

STONEHEDGE ESTATES FOURTH SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
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INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Stonehedge Land Development, LLC, a Minnesota Limited Liability Company and Eastwood Bank, a Minnesota Corporation, mortgagee, both being owners and proprietors of the following described property, situated in Olmsted County, State of Minnesota, to wit:

That part of the South Half of the Northwest Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northwest Quarter of the Southeast Quarter and part of the Northeast Quarter of the Southwest Quarter, all in Section 19, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 1, Block 1, STONEHEDGE ESTATES SECOND SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; (the next 10 courses are along the northerly and easterly lines of STONEHEDGE ESTATES SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota); thence easterly on a Minnesota State Plane Grid Azimuth from north of 80 degrees 55 minutes 22 seconds azimuth 282.00 feet; thence easterly 98 degrees 30 minutes 36 seconds azimuth 157.19 feet; thence easterly 105 degrees 14 minutes 27 seconds azimuth 30.02 feet; thence easterly 108 degrees 00 minutes 59 seconds azimuth 79.10 feet; thence southeasterly 117 degrees 37 minutes 13 seconds azimuth 401.72 feet; thence southeasterly 119 degrees 10 minutes 18 seconds azimuth 147.61 feet; thence southeasterly 142 degrees 24 minutes 43 seconds azimuth 80.00 feet to the southeasterly right-of-way line of STONEHEDGE DRIVE N.E.; thence southwesterly 232 degrees 24 minutes 43 seconds azimuth along said southeasterly right-of-way line 73.44 feet; thence southwesterly 112.50 feet along said southeasterly right-of-way line on a tangential curve concave southeasterly, having a radius of 260.00 feet, and a central angle of 24 degrees 47 minutes 30 seconds; thence southwesterly 207 degrees 37 minutes 13 seconds azimuth along said southeasterly right-of-way line 144.54 feet; thence easterly 102 degrees 17 minutes 38 seconds azimuth 171.61 feet; thence easterly 70 degrees 20 minutes 55 seconds azimuth 135.54 feet; thence northeasterly 60 degrees 52 minutes 26 seconds azimuth 86.03 feet; thence easterly 76 degrees 26 minutes 18 seconds azimuth 194.65 feet to the east line of the Southwest Quarter of said Section 19; thence northerly 15 degrees 45 minutes 10 seconds azimuth 208.45 feet; thence northeasterly 52 degrees 24 minutes 43 seconds azimuth 297.02 feet; thence northwesterly 314 degrees 56 minutes 04 seconds azimuth 262.92 feet; thence northeasterly 44 degrees 56 minutes 04 seconds azimuth 57.52 feet; thence northwesterly 314 degrees 56 minutes 04 seconds azimuth 215.00 feet; thence northeasterly 44 degrees 56 minutes 04 seconds azimuth 154.16 feet; thence northwesterly 314 degrees 56 minutes 04 seconds azimuth 140.00 feet; thence northeasterly 44 degrees 56 minutes 04 seconds azimuth 47.66 feet; thence northwesterly 314 degrees 56 minutes 04 seconds azimuth 196.00 feet; thence northeasterly 44 degrees 56 minutes 04 seconds azimuth 69.97 feet; thence northwesterly 315 degrees 26 minutes 25 seconds azimuth 196.31 feet; thence southwesterly 225 degrees 26 minutes 25 seconds azimuth 2.52 feet; thence southwesterly 59.83 feet on a tangential curve concave southeasterly, having a radius of 228.00 feet, and a central angle of 15 degrees 02 minutes 02 seconds; thence northwesterly 300 degrees 24 minutes 23 seconds azimuth 153.04 feet; thence southerly 200 degrees 09 minutes 26 seconds azimuth 135.55 feet; thence southerly 175 degrees 46 minutes 44 seconds azimuth 102.22 feet; thence westerly 270 degrees 06 minutes 51 seconds azimuth 465.35 feet; thence southerly 180 degrees 07 minutes 40 seconds azimuth 243.85 feet; thence westerly 270 degrees 02 minutes 35 seconds azimuth 67.95 feet; thence westerly 266 degrees 16 minutes 28 seconds azimuth 144.82 feet; thence northerly 351 degrees 05 minutes 45 seconds azimuth 67.65 feet; thence northerly 10 degrees 29 minutes 54 seconds azimuth 158.89 feet; thence northwesterly 296 degrees 00 minutes 55 seconds azimuth 265.60 feet; thence southwesterly 228 degrees 19 minutes 01 second azimuth 247.68 feet; thence southerly 160 degrees 18 minutes 49 seconds azimuth 231.13 feet; thence westerly 261 degrees 05 minutes 45 seconds azimuth 101.34 feet to the easterly line of said STONEHEDGE ESTATES SECOND SUBDIVISION; (the next 6 courses are along the easterly line of said STONEHEDGE ESTATES SECOND SUBDIVISION); thence southerly 159 degrees 23 minutes 11 seconds azimuth 24.98 feet; thence southerly 168 degrees 41 minutes 59 seconds azimuth 116.61 feet; thence easterly 28.87 feet on a nontangential curve concave southerly, having a radius of 1230.00 feet, a central angle of 01 degree 20 minutes 42 seconds, and a chord azimuth of 79 degrees 29 minutes 39 seconds; thence southerly 170 degrees 10 minutes 00 seconds azimuth 60.00 feet; thence westerly 20.39 feet on a nontangential curve concave southerly, having a radius of 1170.00 feet, a central angle of 00 degrees 59 minutes 55 seconds, and a chord azimuth of 259 degrees 40 minutes 03 seconds; thence southerly 171 degrees 05 minutes 45 seconds azimuth 130.19 feet to the point of beginning.

Said tract contains 30.74 acres more or less.

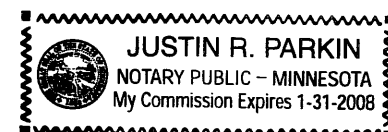
Have caused the same to be surveyed and platted as STONEHEDGE ESTATES FOURTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares, cul de sac, and also dedicate the easements as shown on this plat for utility and drainage purposes only.

In witness whereof said Stonehedge Land Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 19 day of JULY, 2005.

Richard A. Argue
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMTED

The foregoing instrument was acknowledged before me this 19th day of July, 2005, by Richard A. Argue, Chief Manager of Stonehedge Land Development, LLC, on behalf of the company.



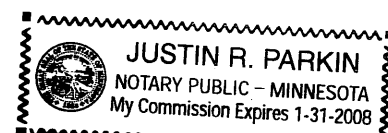
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof, said Eastwood Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 19th day of July, 2005.

Richard D. Bjerkaas, V.P.
Vice President

STATE OF MINNESOTA
COUNTY OF OLMTED

The foregoing instrument was acknowledged before me this 19th day of July, 2005, by Richard D. Bjerkaas, Vice President of Eastwood Bank.



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

STATE OF MINNESOTA
COUNTY OF OLMTED
CITY OF ROCHESTER

Valori Langseth Deputy
City Clerk, in and for the City of Rochester, do hereby certify that on the 19th day of July, 2005, 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 23rd day of July, 2005.

Valori Langseth
City Clerk, Deputy
City of Rochester

COUNTY SURVEYOR

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

This 19 day of July, 2005.

Edward P. Kuisle
Olmsted County Surveyor

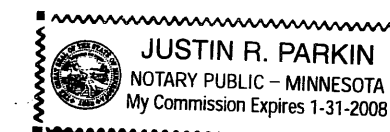
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as STONEHEDGE ESTATES FOURTH 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 June 30, 2006; 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.

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

STATE OF MINNESOTA
COUNTY OF OLMTED

The foregoing Surveyor's Certificate was acknowledged before me this 19th day of July, 2005, by Peter G. Oetliker, L.S. No. 41887.



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

PROPERTY RECORDS AND LICENSING

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 28th day of JULY, 2005.

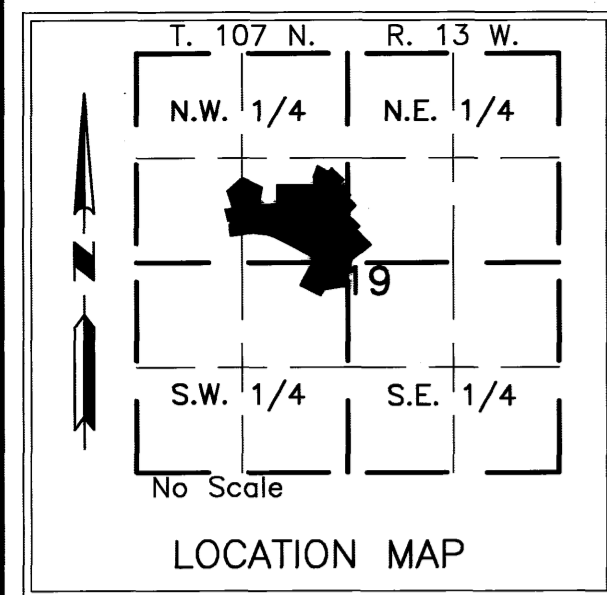
Document Number **A-1070206**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28th day of JULY, 2005, at 9 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

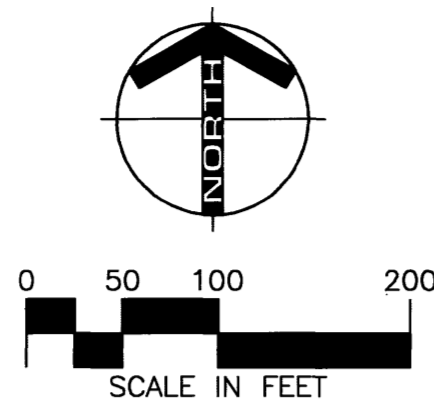
1030A

PROJECT NUMBER: 8723
COMPUTER FILE: 8723F-PLAT02.dwg
DATE: 07/05/05
DRAFTSPERSON: JRP



NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	19.95	00°55'46"	1230.00	19.95	260°37'52"
2	18.98	00°55'46"	1170.00	18.98	260°37'52"
3	38.33	42°14'09"	52.00	37.47	329°58'41"
4	59.20	65°13'59"	52.00	56.06	161°28'36"
5	60.81	67°00'10"	52.00	57.40	227°35'40"
6	63.38	69°50'20"	52.00	59.53	296°00'55"
7	56.63	62°23'49"	52.00	53.87	02°08'00"
8	38.33	42°14'09"	52.00	37.47	192°12'50"
9	78.09	09°31'10"	470.00	78.00	265°51'20"
10	119.83	14°36'30"	470.00	119.51	277°55'10"
11	30.00	03°39'28"	470.00	30.00	287°03'09"
12	71.69	08°44'20"	470.00	71.62	293°15'03"
13	106.60	11°31'27"	530.00	106.42	266°51'29"
14	88.49	09°33'57"	530.00	88.38	277°24'11"
15	142.77	15°26'04"	530.00	142.34	289°54'11"
16	73.56	24°47'30"	170.00	72.99	310°00'58"
17	99.52	24°47'30"	230.00	98.75	310°00'58"
18	128.89	98°27'43"	75.00	113.60	11°38'34"
19	82.00	37°35'04"	125.00	80.53	341°12'15"
20	71.37	32°42'46"	125.00	70.40	162°11'10"
21	61.44	28°09'53"	125.00	60.83	46°47'29"
22	81.99	62°38'10"	75.00	77.97	92°11'31"
23	50.70	23°14'24"	125.00	50.36	72°29'38"
24	86.75	39°45'55"	125.00	85.02	103°59'48"
25	69.82	07°28'39"	535.00	69.77	48°40'23"
26	46.57	05°44'19"	465.00	46.55	49°32'33"
27	14.11	01°44'20"	465.00	14.11	45°48'14"
28	29.90	09°57'42"	172.00	29.87	212°36'04"
29	44.52	14°49'48"	172.00	44.40	224°59'49"
30	44.84	11°16'06"	228.00	44.77	213°15'16"
31	53.81	13°31'24"	228.00	53.69	225°39'01"
32	8.58	00°55'53"	528.00	8.58	51°56'46"
33	60.33	06°32'46"	528.00	60.29	48°12'27"
34	61.60	07°28'39"	472.00	61.56	48°40'23"
35	31.42	07°53'45"	228.00	31.40	138°58'08"
36	78.38	19°41'52"	228.00	78.00	152°45'56"
37	30.09	07°33'39"	228.00	30.07	166°23'42"
38	78.55	19°44'24"	228.00	78.16	180°02'43"
39	81.54	20°29'28"	228.00	81.11	200°09'39"
40	31.58	10°31'16"	172.00	31.54	140°16'53"
41	239.85	79°53'54"	172.00	220.89	185°29'28"
42	5.87	01°17'40"	260.00	5.87	28°16'03"
43	25.03	05°30'59"	260.00	25.02	31°40'22"
44	25.05	05°31'12"	260.00	25.04	37°11'28"
45	56.55	12°27'39"	260.00	56.43	46°10'53"
A	19.46	00°55'46"	1200.00	19.46	260°37'52"
B	318.74	36°31'28"	500.00	313.37	279°21'29"
C	86.54	24°47'30"	200.00	85.87	310°00'58"
D	171.85	98°27'43"	100.00	151.47	11°38'34"
E	110.93	63°33'26"	100.00	105.33	92°39'09"
F	65.25	07°28'39"	500.00	65.21	48°40'23"
G	86.54	24°47'30"	200.00	85.87	220°00'58"
H	65.25	07°28'39"	500.00	65.21	48°40'23"
I	315.62	90°25'10"	200.00	283.88	180°13'50"

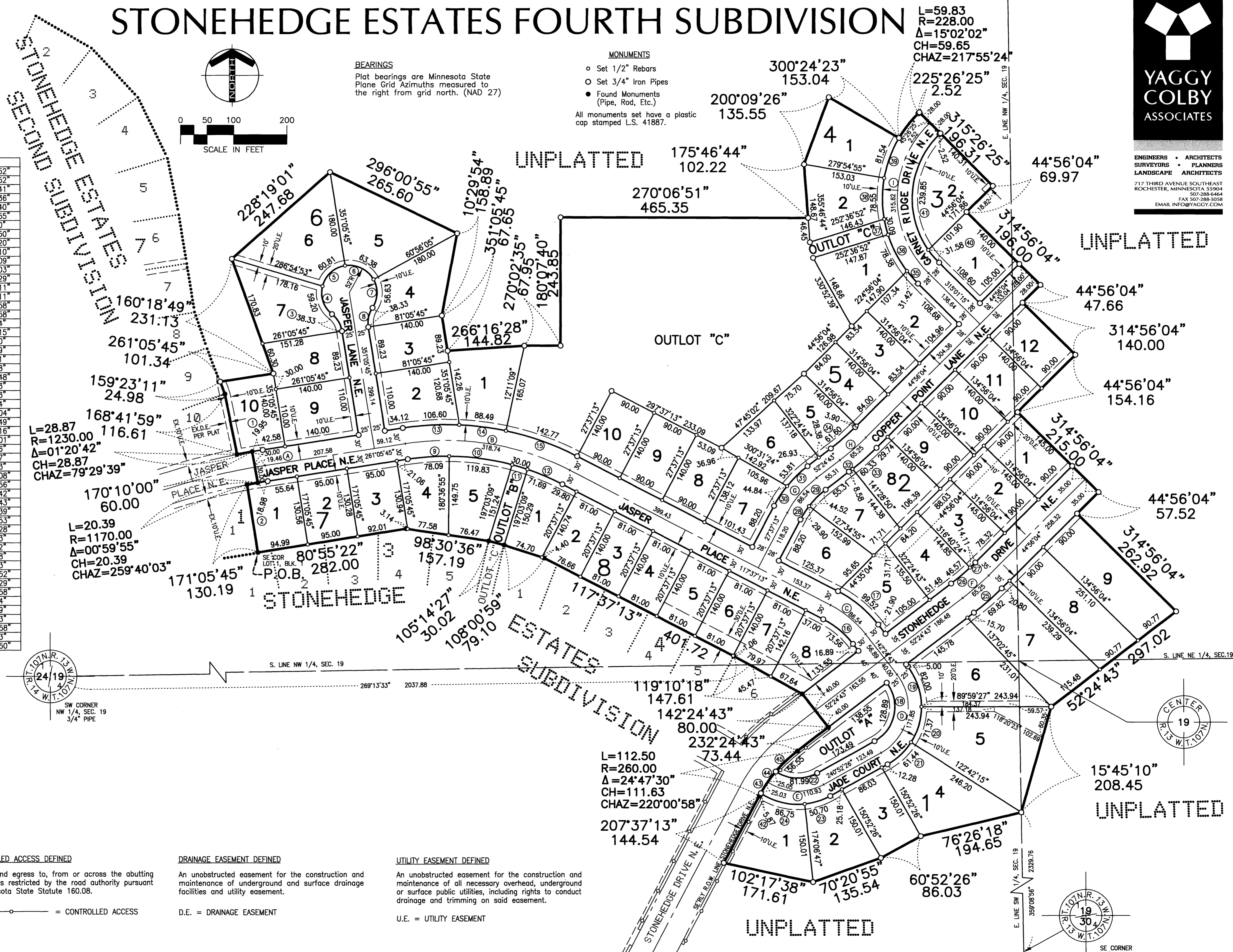
STONEHEDGE ESTATES FOURTH SUBDIVISION



BEARINGS
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 27)

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.

L=59.83
R=228.00
Δ=15°02'02"
CH=59.65
CHAZ=217°55'24"



YAGGY COLBY ASSOCIATES
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 SURVEYORS • PLANNERS
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PROJECT NUMBER: 8723
 COMPUTER FILE: 8723F-PLAT02.dwg
 DATE: 07/05/05
 DRAFTSPERSON: JRP

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.

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

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.

—○—○— = CONTROLLED ACCESS

D.E. = DRAINAGE EASEMENT

U.E. = UTILITY EASEMENT