"OFFICIAL PLAT"

PONDS OF HIGHLAND HILLS VILLAS

INSTRUMENT OF DEDICATION

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

All of Outlot D, PONDS OF HIGHLAND HILLS, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota.
Containing 6.22 acres more or less.

Has caused the same to be surveyed and platted as PONDS OF HIGHLAND HILLS VILLAS.

In witness whereof said Noble Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 11 day of January, 2023.

Noble Development, LLC

James Judisch – Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 11 day of January, 2023 by James Judisch, Chief Manager of Noble Development, LLC, a Minnesota limited liability company.

Andrew Bud
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 10th day of JANUARY, 2023.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 10 day of January, 2023, by Geoffrey G Griffin, Minnesota Registration No. 21940.

Andrew Bud
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 12 day of JANUARY, 2023

Eric C. Steven
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 9th day of January, 2023 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kimberly Gerard (Deputy)
City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2023 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 25th day of JULY, 2023.

DOCUMENT NUMBER A1590122

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 25th day of JULY, 2023, at 11½ o'clock A M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

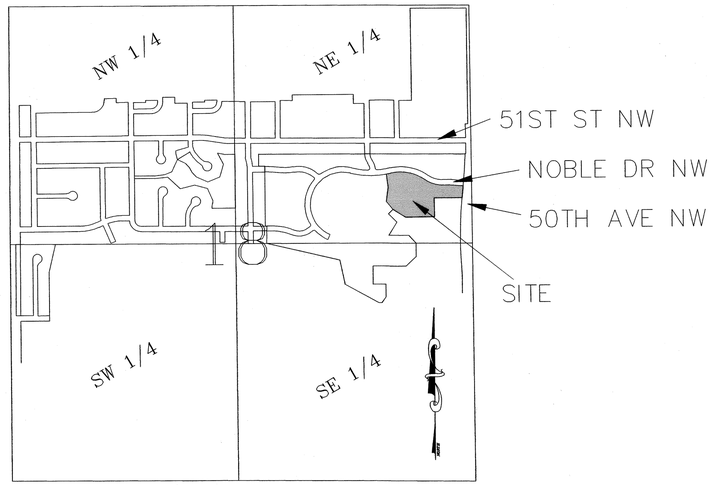
by Wendy von Wald
Deputy

LEGEND

o	1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
•	FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
U.E.	UTILITY EASEMENT
D.E.	UTILITY EASEMENT
- - - - - - - - - -	EASEMENT LINE
——— – – ———	SECTION LINE
– — — — —	ADJACENT PLAT LINE

VICINITY MAP

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

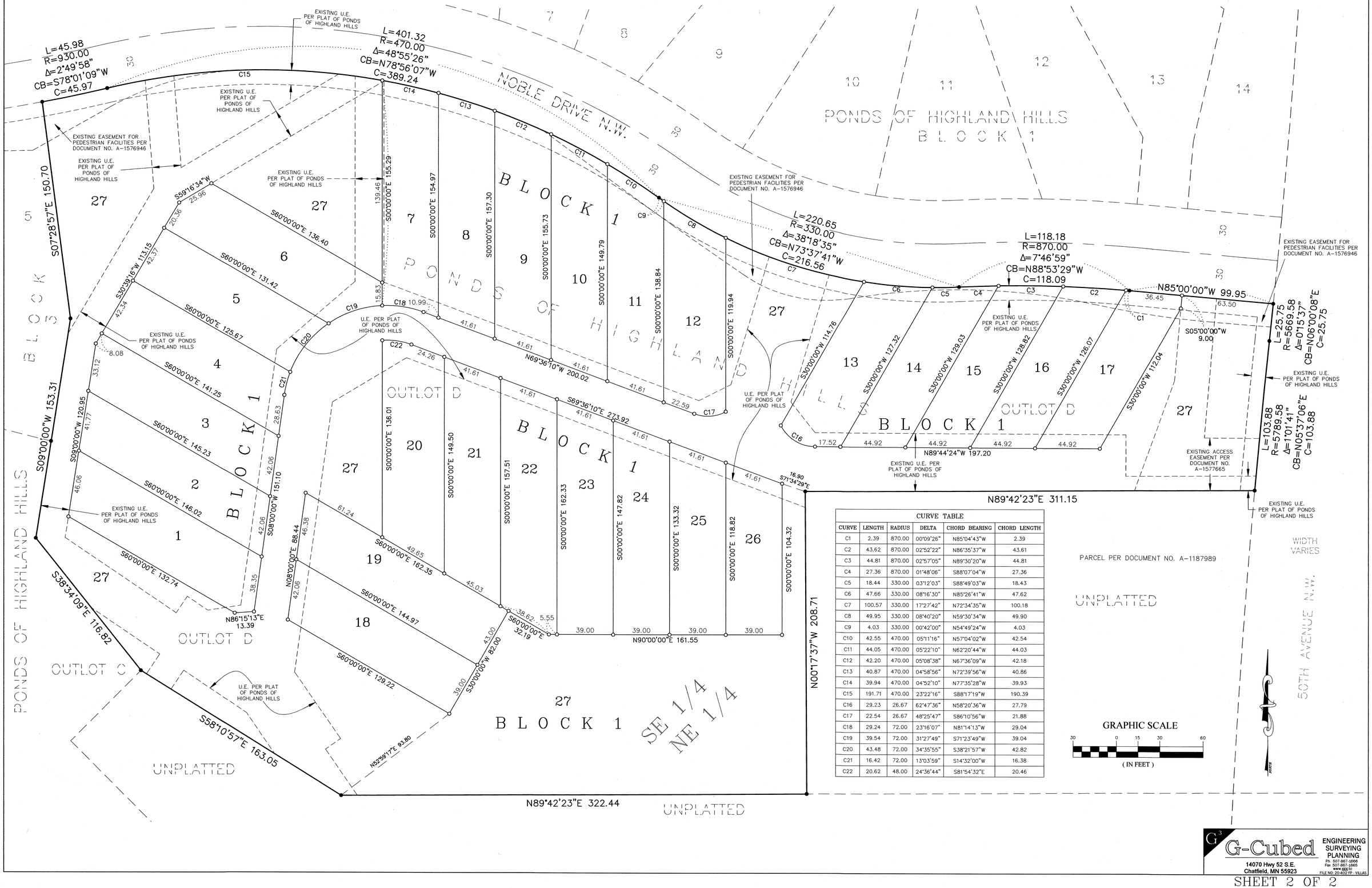


1592A

G-Cubed
ENGINEERING
SURVEYING
PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
FILE NO. 20-402 FP - VILLAS

"OFFICIAL PLAT"

PONDS OF HIGHLAND HILLS VILLAS



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2.39	870.00	00°09'26"	N85°04'43"W	2.39
C2	43.62	870.00	02°52'22"	N86°35'37"W	43.61
C3	44.81	870.00	02°57'05"	N89°30'20"W	44.81
C4	27.36	870.00	01°48'06"	S88°07'04"W	27.36
C5	18.44	330.00	03°12'03"	S88°49'03"W	18.43
C6	47.66	330.00	08°16'30"	N85°26'41"W	47.62
C7	100.57	330.00	17°27'42"	N72°34'35"W	100.18
C8	49.95	330.00	08°40'20"	N59°30'34"W	49.90
C9	4.03	330.00	00°42'00"	N54°49'24"W	4.03
C10	42.55	470.00	05°11'16"	N57°04'02"W	42.54
C11	44.05	470.00	05°22'10"	N62°20'44"W	44.03
C12	42.20	470.00	05°08'38"	N67°36'09"W	42.18
C13	40.87	470.00	04°58'56"	N72°39'56"W	40.86
C14	39.94	470.00	04°52'10"	N77°35'28"W	39.93
C15	191.71	470.00	23°22'16"	S88°17'19"W	190.39
C16	29.23	26.67	62°47'36"	N58°20'36"W	27.79
C17	22.54	26.67	48°25'47"	S86°10'56"W	21.88
C18	29.24	72.00	23°16'07"	N81°14'13"W	29.04
C19	39.54	72.00	31°27'49"	S71°23'49"W	39.04
C20	43.48	72.00	34°35'55"	S38°21'57"W	42.82
C21	16.42	72.00	13°03'59"	S14°32'00"W	16.38
C22	20.62	48.00	24°36'44"	S81°54'32"E	20.46

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

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