

SHANNON OAKS THIRD SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arcon Development, Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of the Northwest Quarter, the South Half of said Northwest Quarter and the North Half of the Southwest Quarter, all in Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 55 minutes 50 seconds azimuth along the east line of said Northwest Quarter 1712.05 feet to the southeast corner of Outlot B, SHANNON OAKS FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, said southeast corner being the point of beginning; thence continue southerly 178 degrees 55 minutes 50 seconds azimuth along said east line 918.14 feet to the center of said Section 29; thence southerly 178 degrees 56 minutes 14 seconds azimuth along the east line of said Southwest Quarter 794.43 feet; thence southwesterly 230 degrees 36 minutes 07 seconds azimuth 278.05 feet; thence northwesterly 29.56 feet on a nontangential curve concave southwesterly, having a radius of 178.00 feet, a central angle of 09 degrees 30 minutes 49 seconds and a chord azimuth of 315 degrees 50 minutes 42 seconds; thence northwesterly 311 degrees 05 minutes 17 seconds azimuth 113.32 feet; thence southwesterly 221 degrees 05 minutes 17 seconds azimuth 56.00 feet; thence southwesterly 223 degrees 55 minutes 43 seconds azimuth 144.40 feet; thence southwesterly 205 degrees 39 minutes 42 seconds azimuth 303.73 feet; thence northwesterly 313 degrees 55 minutes 43 seconds azimuth 275.20 feet; thence southwesterly 223 degrees 55 minutes 43 seconds azimuth 134.27 feet; thence northwesterly 311 degrees 14 minutes 14 seconds azimuth 399.34 feet; thence northerly 00 degrees 56 minutes 07 seconds azimuth 244.80 feet; thence northerly 343 degrees 34 minutes 36 seconds azimuth 412.51 feet to the southeast corner of SHANNON OAKS SECOND SUBDIVISION, according to the plat thereof on file at said County Recorder's office; thence northerly 338 degrees 36 minutes 42 seconds azimuth along the easterly line of said SHANNON OAKS SECOND SUBDIVISION 173.46 feet; thence northerly 359 degrees 03 minutes 18 seconds azimuth along said easterly line 825.46 feet to the southwest corner of Outlot A, SHANNON OAKS FIRST SUBDIVISION, according to the plat thereof on file at said County Recorder's office; thence easterly 89 degrees 03 minutes 18 seconds azimuth along the south line of said Outlot A 162.98 feet; thence southerly 179 degrees 26 minutes 43 seconds azimuth 235.44 feet; thence southerly 164 degrees 57 minutes 11 seconds azimuth 351.39 feet; thence northeasterly 62 degrees 53 minutes 11 seconds azimuth 197.63 feet; thence southeasterly 152 degrees 53 minutes 11 seconds azimuth 20.00 feet; thence southwesterly 242 degrees 53 minutes 11 seconds azimuth 176.73 feet; thence southwesterly 216 degrees 43 minutes 54 seconds azimuth 49.77 feet; thence southerly 182 degrees 26 minutes 02 seconds azimuth 298.94 feet; thence southeasterly 144 degrees 34 minutes 34 seconds azimuth 177.62 feet; thence southerly 159 degrees 12 minutes 12 seconds azimuth 356.85 feet; thence southeasterly 133 degrees 55 minutes 43 seconds azimuth 162.50; thence northeasterly 43 degrees 55 minutes 43 seconds azimuth 168.51 feet; thence northeasterly 28 degrees 49 minutes 35 seconds azimuth 56.00 feet; thence southeasterly 22.80 feet on a nontangential curve concave northeasterly, having a radius of 172.00, a central angle of 07 degrees 35 minute 43 seconds and a chord azimuth of 115 degrees 01 minute 43 seconds; thence easterly 111 degrees 13 minutes 52 seconds azimuth 13.63 feet; thence northerly 20 degrees 06 minutes 37 seconds azimuth 394.37 feet; thence northerly 351 degrees 55 minutes 01 second azimuth 262.72 feet; thence northwesterly 326 degrees 12 minutes 20 seconds azimuth 227.05 feet; thence northwesterly 329 degrees 43 minutes 40 seconds azimuth 190.29 feet; thence northerly 352 degrees 40 minutes 36 seconds azimuth 230.90 feet; thence northerly 17 degrees 18 minutes 15 seconds azimuth 99.81 feet; thence northeasterly 30 degrees 12 minutes 34 seconds azimuth 216.35 feet; thence northerly 09 degrees 09 minutes 24 seconds azimuth 90.77 feet; thence northwesterly 344 degrees 08 minutes 02 seconds azimuth 135.14 feet; thence northwesterly 313 degrees 55 minutes 43 seconds azimuth 95.93 feet to the most southerly corner of Lot 3, Block 4, of said SHANNON OAKS FIRST SUBDIVISION; (the remainder of this description coincides with the southerly boundary of said SHANNON OAKS FIRST SUBDIVISION) thence northeasterly 43 degrees 55 minutes 43 seconds azimuth 280.00 feet; thence northwesterly 313 degrees 55 minutes 43 seconds azimuth 27.96 feet; thence northeasterly 43 degrees 55 minutes 43 seconds azimuth 76.39 feet; thence easterly 74 degrees 42 minutes 05 seconds azimuth 100.00 feet; thence southeasterly 140 degrees 03 minutes 42 seconds azimuth 68.40 feet; thence southeasterly 133 degrees 55 minutes 43 seconds azimuth 90.00 feet; thence southeasterly 152 degrees 53 minutes 48 seconds azimuth 169.63 feet; thence easterly 165 degrees 23 minutes 48 seconds azimuth 245.00 feet; thence easterly 88 degrees 55 minutes 43 seconds azimuth 107.63 feet to the point of beginning.

Said tract contains 42.47 acres more or less.

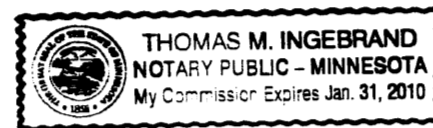
Have caused the same to be surveyed and platted as SHANNON OAKS THIRD SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof said Arcon Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 19th day of September, 2005.

Scott Johnson
BY: Scott Johnson
It's: PRESIDENT

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 19th day of September, 2005, by SCOTT JOHNSON, PRESIDENT of Arcon Development, Inc., a Minnesota corporation.



Thomas M. Ingebrand
Notary Public, Hennepin County, MN
My Commission Expires 1-31-2010

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 2nd day of MAY, 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 6th day of OCTOBER, 2005.

Judy K. Scherr
Judy K. Scherr
City Clerk

COUNTY SURVEYOR

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

This 3rd day of October, 2005.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

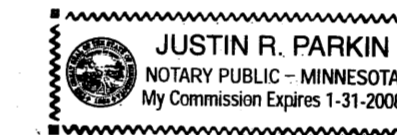
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as SHANNON OAKS THIRD 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 September 15, 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
Peter G. Oetliker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of September, 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 7th day of October, 2005.

Document Number **A-1078582**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7th day of October, 2005, at 9 o'clock A.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



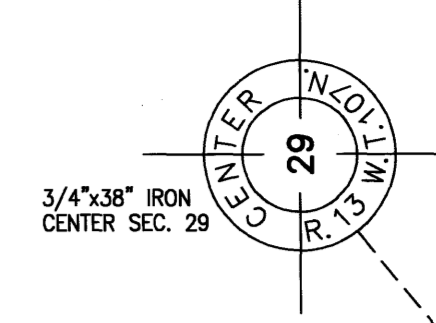
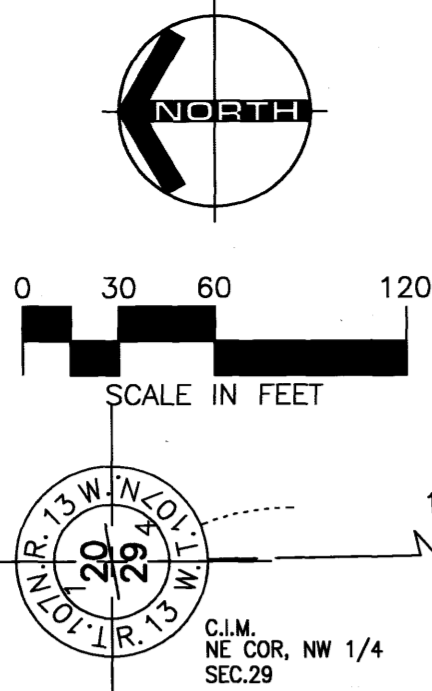
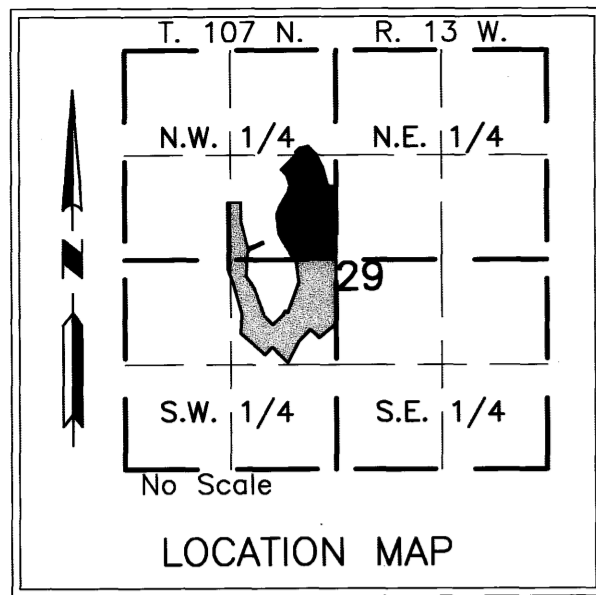
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
507-288-5058
EMAIL INFO@YAGGY.COM

1056A

PROJECT NUMBER: 8656
COMPUTER FILE: 8656F-PLAT_4.dwg
DATE: 09/16/05
DRAFTSPERSON: MJH / JRP

SHANNON OAKS THIRD SUBDIVISION

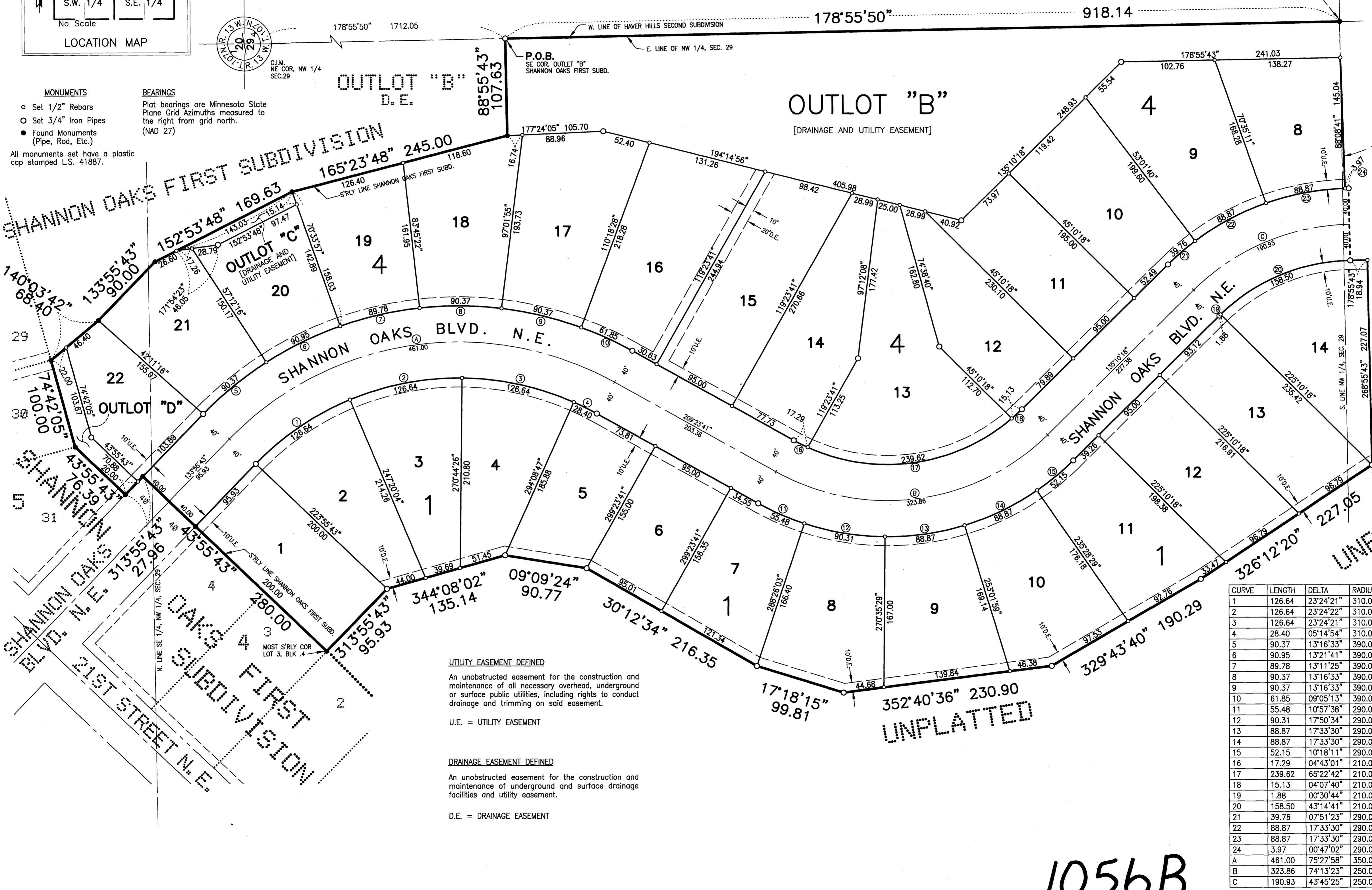
HAYER HILLS SECOND SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- BEARINGS**
- Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 27)
- All monuments set have a plastic cap stamped L.S. 41887.



CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	126.64	23°24'21"	310.00	125.76	325°37'53"
2	126.64	23°24'22"	310.00	125.76	349°02'15"
3	126.64	23°24'21"	310.00	125.76	12°26'36"
4	28.40	05°14'54"	310.00	28.39	26°46'14"
5	90.37	13°16'33"	390.00	90.16	320°33'59"
6	90.95	13°21'41"	390.00	90.74	333°53'06"
7	89.78	13°11'25"	390.00	89.59	347°09'39"
8	90.37	13°16'33"	390.00	90.16	00°23'39"
9	90.37	13°16'33"	390.00	90.16	13°40'12"
10	61.85	09°05'13"	390.00	61.79	24°51'04"
11	55.48	10°57'38"	290.00	55.39	203°54'52"
12	90.31	17°50'34"	290.00	89.95	189°30'46"
13	88.87	17°33'30"	290.00	88.52	171°48'44"
14	88.87	17°33'30"	290.00	88.52	154°15'14"
15	52.15	10°18'11"	290.00	52.08	140°19'23"
16	17.29	04°43'01"	210.00	17.28	207°02'10"
17	239.62	65°22'42"	210.00	226.83	171°59'18"
18	15.13	04°07'40"	210.00	15.13	137°14'08"
19	1.88	00°30'44"	210.00	1.88	315°25'40"
20	158.50	43°14'41"	210.00	154.76	337°18'22"
21	39.76	07°51'23"	290.00	39.73	319°05'59"
22	88.87	17°33'30"	290.00	88.52	331°48'26"
23	88.87	17°33'30"	290.00	88.52	349°21'56"
24	3.97	00°47'02"	290.00	3.97	178°32'12"
A	461.00	75°27'58"	350.00	428.39	171°39'42"
B	323.86	74°13'23"	250.00	301.68	352°16'59"
C	190.93	43°45'25"	250.00	186.32	157°03'00"

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

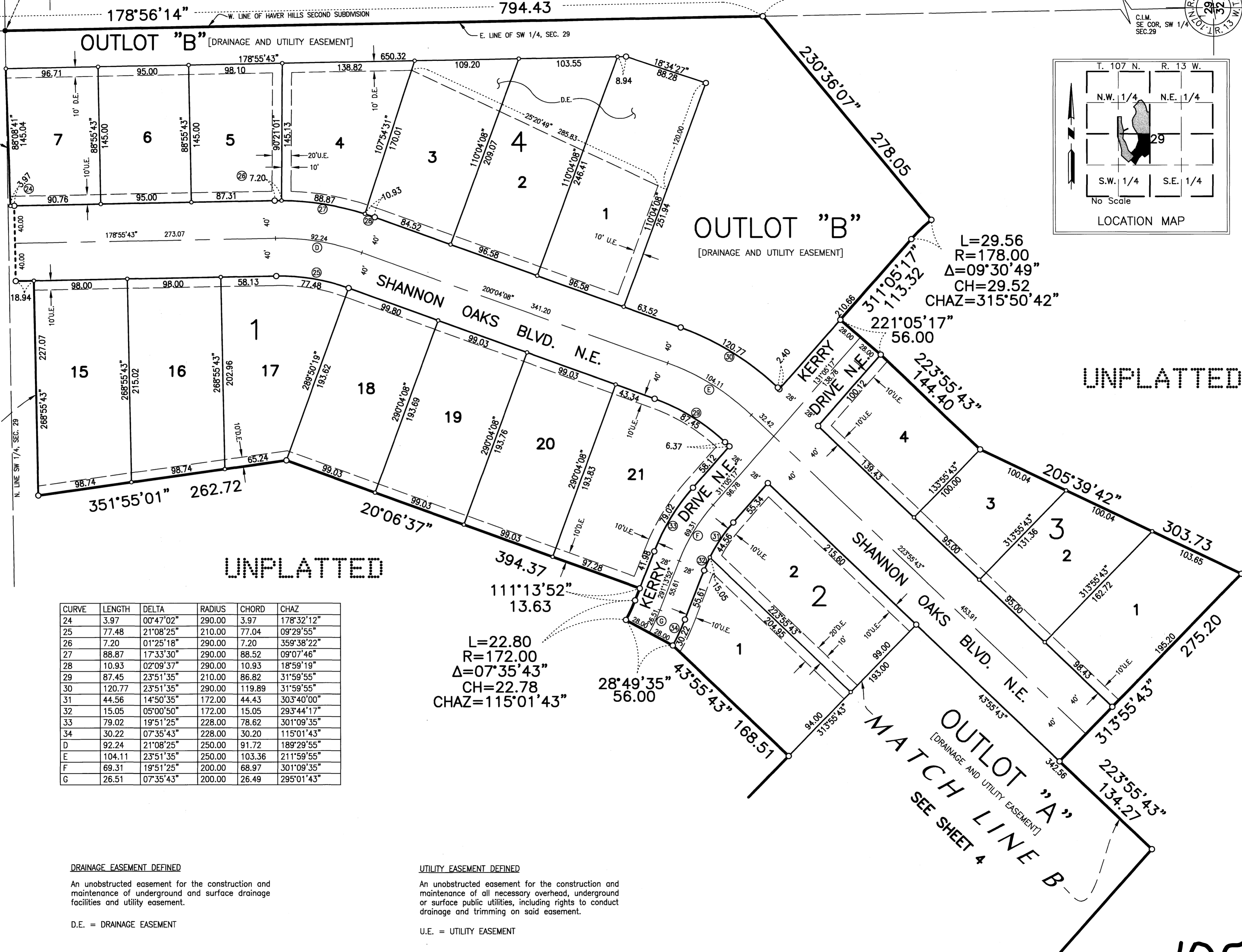
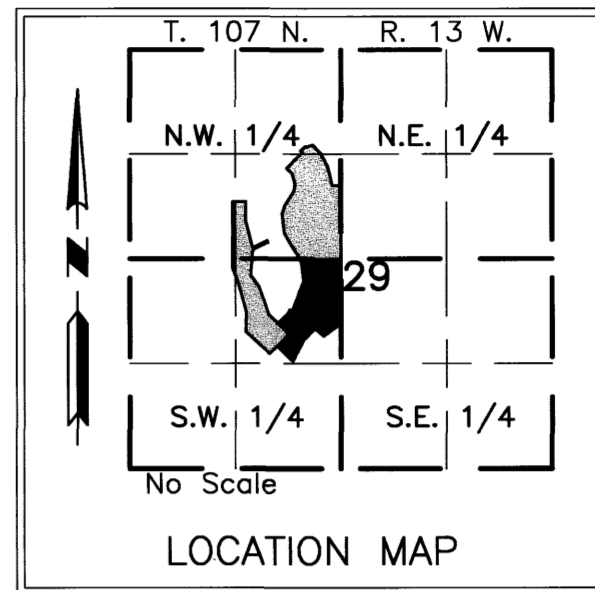
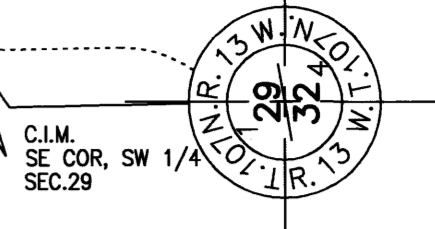
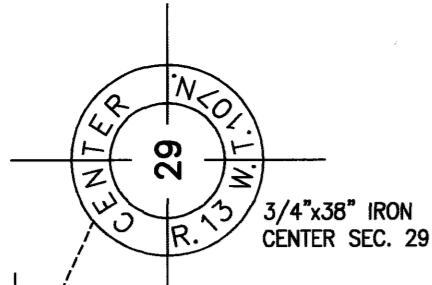
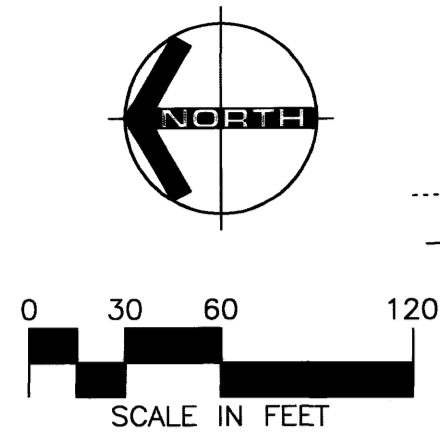
1056B

PROJECT NUMBER: 8656 COMPUTER FILE: 8656-PLAT.2.dwg DATE: 09/16/05 DRAFTSPERSON: MJH

SHANNON OAKS THIRD SUBDIVISION



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L=29.56
R=178.00
Δ=09°30'49"
CH=29.52
CHAZ=315°50'42"

L=22.80
R=172.00
Δ=07°35'43"
CH=22.78
CHAZ=115°01'43"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
24	3.97	00°47'02"	290.00	3.97	178°32'12"
25	77.48	21°08'25"	210.00	77.04	09°29'55"
26	7.20	01°25'18"	290.00	7.20	359°38'22"
27	88.87	17°33'30"	290.00	88.52	09°07'46"
28	10.93	02°09'37"	290.00	10.93	18°59'19"
29	87.45	23°51'35"	210.00	86.82	31°59'55"
30	120.77	23°51'35"	290.00	119.89	31°59'55"
31	44.56	14°50'35"	172.00	44.43	303°40'00"
32	15.05	05°00'50"	172.00	15.05	293°44'17"
33	79.02	19°51'25"	228.00	78.62	301°09'35"
34	30.22	07°35'43"	228.00	30.20	115°01'43"
D	92.24	21°08'25"	250.00	91.72	189°29'55"
E	104.11	23°51'35"	250.00	103.36	211°59'55"
F	69.31	19°51'25"	200.00	68.97	301°09'35"
G	26.51	07°35'43"	200.00	26.49	295°01'43"

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

DRAINAGE EASEMENT DEFINED
 An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.
 D.E. = DRAINAGE 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.
 U.E. = UTILITY EASEMENT

PROJECT NUMBER: 8656 COMPUTER FILE: 8656F-PLAT_3.DWG DATE: 10/05/05 DRAFTSPERSON: MJH

1056C

