"OFFICIAL PLAT"

STONE RIDGE SECOND ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Stoneridge Enterprises L.L.P., a Minnesota Limited Liability Partnership, Stone Ridge L.L.C., a Minnesota Limited Liability Company, the City of Eyota, Minnesota, being owners and proprietors and Premier Bank Rochester, a Minnesota Corporation mortgagee of the following described property.

That part of the Southeast Quarter of Section 10, Township 106 North, Range 12 West, Olmsted County, described as follows:

Commencing at the northeast corner of the West Half of said Southeast Quarter of Section 10; thence South 00 degrees 15 minutes 38 seconds East (Note: All bearings are in relationship with the north line of said Southeast Quarter which is assumed to be South 89 degrees 47 minutes 18 seconds West) along the east line of said West Half of the Southeast Quarter for a distance of 795.31 feet to the POINT OF BEGINNING; thence continue South 00 degrees 15 minutes 38 seconds East along the east line of said West Half of the Southeast Quarter for a distance of 285.85 feet; thence North 89 degrees 44 minutes 22 seconds East for a distance of 196.00 feet; thence South 00 degrees 15 minutes 38 seconds East for a distance of 14.20 feet; thence southerly on a tangential curve concave westerly, having a central angle of 17 degrees 51 minutes 38 seconds, radius of 233.00 feet, for an arc length of 72.63 feet; thence South 79 degrees 29 minutes 48 seconds East for a distance of 125.63 feet; thence North 59 degrees 15 minutes 57 seconds East for a distance of 161.05 feet; thence North 49 degrees 19 minutes 15 seconds East for a distance of 207.84 feet; thence North 35 degrees 01 minutes 57 seconds East for a distance of 17.69 feet; thence South 54 degrees 58 minutes 03 seconds East for a distance of 79.10 feet; thence South 31 degrees 16 minutes 36 seconds East for a distance of 95.45 feet to the northwest corner of Lot 9, Block 1, Stone Ridge, CIC 174; thence South 33 degrees 27 minutes 12 seconds East along the westerly line of said Stone Ridge, CIC 174 for a distance of 76.77 feet to the northwest corner of Lot 8, Block 1, said Stone Ridge, CIC 174; thence South 07 degrees 59 minutes 14 seconds East along said westerly line for a distance of 112.21 feet to the southwest corner of Lot 8, Block 1, said Stone Ridge, CIC 174; thence South 52 degrees 05 minutes 05 seconds West along the westerly line of said Block 1 for a distance of 155.55 feet; thence South 54 degrees 50 minutes 47 seconds West along said west line for a distance of 57.99 feet; thence South 43 degrees 58 minutes 37 seconds West along said westerly line for a distance of 189.62 feet to the northwest corner of Lot 1, Block 1, said Stone Ridge, CIC 174; thence South 16 degrees 46 minutes 26 seconds West along said westerly line of said Stone Ridge, CIC No. 174 for a distance of 130.00 feet to the southwest corner of Stone Ridge CIC No. 174 and the centerline of County Road No. 7 N.W.; thence North 73 degrees 13 minutes 34 seconds West along said centerline for a distance of 550.63 feet; thence North 16 degrees 46 minutes 12 seconds East for a distance of 79.93 feet; thence northeasterly on a tangential curve concave southeasterly, having a central angle of 22 degrees 02 minutes 50 seconds, radius of 233.00 feet, for an arc length of 89.66 feet; thence North 38 degrees 49 minutes 02 seconds East for a distance of 64.82 feet; thence North 51 degrees 10 minutes 58 seconds West for a distance of 1.89 feet; thence northwesterly on a tangential curve concave southwesterly, having a central angle of 22 degrees 02 minutes 36 seconds, radius of 117.00 feet, for an arc length of 45.01 feet; thence North 73 degrees 13 minutes 34 seconds West for a distance of 350.20 feet; thence North 00 degrees 15 minutes 38 seconds West for a distance of 363.88 feet; thence North 89 degrees 44 minutes 22 seconds East for a distance of 350.84 feet to the POINT OF BEGINNING.

Said Parcel contains 11.05 acres, more or less.

Have caused the same to be surveyed and platted as STONE RIDGE SECOND ADDITION and do hereby donate and dedicate to the public for public use forever the thoroughfares, cul-de-sacs and parks and dedicate the easements for drainage and utility purposes only, as shown on this plat.

In witness whereof, said Stoneridge Enterprises L.L.P., a Minnesota Limited Liability Partnership has caused these presents to be signed by its proper officer this this 5TH day of March, 2003.

Gary W Smith

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 5th day of March, 2003, by Gary Smith, its President on behalf of said Stoneridge Enterprises L.L.P.

Ann Marie Edstrom

ANN MARIE EDSTROM
NOTARY PUBLIC - MINNESOTA
My Comm. Expires Jan. 31, 2005

Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof, said Stone Ridge [redacted] L.L.C., a Minnesota Limited Liability Company has caused these presents to be signed by its proper officer this this 5TH day of March, 2003.

Gary W Smith

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 5th day of March, 2003, by Gary Smith, its President on behalf of said Stone Ridge Enterprises L.L.C.

Ann Marie Edstrom

ANN MARIE EDSTROM
NOTARY PUBLIC - MINNESOTA
My Comm. Expires Jan. 31, 2005

Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof, said Premier Bank Rochester, a Minnesota Corporation has caused these presents to be signed by its proper officer this 5th day of March, 2003.

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 5th day of March, 2003, by Matthew Nigbur, its Asst. Vice President on behalf of said Premier Bank Rochester.

Ann Marie Edstrom

ANN MARIE EDSTROM
NOTARY PUBLIC - MINNESOTA
My Comm. Expires Jan. 31, 2005

Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof, said City of Eyota, Minnesota has caused these presents to be signed by its proper Officers this 7th day of March, 2003.

By Norman Highum its Councilman

By Gene Stalock its Councilman

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 7th day of March, 2003, by Norman Highum, its councilman and by Gene Stalock, its Councilman, on behalf of said City of Eyota, Minnesota

Barbara Hampel

Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 7th day of MARCH, 2003.

DOCUMENT NUMBER A-958496

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7th day of MARCH, 2003, at 1 o'clock P M., and was duly recorded in the Olmsted County records.

Daniel O. Hall
Director of Property Records & Licensing

Deputy Wendy von Wald

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 7 day of March, 2003.

Edward P. Kuide
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF EYOTA

We, Dan Sturm, Mayor, and Barbara Hampel, Clerk-Administrator, in and for the City of Eyota, do hereby certify that on the 13th day of February, 2003, the accompanying plat was duly approved by the Common Council of the City of Eyota. In testimony whereof, I have hereunto signed my name and affixed the seal of said City of Eyota this 7th day of March, 2003.

Dan Sturm, Mayor

Barbara Hampel, Clerk-Administrator

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as STONE RIDGE SECOND ADDITION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Richard J. Massey
Minnesota L.S. No. 41814

STATE OF MINNESOTA
COUNTY OF DODGE

The foregoing Surveyor's Certificate was acknowledged before me this 5th day of MARCH, 2003, by Richard J. Massey, L.S. No. 41814.

RICHARD A. SINGBUSCH
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

Notary Public, Dodge County, MN
My Commission Expires 1-31-2005

8434

BRAND & MASSEY SURVEYING, INC.
1009 WHITEWATER AVENUE
ST. CHARLES, MN. 55972
PH. NO. 507-932-3895
P.O. BOX 428
KASSON, MN 55944
PH. NO. 507-634-4505

DATE: 11/29/02
COMPUTER FILE: 0427SF03.DWG
PROJECT NUMBER: 427

"OFFICIAL PLAT"

STONE RIDGE SECOND ADDITION

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE 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.

MONUMENTS

- O SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- ● FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)

All monuments set have a plastic cap stamped L.S. 41814.

BASIS OF BEARINGS

All Bearings are in relationship with the north line of the SE 1/4 Sec. 10–106–12 which is assumed to be S 89°47'18" W.

PROPERTY LOCATION MAP
T. 106 N. R. 12 W.
N.W. 1/4 N.E. 1/4
10
S.W. 1/4 S.E. 1/4
No Scale

N

0 30 60 90 120
SCALE IN FEET

NE COR. W 1/2 SE 1/4 SEC. 10–106–12 MNDOT MON.
S 00°15'38" E 795.31
P.O.B.
N 89°44'22" E 350.84
UNPLATTED
10' U.E.
363.88
294.86
285.85
E. LINE W 1/2 SE 1/4
S 00°15'38" E
N 00°15'38" W
2
1
CANYON DRIVE N.W.
N 73°13'34" W 360.30
N 73°13'34" W 350.20
366.94
34.51
33'
N 89°44'22" E 196.00
130.00
33.00
14.20
S 00°15'38" E 14.20
Δ=17°51'38" R=233.00 L=72.63
S CHBRG=S 08°40'11" W
S 79°29'48" E 125.63
N 59°15'57" E 161.05
N 49°19'15" E 207.84
N 35°01'57" E 17.69
S 54°58'03" E 79.10
S 31°16'36" E 95.45
S 33°27'12" E 76.77
S 07°59'14" E 112.21
S 52°05'05" W 155.55
S 54°50'47" W 51.99
S 43°58'37" W 189.62
S 16°46'26" W 130.00
PLACE N.W.
WHETSTONE
CANYON LANE N.W.
SANDSTONE DR. N.W.
STONE RIDGE CIC 174
Δ=22°02'36" R=117.00 L=45.01
N 51°10'58" E 1.89
N 38°49'02" E 64.82
Δ=22°02'50" R=233.00 L=89.66
N 16°46'12" E 79.93
C/L C.S.A.H. NO. 7
Δ=68°58'29" R=250.00 L=300.96
Δ=22°03'50" R=117.00 L=45.03
Δ=22°02'36" R=150.00 L=57.71
Δ=39°04'40" L=173.90
Δ=39°04'40" R=200.00 L=136.41
Δ=22°13'50" L=166.28
Δ=30°40'16" L=116.16
Δ=36°12'17" L=137.12
Δ=22°04'01" L=24.26
Δ=60°00'00" R=57.00 L=59.69
Δ=72°03'50" L=79.24
Δ=56°08'42" L=61.13
Δ=33°34'16" L=36.62
Δ=17°22'16" L=85.80
Δ=15°04'18" L=74.44
Δ=06°23'19" L=31.95
Δ=07°05'58" L=7.95
T.H. 42
517.63
550.63
C/L CO. RD. NO. 7 N.W.
CONTROLLED ACCESS
EX. CONTROLLED ACCESS
50' EX. R.O.W.
60' R.O.W.
SE COR. W 1/2 SE 1/4 SEC. 10–106–12 PIPE
SW COR. STONE RIDGE CIC NO. 174
NW COR. LOT 9, BLK. 1
NW COR. LOT 8, BLK. 1
W'LY LINE STONE RIDGE CIC 174
NW COR. LOT 1, BLK. 1
SW COR. LOT 6, BLK. 1
EX. 10' U.E.
20' U.E.
5' U.E.
20' D.E.

843B

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