.01
C93	85.85	360.00	13°39'51"	N23°45'28"E	85.65
C94	79.13	360.00	12°35'36"	N36°53'11"E	78.97
C95	87.45	360.00	13°55'08"	N50°08'33"E	87.24
C96	93.89	360.00	14°56'34"	N64°34'24"E	93.62
C97	96.02	360.00	15°16'55"	N79°41'09"E	95.74
C98	95.51	360.00	15°12'04"	S85°04'22"E	95.23
C99	11.24	360.00	1°47'21"	S76°34'39"E	11.24
C100	58.89	930.00	3°37'41"	S77°29'48"E	58.88
C101	17.86	930.00	1°06'01"	S79°51'40"E	17.86
C102	109.42	930.00	6°44'29"	S83°46'55"E	109.36
C103	97.28	930.00	5°59'35"	N89°51'03"E	97.23
C104	70.39	930.00	4°20'12"	N84°41'09"E	70.37
C105	50.02	930.00	3°04'55"	N80°58'36"E	50.02
C106	45.98	930.00	2°49'58"	N78°01'09"E	45.97
C107	401.32	470.00	48°55'26"	N78°56'07"W	389.24
C108	220.65	330.00	38°18'35"	S73°37'41"E	216.56
C109	118.18	870.00	7°46'59"	N88°53'29"W	118.09
C110	26.31	86.00	17°31'49"	N64°38'28"E	26.21
C111	45.41	77.00	33°47'30"	S56°30'41"W	44.76
C112	44.15	77.00	32°51'09"	S23°11'22"W	43.55
C113	51.29	77.00	38°09'57"	S12°19'11"E	50.35
C114	35.14	77.00	26°08'56"	S44°28'38"E	34.84
C115	40.54	77.00	30°10'08"	N84°48'16"E	40.08
C116	40.76	77.00	30°19'47"	N54°33'19"E	40.29
C117	49.21	77.00	36°36'58"	N21°04'56"E	48.38
C118	22.73	77.00	16°55'01"	N05°41'04"W	22.65
C119	44.29	136.00	18°39'32"	S04°48'48"E	44.09
C120	27.26	136.00	11°29'02"	S10°15'29"W	27.21
C121	217.42	425.00	29°18'38"	N14°07'42"E	215.05
C122	34.34	435.00	4°31'24"	S64°37'43"E	34.33
C123	56.89	362.00	9°00'17"	S11°29'52"W	56.83
C124	60.43	438.00	7°54'18"	S12°02'49"W	60.38
C125	33.05	430.00	4°24'13"	S68°34'00"E	33.04
C126	84.67	296.33	16°22'14"	N09°51'38"E	84.38
C127	236.31	103.67	130°36'17"	S47°15'24"E	188.37
C128	25.75	5669.58	0°15'37"	N06°00'08"E	25.75
C129	30.00	5669.58	0°18'12"	N05°43'14"E	30.00
C130	30.00	5669.58	0°18'12"	N05°25'02"E	30.00
C131	268.98	5669.58	2°43'06"	N03°54'24"E	268.95
C132	30.02	5669.58	0°18'12"	N02°23'45"E	30.02
C133	6.58	355.00	1°03'43"	N62°31'23"W	6.58
C134	13.52	530.00	1°27'43"	N80°22'55"W	13.52
C135	14.55	630.00	1°19'24"	S82°30'36"E	14.55
C136	26.87	470.00	3°16'33"	N78°14'27"E	26.87
C137	90.56	330.00	15°43'22"	S84°55'18"E	90.27
C138	5.48	77.00	4°04'40"	S55°30'46"E	5.48
C139	68.35	630.00	6°12'58"	S86°16'47"E	68.32
C140	86.72	330.00	15°03'25"	N62°00'06"W	86.47

G-Cubed
14070 Hwy 52 S.E.
Chatfield, MN 55923
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SURVEYING
PLANNING
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www.gge.to

1577A

"OFFICIAL PLAT"

PONDS OF HIGHLAND HILLS

SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

UNPLATTED

UNPLATTED

51ST STREET N.W.

52ND AVENUE N.W.

50TH AVENUE N.W.

WIDTH VARIES

WIDTH VARIES

INTERSECTING CHISEL MARKS ON MANHOLE RING

SOUTH LINE OF WEDGEWOOD HILLS FOURTH, FIFTH, AND SEVENTH

S89°44'28"E 2296.36

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

OUTLOT I

OUTLOT B(*)

OUTLOT C

OUTLOT D

NOBLE DRIVE N.W.

DECLARATION OF EASEMENT FOR PEDESTRIAN FACILITIES PER DOCUMENT NO. A-1576946

PRIVATE DRAINAGE EASEMENT PER DOC. NO. A-1575462

(*)UTILITY EASEMENT ACROSS ALL OF OUTLOT B

ACCESS EASEMENT PER DOCUMENT NO. A-1577665

PARCEL PER DOCUMENT NO. A-1187989

L=384.75
R=5669.58
Δ=03°53'18"
CB=S04°11'18"W
C=384.68

L=103.88
R=5789.58
Δ=01°01'41"
CB=S05°37'06"W
C=103.88

S89°42'23"W 311.15

S89°42'23"W 322.44

S89°42'23"W 417.42

S00°17'37"E 208.71

N00°17'37"W 2344.58

N89°44'28"W 149.26

N85°00'00"W 100.33

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

G-Cubed
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"OFFICIAL PLAT"

PONDS OF HIGHLAND HILLS

1" SQUARE PIPE WITH CAP PLS #15809

WEDGEWOOD HILLS SEVENTH

WEDGEWOOD HILLS FIFTH

WEDGEWOOD HILLS FOURTH

51ST STREET N.W.

52ND AVENUE N.W.

55TH AVENUE N.W.

QUEENS DRIVE N.W.

NOBLE DRIVE N.W.

SOUTH LINE OF WEDGEWOOD HILLS FOURTH, FIFTH, AND SEVENTH

S89°44'28"E 2296.36

N89°44'35"W 67.23

N00°15'25"E 135.00

N00°08'14"W 664.52

S00°08'14"E 2639.08

OUTLOT A

OUTLOT B(*)

OUTLOT C

OUTLOT E

OUTLOT F

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

CASCADE

DECLARATION OF EASEMENT FOR PEDESTRIAN FACILITIES PER DOCUMENT NO. A-1576946

PRIVATE DRAINAGE EASEMENT PER DOC. NO. A-1575462

10.00 U.E.

20.00 W.M.U.E.

31.00 W.M.U.E. & S.M.U.E.

30.00 U.E. & D.E.

10.00 U.E. & D.E.

20.00 D.E.

(*)UTILITY EASEMENT ACROSS ALL OF OUTLOT B

EAST LINE OF SW ¼ OF NE ¼ OF SECTION 18

WEST LINE OF SE ¼ OF NE ¼ OF SECTION 18

WETLAND

SEE SHEET 2

SEE SHEET 4

SEE SHEET 4

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

G-Cubed ENGINEERING SURVEYING PLANNING

14070 Hwy 52 S.E.
Chatfield, MN 55923

Ph. 507-867-1666
Fax 507-867-1665
www.gge.to

"OFFICIAL PLAT"

PONDS OF HIGHLAND HILLS

SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

14.34
N89°44'27"W

S89°46'34"E 80.06
12.84 65.68 18.80

N00°15'33"E 2.85

KING ARTHUR LANE N.W.

50.00

BLOCK 5
CASCADE PASS

(190.00 PLAT)
N00°15'33"E 190.04

136.89

28.00

25.15

69.90

14.61

10.00 U.E.

KING ARTHUR LANE N.W.

L6

C73 C72 C71 C70 C69 C68 C15 C14 C74 C75 C76 C77 C78 C79 C80 C81 C82 C83 C84 C85 C86 C87 C88 C66 C67

N08°00'00"E

N20°00'00"E

N17°00'00"E 128.

N13°00'00"E 83.01

N56°00'00"E 142.10

N46°00'00"E 142.10

N20°00'00"E 137.37

N18°58'53"E 152.24

S87°00'00"W 126.54

S17°00'00"W 163.27

S69°01'44"E 561.62

S69°01'44"W 556.17

S35°32'27"W 50.16

S38°15'W 80.04

N64°01'45"W 12.08

S85°14'48"W 51.92

S67°28'36"W 68.87

N84°25'35"W 53.34

N68°32'57"W 85.82

S89°22'33"W 143.51

S89°44'26"E 969.60

S89°44'26"E 346.04

S00°00'00"E 153.29

S05°00'00"W 163.82

S15°00'00"W 164.00

S18°00'00"W 155.17

S04°00'00"W 110.28

S22°00'00"E 121.76

S01°00'00"W 165.87

S37°00'00"W 147.92

S23°38'06"W 109.28

S16°00'00"W 117.88

S16°00'00"W 113.28

72.47 61.36 50.17 66.02 37.26 106.25 18.82 67.00 189.28 76.38 70.66 585.04

N76°41'32"W 835.06

N11°36'58"W 272.77

161.62

N61°00'00"W 430.61

268.99

S35°34'22"W 81.38

N89°44'19"W 31.22

S00°13'35"E 78.71

N89°44'19"W

66.13

S00°13'35"E 200.01

133.88

S00°13'35"E 140.80

S88°51'03"W 120.26

S89°44'19"E 140.01

S66°56'03"W 284.99

S33°57'40"E 123.14

S00°08'14"E 2626.21

1 2 3 4 5 6 7 8 9 10 11

DECLARATION OF EASEMENT FOR PEDESTRIAN FACILITIES PER DOCUMENT NO. A-1576946

10.00 U.E.

10.00 D.E.

20.00 U.E.

31.00 W.M.U.E. & S.M.U.E.

54.00

WETLAND

OUTLOT B(*)

OUTLOT C

OUTLOT C

OUTLOT H

OU

N45°35'47"W 21.83

SOUTH LINE OF SW ¼ OF NE ¼ OF SECTION 18
NORTH LINE OF NW ¼ OF SE ¼ OF SECTION 18

SOUTH LINE OF SE ¼ OF NE ¼ OF SECTION 18
NORTH LINE OF NE ¼ OF SE ¼ OF SECTION 18

EAST LINE OF NW ¼ OF SE ¼ OF SECTION 18
WEST LINE OF NE ¼ OF SE ¼ OF SECTION 18

NW 1/4 NW 1/4 SE 1/4

INTERSECTION OF QUARTER LINES

SE CORNER OF CASCADE PASS

18

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)

CAST IRON MONUMENT

UNPLATTED

G-Cubed
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"OFFICIAL PLAT"

PONDS OF HIGHLAND HILLS

SEE SHEET 2

SEE SHEET 2

UNPLATTED

UNPLATTED

OUTLOT C

OUTLOT G

OUTLOT C

OUTLOT H

UNPLATTED

SEE SHEET 4

SEE SHEET 4

LOT B(*)

WETLAND

20.00 U.E.

31.00 W.M.U.E. & S.M.U.E.

94.44

S73°00'09"W 163.27

N69°01'44"E 561.62

S69°01'44"W 556.17

S13°51'09"W 27

N18°58'53"E 152.24

54.00

S48°32'47"E 43.19

C84

C122

S35°36'27"W 50.16

S24°58'15"W 80.04

C133

N64°01'45"W 12.08

S16°00'00"W 113.28

70.66

N11°36'58"W 272.77

SOUTH LINE OF SW ¼ OF NE ¼ OF SECTION 18

NORTH LINE OF NW ¼ OF SE ¼ OF SECTION 18

SOUTH LINE OF SE ¼ OF NE ¼ OF SECTION 18

NORTH LINE OF NE ¼ OF SE ¼ OF SECTION 18

EAST LINE OF NW ¼ OF SE ¼ OF SECTION 18

WEST LINE OF NE ¼ OF SE ¼ OF SECTION 18

S31°54'34"W 172.26

S89°44'19"E 221.25

64.14

157.11

S43°09'28"E 117.55

S45°00'00"W 67.05

S66°56'03"W 284.99

S89°44'26"E 1315.65'

S33°57'40"E 123.14

S00°13'35"E 78.71

S00°03'24"E 148.71

S47°22'49"W 157.11

N89°44'19"W 362.57

NE CORNER OF PARCEL 'B' IN DEED DOC. NO. A-1164407

66.13

S00°13'35"E 200.01

133.88

S88°51'03"W 120.26

C121

S89°44'19"E 140.01

S00°13'35"E 140.80

161.62

N61°00'00"W 430.61

268.99

S35°34'22"W 81.38

N89°44'19"W 31.22

CAST IRON CAP ON TELSPAR PIPE

18 17

N00°17'37"W 294.71

S00°17'49"E 2639.22

WIDTH VARIES

50TH AVENUE N.W.

NE ¼ NE ¼ SE ¼

18 17 19 20

1" SQUARE PIPE WITH CAP PLS #42638

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

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