

# TYROL HILLS FIRST SUBDIVISION



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
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507-288-6464  
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EMAIL INFO@YAGGY.COM

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Tyrol Group, LLC, a Minnesota limited liability company, mortgagor, Merchants Bank, National Association, mortgagee, and Cynthia L. Peters, personal representative of the Estate of Hans Peters, mortgagee, all being owners and proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the North Half of the Southwest Quarter of Section 2, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said Southwest Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 45 minutes 27 seconds along the north line of said Southwest Quarter 1030.62 feet to the easterly right-of-way line of Trunk Highway 63; thence southerly 889.14 feet along said easterly right-of-way line on a nontangential curve concave easterly, having a radius of 5554.58 feet, a central angle of 09 degrees 10 minutes 18 seconds and a chord azimuth of 199 degrees 07 minutes 39 seconds; thence southerly 194 degrees 45 minutes 22 seconds azimuth along said easterly right-of-way line 426.00 feet; thence easterly 104 degrees 45 minutes 22 seconds azimuth along said easterly right-of-way line 25.00 feet; thence southerly 194 degrees 45 minutes 22 seconds azimuth along said easterly right-of-way line 53.44 feet to the south line of said North Half; thence easterly 89 degrees 21 minutes 38 seconds azimuth along said south line 114.86 feet to the east line of the Northwest Quarter of said Southwest Quarter; thence northerly 359 degrees 07 minutes 02 seconds azimuth along said east line 280.50 feet to the westerly extension of the north line of NAGEL'S GROVE, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 89 degrees 21 minutes 38 seconds azimuth along said north line and its easterly extension and the north line of AIRPORT VIEW, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 1326.55 feet to the east line of said Southwest Quarter; thence northerly 359 degrees 01 minutes 10 seconds azimuth along said east line 1017.10 feet to the point of beginning.

Said tract contains 29.37 acres more or less.

Have caused the same to be surveyed and platted as TYROL HILLS FIRST SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Tyrol Group, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4th day of November, 2004

Leslie J. Radcliffe  
Leslie J. Radcliffe  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 24th day of November, 2004, by Leslie J. Radcliffe, Chief Manager of Tyrol Group LLC, a Minnesota limited liability company, on behalf of the company.

JUSTIN R. PARKIN  
NOTARY PUBLIC - MINNESOTA  
My Commission Expires 1-31-2008

Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

In witness whereof, said Merchants Bank, a National Association, has caused these presents to be signed by its proper officer this 24th day of Nov., 2004

Gene Brinkman  
By: GENE BRINKMAN  
Title:

STATE OF MINNESOTA  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 24th day of Nov., 2004, by GENE BRINKMAN, SVP of Merchants Bank, a National Association, on behalf of the bank.

MARGARET J. BRAUN  
NOTARY PUBLIC - MINNESOTA  
My Commission Expires 1/31/2005

Margaret Braun  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/05

In witness whereof, said Cynthia L. Peters, personal representative of the Estate of Hans Peters, has hereunto set her hands this 22 day of Dec, 2004

MARK A. Pronger

Mark A. Pronger  
Cynthia L. Peters  
MARK A. PRONGER

STATE OF MINNESOTA  
COUNTY OF Goodhue

The foregoing instrument was acknowledged before me this 22nd day of Dec, 2004 by Cynthia L. Peters, personal representative of the Estate of Hans Peters.

RICHARD D. GORMAN  
NOTARY PUBLIC - MINNESOTA  
My Commission Expires Jan. 31, 2005

Richard D. Gorman  
Notary Public, Goodhue County, MN  
My Commission Expires 1-31-05

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 3rd day of AUGUST, 2004, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 7th day of JANUARY, 2005.

Judy K. Scherr  
Judy K. Scherr  
City Clerk  
City of Rochester

### COUNTY SURVEYOR

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

This 24 day of November, 2004.

Edward P. Kuisle  
Edward P. Kuisle  
Olmsted County Surveyor

### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as TYROL HILLS FIRST SUBDIVISION; 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 or will be correctly placed in the ground by November 24, 2005; 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 on said plat other than as shown.

Peter G. Oetliker  
Peter G. Oetliker  
Minnesota L.S. No. 41887

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 23rd day of November, 2004, by Peter G. Oetliker, L.S. No. 41887.

JUSTIN R. PARKIN  
NOTARY PUBLIC - MINNESOTA  
My Commission Expires 1-31-2008

Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

### COUNTY PROPERTY RECORDS AND LICENSING

Proposed taxes payable in the year 2005 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 7th day of JANUARY, 2005.

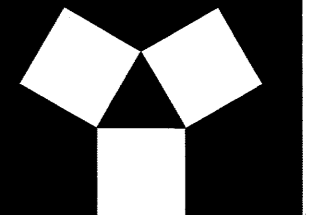
Document Number **A-1050131**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7th day of JANUARY, 2005, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel G. Hall  
Olmsted County Director of  
Property Records and Licensing  
By Wendy von Wald Deputy

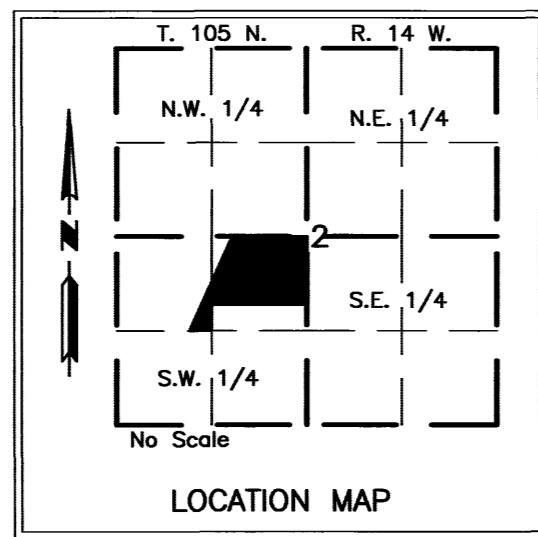
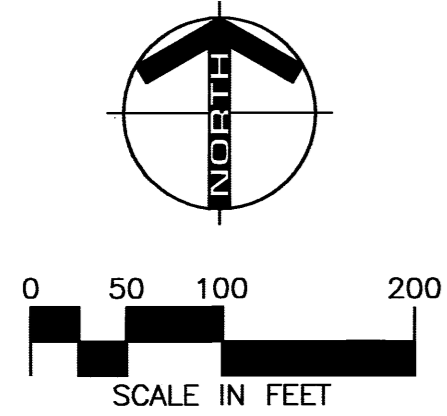
# 1010 A

# TYROL HILLS FIRST SUBDIVISION



**YAGGY COLBY ASSOCIATES**

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**MONUMENTS**

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 41887.

**BEARINGS**

Plot bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

**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.

U.E. = UTILITY EASEMENT

**DRAINAGE EASEMENT DEFINED**

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

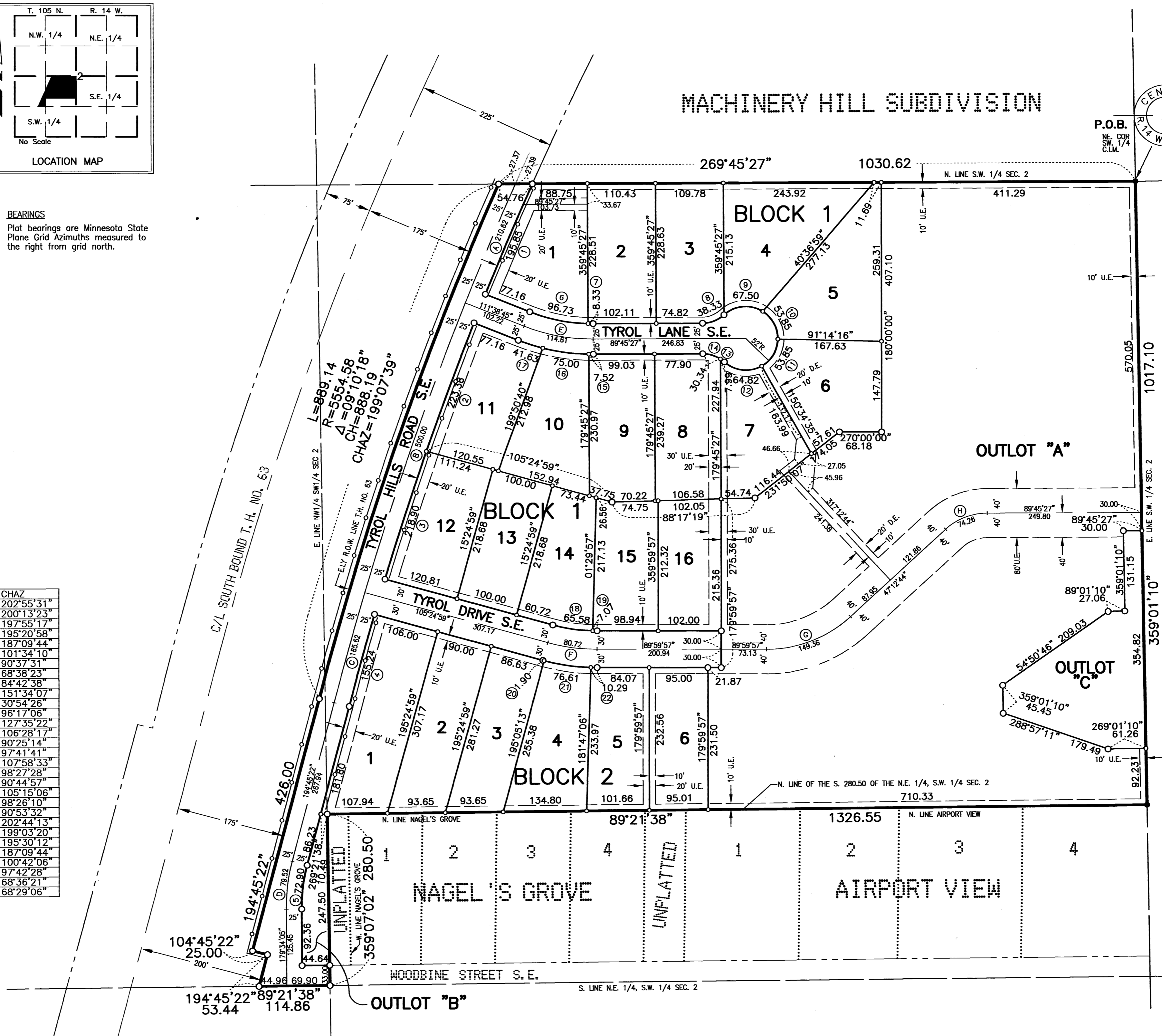
D.E. = DRAINAGE EASEMENT

**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.

○ = CONTROLLED ACCESS

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	195.85	02°02'19"	5504.58	195.84	202°55'31"
2	223.38	02°19'30"	5504.58	223.36	200°13'23"
3	218.90	02°16'43"	5504.58	218.89	197°55'17"
4	155.24	01°36'57"	5504.58	155.23	195°20'58"
5	72.90	15°11'17"	275.00	72.68	187°09'44"
6	96.73	20°09'10"	275.00	96.23	101°34'10"
7	8.33	01°44'08"	275.00	8.33	90°37'31"
8	38.33	42°14'09"	52.00	37.47	68°38'23"
9	67.50	74°22'39"	52.00	62.86	84°42'38"
10	53.85	59°20'19"	52.00	51.48	151°34'07"
11	53.85	59°20'19"	52.00	51.48	30°54'26"
12	64.82	71°25'01"	52.00	60.70	96°17'06"
13	7.99	08°48'29"	52.00	7.99	127°35'22"
14	30.34	33°25'40"	52.00	29.91	106°28'17"
15	7.52	01°19'33"	325.00	7.52	90°25'14"
16	75.00	13°13'21"	325.00	74.84	97°41'41"
17	41.63	07°20'24"	325.00	41.61	107°58'33"
18	65.58	13°55'02"	270.00	65.42	98°27'28"
19	7.07	01°30'00"	270.00	7.07	90°44'57"
20	1.90	00°19'46"	330.00	1.90	105°15'06"
21	76.61	13°18'07"	330.00	76.44	98°26'10"
22	10.29	01°47'09"	330.00	10.29	90°53'32"
A	210.62	02°10'57"	5529.58	210.61	202°44'13"
B	500.00	05°10'51"	5529.58	499.83	199°03'20"
C	185.62	01°55'24"	5529.58	185.61	195°30'12"
D	79.52	15°11'17"	300.00	79.29	187°09'44"
E	114.61	21°53'18"	300.00	113.91	100°42'06"
F	80.72	15°25'02"	300.00	80.48	97°42'28"
G	149.36	42°47'13"	200.00	145.91	68°36'21"
H	74.26	42°32'44"	100.00	72.56	68°29'06"



UNPLATTED

1010 B

PROJECT NUMBER 8436  
COMPUTER FILE 8436F-PLAT.DWG  
DATE 11/23/04  
DRAFTSPERSON: JRP