

# MORRIS HILLS NORTH 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

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Morris Hills North, LLC, a Minnesota limited liability company, Ernest H. Morris, single, vendor of a recorded contract for deed, Arleeta A. Rollins, single, vendor of a recorded contract for deed, and Morris Hills Land Development, LLC, a Minnesota limited liability company, vendee of said recorded contracts for deed, all 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 Southeast Quarter of Section 13, and that part of the North Half of the Northeast Quarter of Section 24, all in Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Southeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 52 minutes 29 seconds along the south line of said Southeast Quarter 274.65 feet; thence easterly 141.61 feet on a nontangential curve concave northerly, having a radius of 172.00 feet, a central angle of 47 degrees 10 minutes 22 seconds and a chord azimuth of 98 degrees 12 minutes 01 second; thence easterly 74 degrees 36 minutes 50 seconds azimuth 43.19 feet; thence northerly 344 degrees 36 minutes 50 seconds azimuth 8.88 feet to the south line of said Southeast Quarter; thence easterly 89 degrees 52 minutes 29 seconds azimuth along said south line 1493.07 feet; thence southerly 186 degrees 53 minutes 01 second azimuth 34.03 feet; thence easterly 96 degrees 53 minutes 01 second azimuth 198.00 feet; thence northerly 06 degrees 53 minutes 01 second azimuth 56.58 feet; thence easterly 96 degrees 53 minutes 01 second azimuth 142.00 feet; thence easterly 80 degrees 22 minutes 57 seconds azimuth 115.83 feet to said south line; thence northerly 359 degrees 14 minutes 20 seconds azimuth along the westerly line of MORRIS HILLS SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, and its southerly extension 215.79 feet to the northerly right-of-way line of Stone Point Drive N.E.; thence westerly 283 degrees 52 minutes 22 seconds azimuth 104.54 feet; thence westerly 131.22 feet on a tangential curve concave southerly, having a radius of 278.00 feet and a central angle of 27 degrees 02 minutes 39 seconds; thence westerly 256 degrees 49 minutes 43 seconds azimuth 188.97 feet; thence westerly 13.43 feet on a tangential curve concave northerly, having a radius of 72.00 feet and a central angle of 10 degrees 41 minutes 09 seconds; thence westerly 267 degrees 30 minutes 52 seconds azimuth 38.33 feet; thence northerly 357 degrees 30 minutes 52 seconds azimuth 132.10 feet; thence westerly 269 degrees 52 minutes 32 seconds azimuth 138.39 feet; thence northwesterly 325 degrees 15 minutes 32 seconds azimuth 269.50 feet; thence westerly 269 degrees 54 minutes 20 seconds azimuth 400.00 feet; thence westerly 278 degrees 24 minutes 20 seconds azimuth 877.00 feet; thence southwesterly 231 degrees 44 minutes 20 seconds azimuth 470.00 feet to the west line of said Southeast Quarter; thence southerly 179 degrees 02 minutes 17 seconds azimuth along said west line 390.00 feet to the point of beginning.

Said tract contains 27.22 acres more or less.

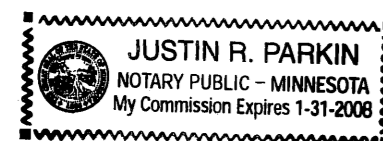
Have caused the same to be surveyed and platted as MORRIS HILLS NORTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and cul de sac, and also dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said Morris Hills North, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 9 day of January, 2006.

*Rick D. Murray*  
Rick D. Murray  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 9 day of January, 2006, by Rick D. Murray, Chief Manager of Morris Hills North, LLC, a Minnesota limited liability company, on behalf of the company.



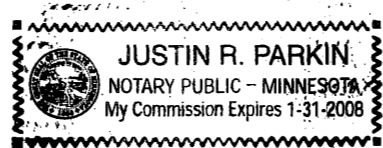
*Justin R. Parkin*  
Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

In witness whereof said Ernest H. Morris has hereunto set his hands this 20 day of January, 2006.

*Ernest H. Morris*  
Ernest H. Morris

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20 day of January, 2006, by Ernest H. Morris, single.



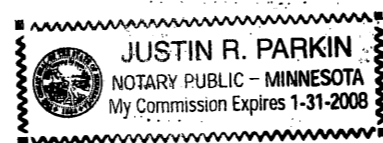
*Justin R. Parkin*  
Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

In witness whereof said Arleeta A. Rollins has hereunto set her hands this 20 day of January, 2006.

*Arleeta A. Rollins*  
Arleeta A. Rollins

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20 day of January, 2006, by Arleeta A. Rollins, single.



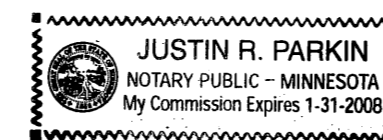
*Justin R. Parkin*  
Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

In witness whereof said Morris Hills Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 16 day of January, 2006.

*Daniel S. Mogen*  
Daniel S. Mogen  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 16 day of January, 2006, by Daniel S. Mogen, Chief Manager of Morris Hills Land Development, LLC, a Minnesota limited liability company, on behalf of the company.



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

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 19th day of DECEMBER, 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 25th day of JANUARY, 2006.

*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 January, 2006.

*Edward P. Kuise*  
Edward P. Kuise  
Olmsted County Surveyor

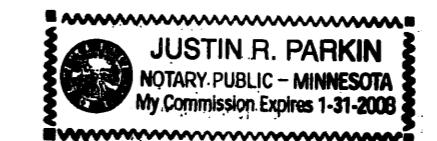
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as MORRIS HILLS NORTH 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 January 04, 2007; 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 January, 2006, by Peter G. Oetliker, L.S. No. 41887.



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

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2006 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 27th day of JANUARY, 2006.

Document Number **A-1090380**

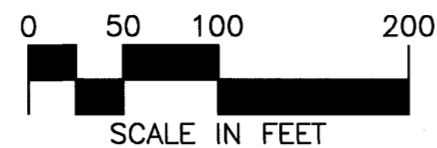
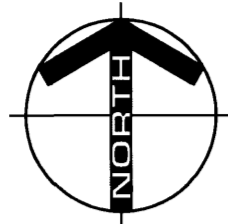
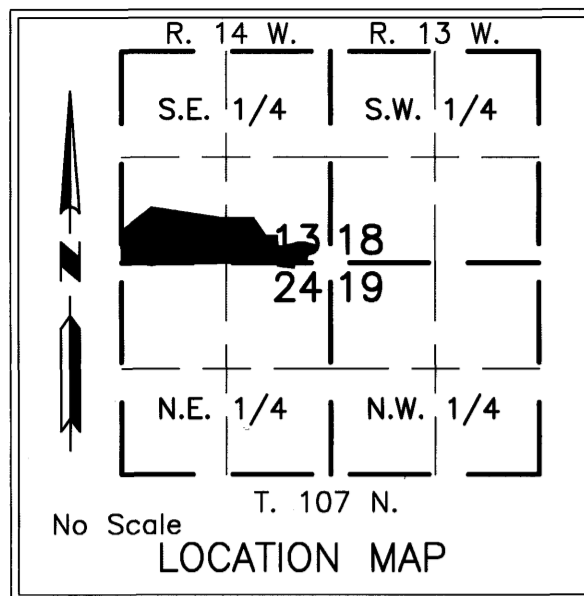
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 27th day of JANUARY, 2006, at 10 o'clock A.m. and was duly recorded in Olmsted County Records.

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

PROJECT NUMBER: 8542 COMPUTER FILE: 8542F-PLAT1.DWG DATE: 12/22/05 DRAFTSPERSON: JRP

1078 A

# MORRIS HILLS NORTH SUBDIVISION



**BEARINGS**  
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

**MONUMENTS**

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

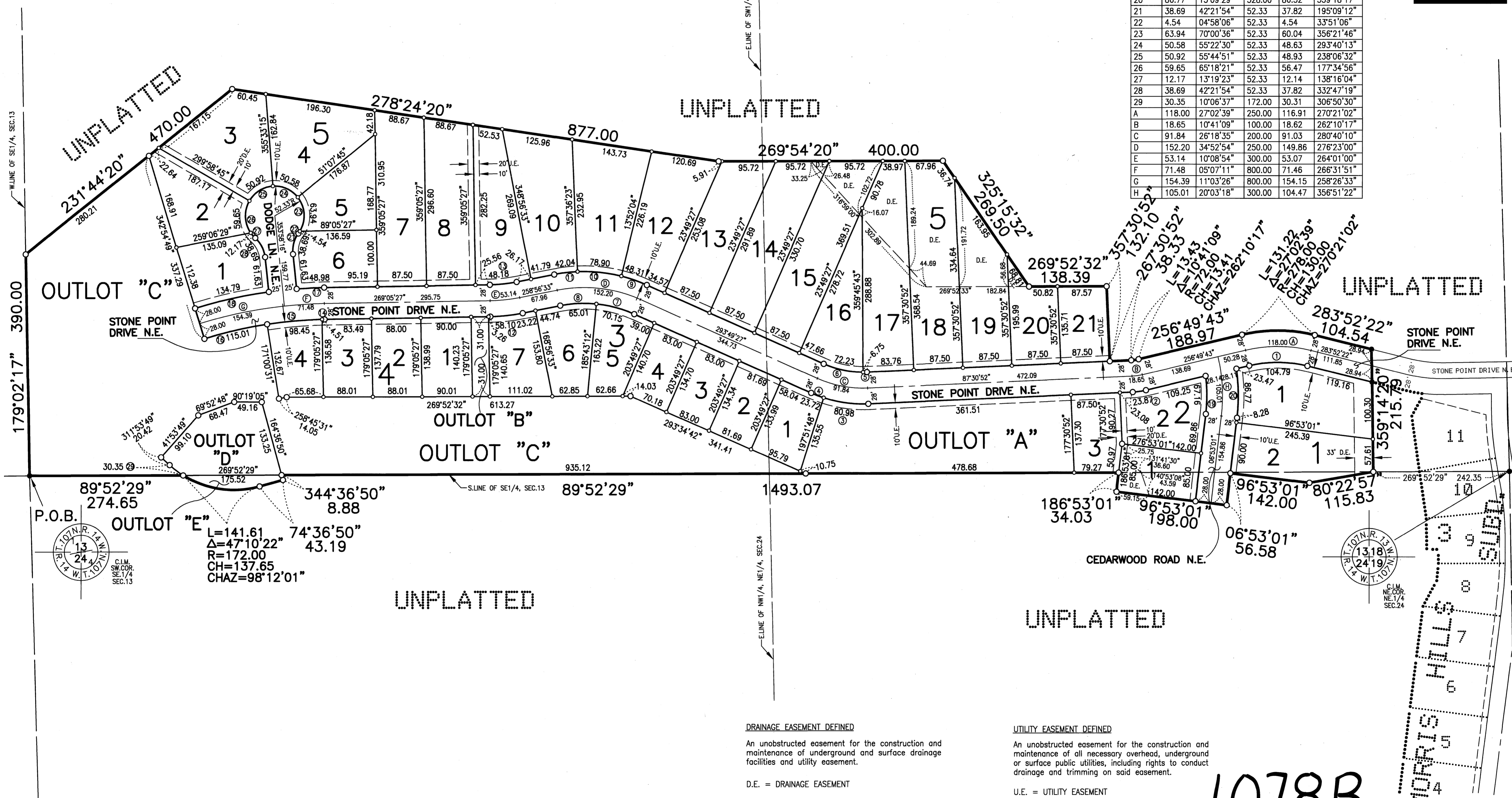
All monuments set have a plastic cap stamped L.S. 41887.

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	104.79	27°02'39"	222.00	103.82	270°21'02"
2	23.87	10°41'09"	128.00	23.84	82°10'17"
3	80.98	20°20'56"	228.00	80.55	97°41'20"
4	23.72	05°57'39"	228.00	23.71	110°50'38"
5	6.75	02°14'51"	172.00	6.75	88°38'17"
6	72.23	24°03'44"	172.00	71.70	101°47'35"
7	70.15	18°06'15"	222.00	69.86	284°46'19"
8	65.01	16°46'39"	222.00	64.77	267°19'52"
9	48.31	09°57'23"	278.00	48.25	288°50'45"
10	78.90	16°15'41"	278.00	78.64	275°44'13"
11	42.04	08°39'50"	278.00	42.00	263°16'28"
12	58.10	10°08'54"	328.00	58.02	84°01'00"
13	48.18	10°08'54"	272.00	48.11	84°01'00"
14	4.51	00°20'05"	772.00	4.51	268°55'24"
15	98.45	07°18'24"	772.00	98.38	265°06'09"
16	115.01	08°32'07"	772.00	114.90	257°10'53"
17	48.98	03°23'22"	828.00	48.97	267°23'45"
18	134.79	09°19'38"	828.00	134.64	257°34'38"
19	67.16	14°08'47"	272.00	66.99	359°48'37"
20	86.77	15°09'29"	328.00	86.52	359°18'17"
21	38.69	42°21'54"	52.33	37.82	195°09'12"
22	4.54	04°58'06"	52.33	4.54	33°51'06"
23	63.94	70°00'36"	52.33	60.04	356°21'46"
24	50.58	55°22'30"	52.33	48.63	293°40'13"
25	50.92	55°44'51"	52.33	48.93	238°06'32"
26	59.65	65°18'21"	52.33	56.47	177°34'56"
27	12.17	13°19'23"	52.33	12.14	138°16'04"
28	38.69	42°21'54"	52.33	37.82	332°47'19"
29	30.35	10°06'37"	172.00	30.31	306°50'30"
A	118.00	27°02'39"	250.00	116.91	270°21'02"
B	18.65	10°41'09"	100.00	18.62	262°10'17"
C	91.84	26°18'35"	200.00	91.03	280°40'10"
D	152.20	34°52'54"	250.00	149.86	276°23'00"
E	53.14	10°08'54"	300.00	53.07	264°01'00"
F	71.48	05°07'11"	800.00	71.46	266°31'51"
G	154.39	11°03'26"	800.00	154.15	258°26'33"
H	105.01	20°03'18"	300.00	104.47	356°51'22"

**YAGGY COLBY ASSOCIATES**

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**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

1078B

PROJECT NUMBER: 8542 COMPUTER FILE: 8542E-PLAT1.DWG DATE: 12/22/05 DRAFTSPERSON: JRP/JLF