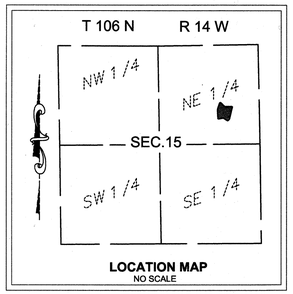
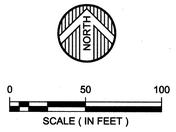
OFFICIAL

BARBOUR SUBDIVISION



LOCATION MAP
NO SCALE



BEARINGS
BEARINGS ARE BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM (NAD83 - 2011 ADJUSTMENT)

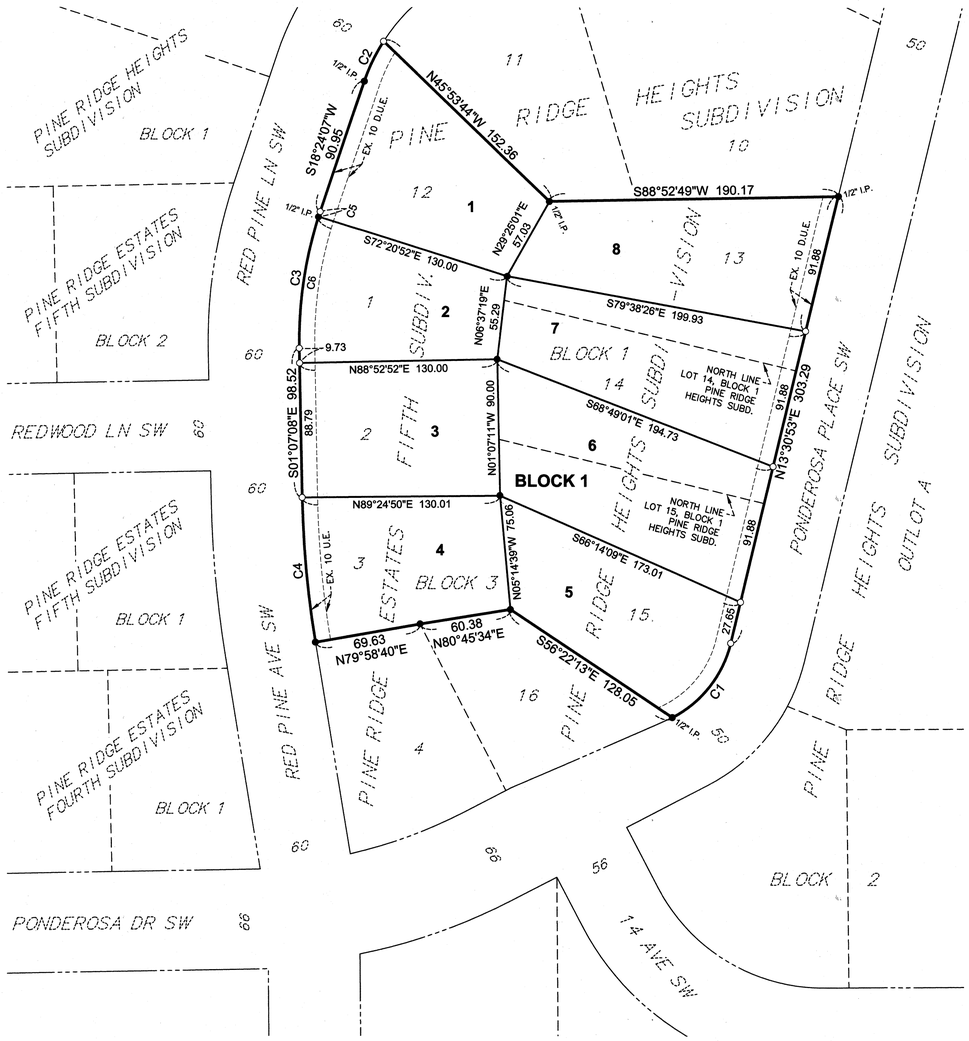
● = FOUND 5/8 INCH IRON PIPE WITH CAP LS 22422, UNLESS NOTED OTHERWISE

○ = SET A 1/2 INCH BY 14 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 41887

EX. D.U.E. = EXISTING DRAINAGE AND UTILITY EASEMENT PER PINE RIDGE HEIGHTS SUBDIVISION

EX. U.E. = EXISTING UTILITY EASEMENT PER PINE RIDGE ESTATES FIFTH SUBDIVISION

SUBDIV. = SUBDIVISION



PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C1	64.24	75.00	49°04'45"	N38°03'16"E	62.30
C2	29.58	120.00	14°07'18"	S25°27'46"W	29.50
C3	91.99	270.00	19°31'15"	S08°38'30"W	91.55
C4	95.71	668.47	8°12'11"	S05°13'13"E	95.62
C5	3.53	270.00	0°44'59"	S18°01'38"W	3.53
C6	88.46	270.00	18°46'16"	S08°16'00"W	88.06

WiDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

© 2023 WIDSETH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Marquee Construction LLC, a Minnesota limited liability company, Melissa Barbour and Amanda Barbour, a married couple, John C. Goodman and Jennifer K. Goodman, a married couple, Darcy T. Elmer and Leanne M. Elmer, a married couple, and Ryan W. Campbell and Natalee J. Campbell, a married couple, owners of the following described property:

Lots 12, 13, 14, and 15, Block 1, PINE RIDGE HEIGHTS SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota;

AND

Lots 1, 2, and 3, Block 3, PINE RIDGE ESTATES FIFTH SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

Said tract contains 2.33 acres more or less.

Have caused the same to be surveyed and platted as BARBOUR SUBDIVISION.

IN WITNESS WHEREOF, said Marquee Construction LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30 day of August, 2023.

Marquee Construction LLC

Melissa Barbour
Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me on 8/30/23 by Melissa Barbour, Manager of Marquee Construction LLC, a Minnesota limited liability company.

Notary Signature
Natalie J. Jones
Notary Printed Name
My Commission Expires: 1/31/26

IN WITNESS WHEREOF said Melissa Barbour and Amanda Barbour, a married couple, have hereunto set their hands this 30 day of August, 2023.

Melissa Barbour

Amanda Barbour

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on 8/30/23 by Melissa Barbour and Amanda Barbour.

Notary Signature
Natalie J. Jones
Notary Printed Name
My Commission Expires: 1/31/26

IN WITNESS WHEREOF, said John C. Goodman and Jennifer K. Goodman, a married couple, have hereunto set their hands this 30 day of August, 2023.

John C. Goodman

Jennifer K. Goodman

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on 8/30/2023 by John C. Goodman and Jennifer K. Goodman.

Notary Signature
Melissa Barbour
Notary Printed Name
My Commission Expires: 1/31/26

IN WITNESS WHEREOF, said Darcy T. Elmer and Leanne M. Elmer, a married couple, have hereunto set their hands this 29 day of August, 2023.

Darcy T. Elmer

Leanne M. Elmer

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on 8/29/23 by Darcy T. Elmer and Leanne M. Elmer.

Notary Signature
Melissa Barbour
Notary Printed Name
My Commission Expires: 1/31/26

IN WITNESS WHEREOF, said Ryan W. Campbell and Natalee J. Campbell, a married couple, have hereunto set their hands this 29 day of August, 2023.

Ryan W. Campbell

Natalee J. Campbell

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on 8/29/23 by Ryan W. Campbell and Natalee J. Campbell.

Notary Signature
Melissa Barbour
Notary Printed Name
My Commission Expires: 1/31/26

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 easements are shown and labeled on this plat.

Dated this 29th day of August, 2023.

Peter G. Oetliker, Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 29 day of August, 2023, by Peter G. Oetliker.

Notary Signature
Melissa Barbour
Notary Printed Name
My Commission Expires: 1/31/26

MELISSA BARBOUR
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2026

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

This plat of BARBOUR SUBDIVISION was approved by the Community Development Department of Rochester, Minnesota, on this 31st day of August, 2023, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd.1.

Community Development Director

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 31 day of AUGUST, 2023.

Olmsted County Surveyor

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 6th day of September, 2023.

Document Number A-1592524

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 6th day of Sept., 2023, at 4 o'clock P M. and was duly recorded in the Olmsted County Records.

Director of Property Records and Licensing

by Wendy von Wald
Deputy

1594A