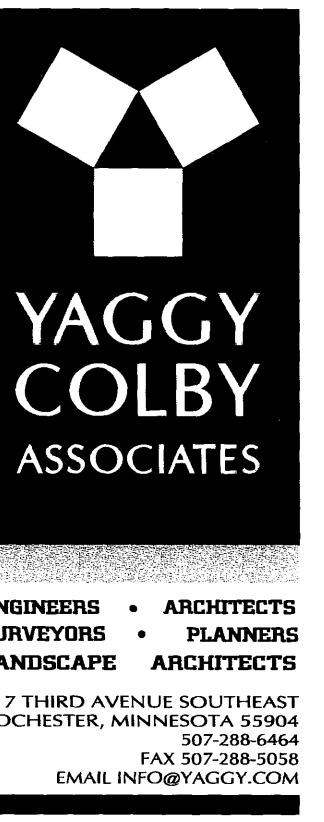


# SHANNON OAKS FOURTH SUBDIVISION



### 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 Southwest Quarter, Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 56 minutes 14 seconds along the east line of said Southwest Quarter 1310.15 feet to the point of beginning; thence continuing northerly 358 degrees 56 minutes 14 seconds azimuth along said east line 515.73 feet to the southerly line of SHANNON OAKS THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; (the next 5 courses are along the southerly line of said SHANNON OAKS THIRD SUBDIVISION); 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 along the southeasterly lines of Lots 1, 2 and 3, Block 3, said SHANNON OAKS THIRD SUBDIVISION, and their southwesterly extension 330.37 feet to the south line of the Northeast Quarter of the Southwest Quarter of said Section 29; thence easterly 89 degrees 08 minutes 22 seconds azimuth along said south line 610.52 feet to the point of beginning.

Said tract contains 4.77 acres more or less.

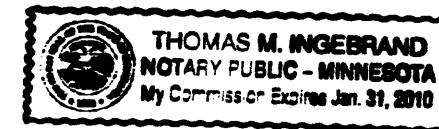
Has caused the same to be surveyed and platted as SHANNON OAKS FOURTH SUBDIVISION and does hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof said Arcon Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 10<sup>th</sup> day of NOVEMBER, 2005.

Scott Johnson  
BY: Scott Johnson  
It's: President

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of November, 2005, by Scott Johnson, PRESIDENT of Arcon Development, Inc., a Minnesota corporation.



Thomas M. Ingstrand  
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 3rd day of OCTOBER, 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 15th day of NOVEMBER, 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 15 day of November, 2005.

Edward P. Kuisle  
Edward P. Kuisle  
Olmsted County Surveyor

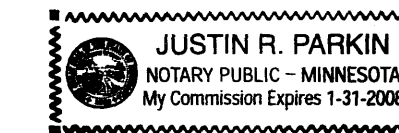
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as SHANNON OAKS 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 October 31, 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 9 day of November, 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 15th day of NOVEMBER 2005.

Document Number **A-1082863**

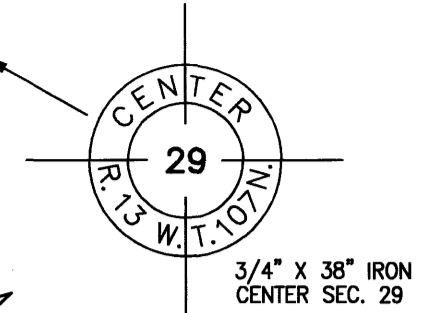
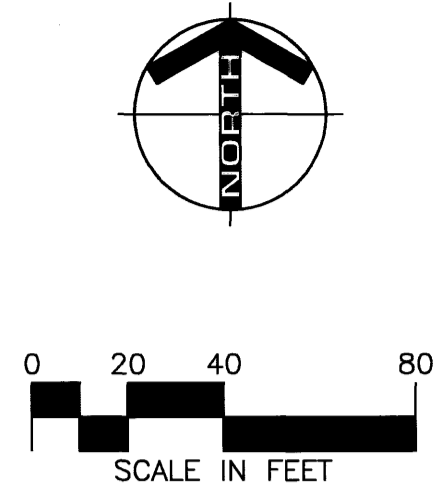
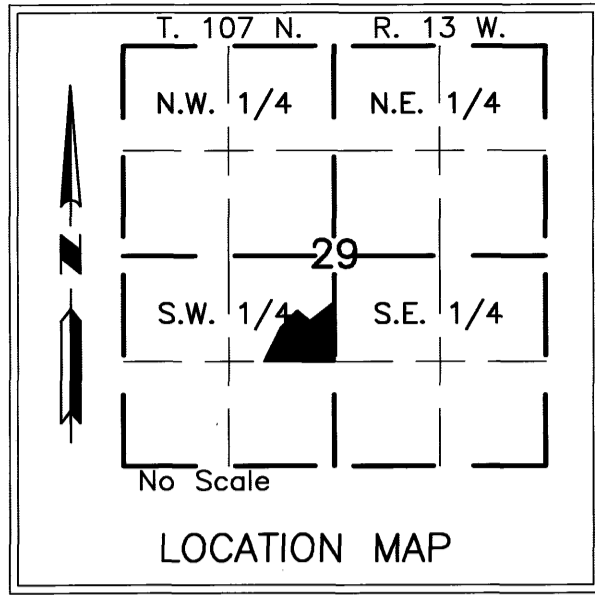
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 15th day of NOVEMBER, 2005, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

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

# 1063A

PROJECT NUMBER: 9266  
COMPUTER FILE: 9266F-PLAT.dwg  
DATE: 11/09/05  
DRAFTSPERSON: JRP

# SHANNON OAKS FOURTH SUBDIVISION



**YAGGY COLBY ASSOCIATES**

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.)

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)

**OUTLOT "B"**  
EXISTING D.E. AND U.E.

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

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	101.87	47°50'26"	122.00	98.93	155°00'30"
2	90.46	29°07'07"	178.00	89.49	155°09'40"
3	28.61	09°12'30"	178.00	28.58	174°19'28"
A	125.25	47°50'26"	150.00	121.64	155°00'30"

UNPLATTED

UNPLATTED

UNPLATTED

1063B

**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

PROJECT NUMBER: 9266 COMPUTER FILE: 9266F-PLAT.dwg DATE: 11/09/05 DRAFTSPERSON: JRP