

# BOULDER CREEK SECOND

**SURVEYOR'S CERTIFICATE**

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

James E. Swanson  
James E. Swanson, L.S.  
Minnesota License Number 11622

State of Minnesota  
County of Dodge OLMSTED

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 1st day of JUNE, 2005.

Beth A. Davis  
Notary Public, Dodge County, Minnesota

My commission expires 1-31-2010



**COUNTY SURVEYOR**

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 2nd day of JUNE, 2005.

Edward R. Kiese  
County Surveyor

**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 day 5th of January, 2006.

DOCUMENT NUMBER A-1088430

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 5th day of January, 2006, at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel J. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

**TOWNSHIP BOARD**

The Township Board of Supervisors of Rochester Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony thereof, we have signed our names this 2 day of JUNE, 2005.

Douglas H. Butler  
Township Board Chairman

Jay Swanson  
Township Board Clerk

**ENVIRONMENTAL COMMISSION**

The Olmsted County Environmental Commission has approved the plans for water supply and sewage disposal systems for this plat.

Richard Alwes  
Olmsted County Environmental Specialist

**COUNTY ENGINEER**

Approved this 3rd day of JUNE, 2005, by Olmsted County Engineer.

Michael Sheehan  
Michael Sheehan, County Engineer

**COUNTY APPROVAL**

State of Minnesota  
County of Olmsted

I do hereby certify that the accompanying plat was duly approved by the Olmsted County Board of Commissioners at a meeting held on the 28th day of JUNE, 2005.

Paul G. Wier  
Olmsted County Board Chairman

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Boulder Creek LLC, a Minnesota Limited Liability Company, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the North Half of the Northwest Quartet of Section 7, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the southeast corner of the North Half of the Northwest Quarter of said Section 7; thence North 89 degrees 42 minutes 35 seconds West, assumed bearing, along the south line of said North Half, 1345.78 feet for the point of beginning; thence continue North 89 degrees 42 minutes 35 seconds West along said south line, 1136.44 feet to the southwest corner of the North Half of said Southwest Quarter; thence North 00 degrees 07 minutes 06 seconds West, 1311.61 feet to the northwest corner of said Northwest Quarter; thence South 89 degrees 15 minutes 04 seconds East along said north line 905.54 feet; thence South 00 degrees 44 minutes 56 seconds West, 230.00 feet; thence South 71 degrees 03 minutes 37 seconds East, 243.90 feet; thence South 85 degrees 11 minutes 28 seconds East, 243.90 feet to the most northerly corner of Lot 5, Block 1, BOULDER CREEK (the next 20 courses are along the westerly, northerly and southerly boundary lines of said BOULDER CREEK); thence South 72 degrees 15 minutes 11 seconds West, 289.61 feet; thence South 28 degrees 12 minutes 11 seconds West, 241.97 feet; thence South 47 degrees 31 minutes 56 seconds East, 132.57 feet; thence South 42 degrees 15 minutes 11 seconds West, 371.61 feet; thence westerly 178.54 feet along a nontangential curve concave southerly, radius of 233.00 feet, central angle of 43 degrees 54 minutes 13 seconds, and the chord of said curve bears South 80 degrees 04 minutes 47 seconds West, 174.20 feet; thence South 58 degrees 07 minutes 41 seconds West, 139.27 feet; thence westerly 200.04 feet along a tangential curve concave northerly, radius of 167.00 feet, and central angle of 68 degrees 37 minutes 58 seconds; thence North 53 degrees 14 minutes 21 seconds West, 105.88 feet; thence westerly 149.97 feet along a tangential curve concave southerly, radius of 233.00 feet, and central angle of 36 degrees 52 minutes 45 seconds; thence South 89 degrees 52 minutes 54 seconds West, 47.94 feet; thence South 05 degrees 23 minutes 02 seconds East, 12.96 feet; thence South 02 degrees 12 minutes 01 second West, 53.14 feet; thence North 89 degrees 52 minutes 54 seconds East, 48.90 feet; thence easterly 107.49 feet along a tangential curve concave southerly, radius of 167.00 feet, and central angle of 36 degrees 52 minutes 45 seconds; thence South 53 degrees 14 minutes 21 seconds East, 105.88 feet; thence easterly 279.10 feet along a tangential curve concave northerly, central angle of 68 degrees 37 minutes 58 seconds, and radius of 233.00 feet; thence North 58 degrees 07 minutes 41 seconds East, 139.27 feet; thence easterly 176.00 feet along a tangential curve concave southerly, central angle of 60 degrees 23 minutes 06 seconds, and radius of 167.00 feet; thence South 61 degrees 29 minutes 13 seconds East, 146.09 feet; thence easterly 155.60 feet along a tangential curve concave northeasterly, central angle of 18 degrees 27 minutes 28 seconds, radius of 483.00 feet, and the chord of said curve bears South 70 degrees 42 minutes 57 seconds East, 154.93 feet; thence South 00 degrees 17 minutes 25 seconds West, 107.81 feet to the point of beginning.

Containing 28.87 acres

has caused the same to be surveyed and platted as BOULDER CREEK SECOND and does hereby donate and dedicate to the public for the public use forever, the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Boulder Creek LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its Chief Manager this 7th day of JUNE, 2005.

Boulder Creek LLC  
By Steve Holtegaard  
Steve Holtegaard, Chief manager

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 7th day of JUNE, 2005, by Steve Holtegaard, chief manager of Boulder Creek LLC, a Minnesota Limited Liability Company, on behalf of the company.

Beth A. Davis  
Notary Public, Olmsted County, Minnesota  
DODGE

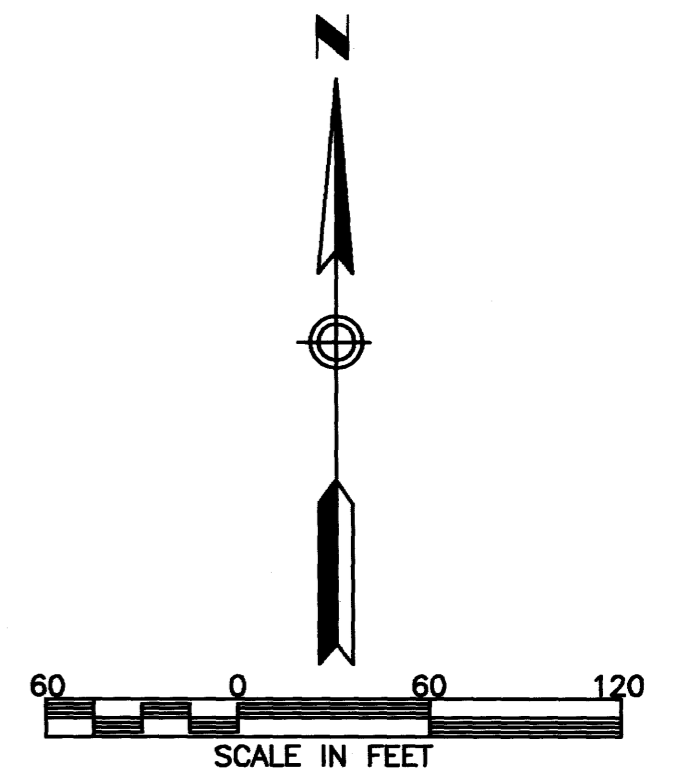


My commission expires 1-31-2010

1074A

# BOULDER CREEK SECOND

UNPLATTED



1" SQUARE PIPE w/CAP  
NW COR NW1/4  
SEC. 7 T106N R14W

S89°15'04"E  
905.54

N. LINE NW 1/4

## OUTLOT 'C'

UNPLATTED

S71°03'37"E  
243.90

S85°11'28"E  
243.90

MOST N'LY COR.  
LOT 5, BLOCK 1,  
BOULDER CREEK

UNPLATTED

N00°07'06"W  
1311.61

W. LINE NW 1/4

60TH AVENUE S. W.  
(COUNTY ROAD NO. 104)

EASTERLY LINE  
OLMSTED CO. R/W  
PLAT NO. 53  
165'  
30' OPENING  
CONTROLLED ACCESS  
485.42  
S00°19'38"W

202.94

2

1

3

9

10

8

SEE

SHEET

3

OF

3

SHEETS

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

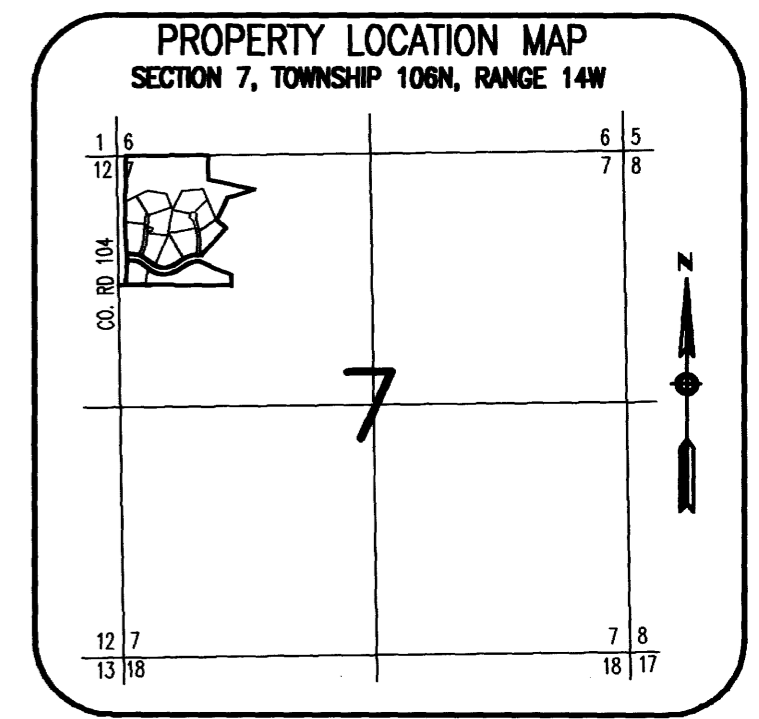
DRAINAGE EASEMENT defined:  
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

CONTROLLED ACCESS defined:  
Ingress or egress to, from, or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES WHICH  
WILL BE SET WITH REGISTRATION NO. 11622  
WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT

ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" PIPE UNLESS  
OTHERWISE NOTED.

NOTE:  
BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE NORTH LINE NW 1/4, SEC 7-106-14  
WHICH IS ASSUMED TO BE S 89°15'04" E.

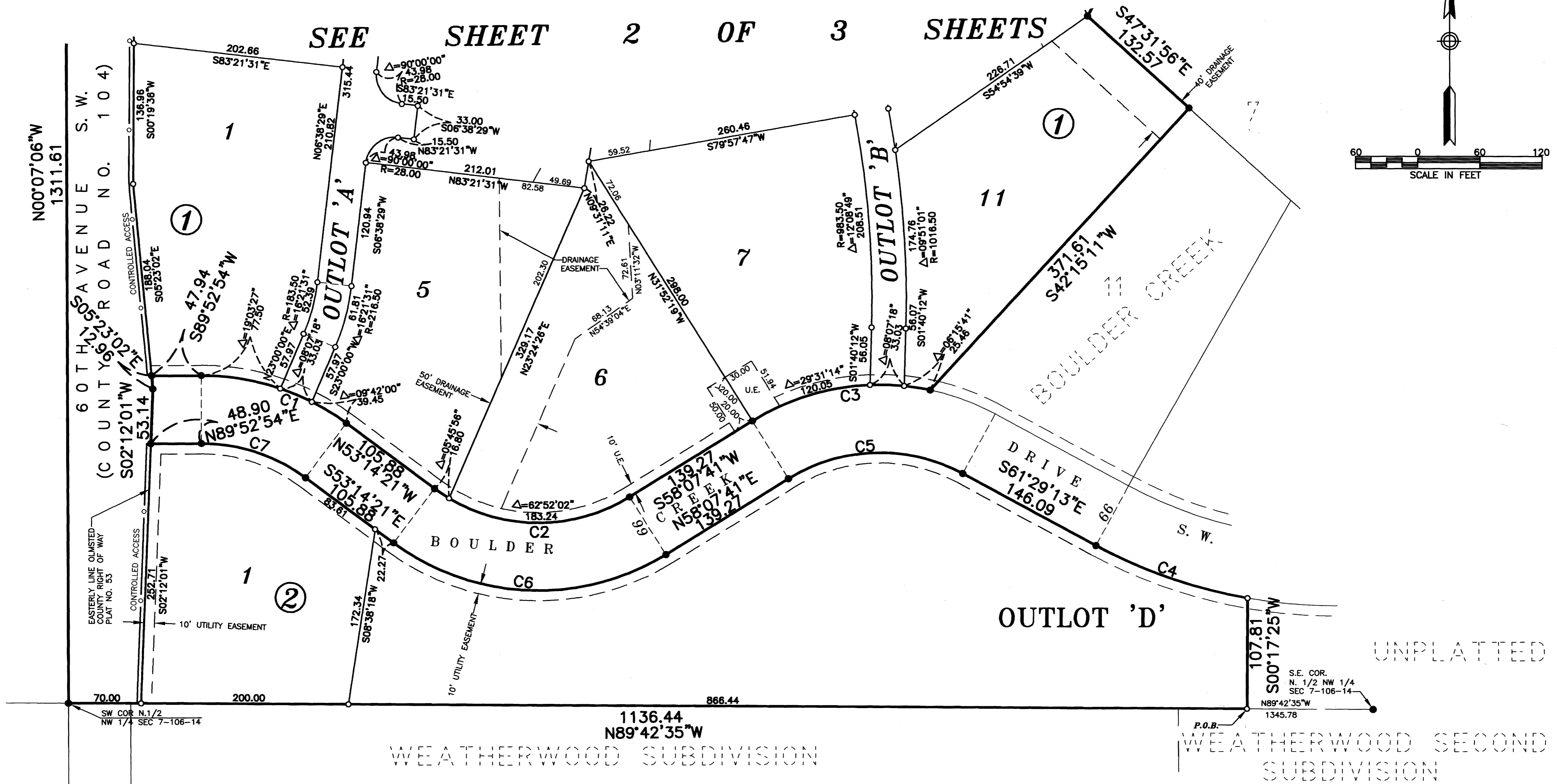
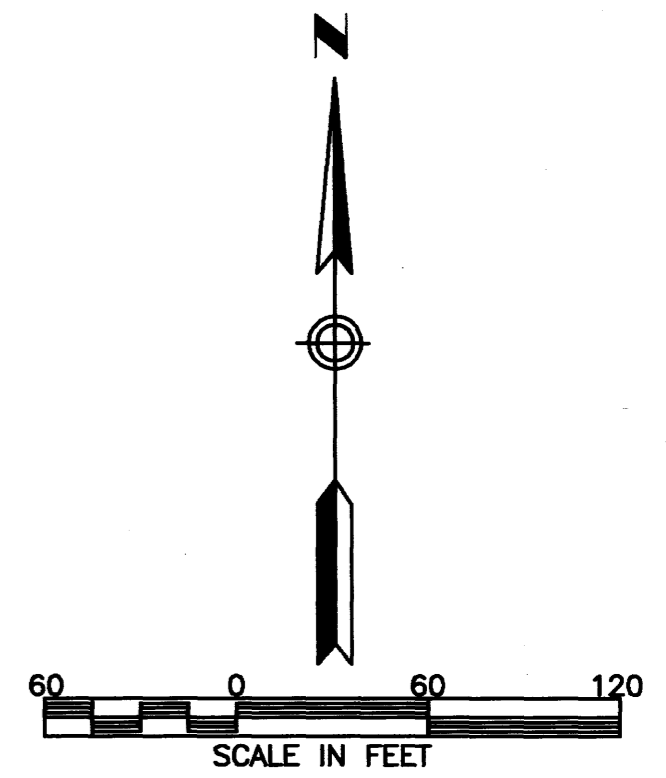


# 1074 B

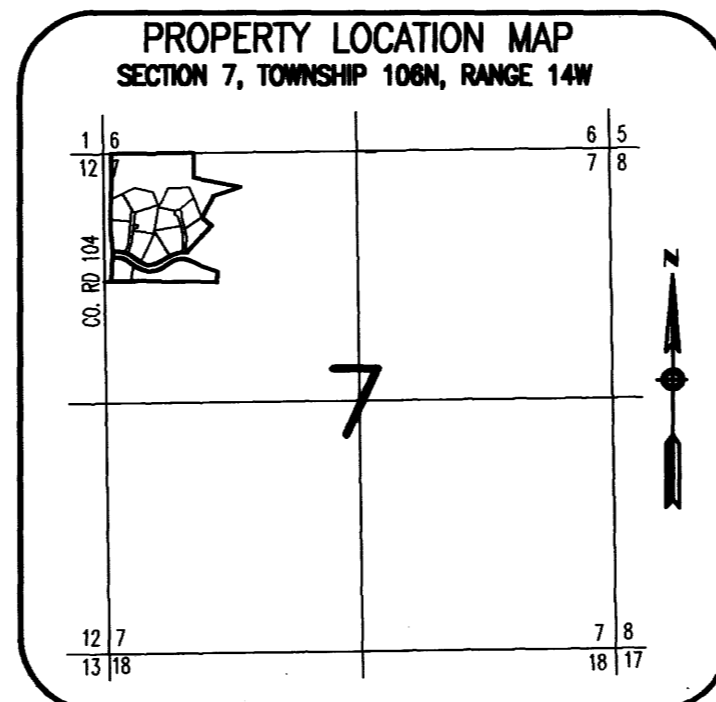
PREPARED BY:  
McGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA

# BOULDER CREEK SECOND

SEE SHEET 2 OF 3 SHEETS



CURVE	LENGTH	CENTRAL ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	149.97	36°52'45"	233.00	S71°40'44"E	147.40
C2	200.04	68°37'58"	167.00	N87°33'20"W	188.30
C3	178.54	43°54'13"	233.00	S80°04'47"W	174.20
C4	155.60	18°27'28"	483.00	S70°42'57"E	154.93
C5	176.00	60°23'06"	167.00	N88°19'14"W	167.97
C6	279.10	68°37'58"	233.00	S87°33'20"W	262.71
C7	107.49	36°52'45"	167.00	N71°40'44"W	105.65



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**ALL MONUMENTS SHOWN THUS:** ●  
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**NOTE:**  
**BASIS OF BEARING SYSTEM:**  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE NW 1/4, SEC 7-106-14 WHICH IS ASSUMED TO BE S 89°15'04" E.

## 1074C

PREPARED BY:  
McGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA