

# CASCADE SHORES



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-3056  
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Cascade Shores LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in Olmsted County, State of Minnesota, to wit:

Lot 2, Block 1, GRANDEVILLE AT CASCADE LAKE FIRST REPLAT, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota. Said tract contains 7.92 acres more or less.

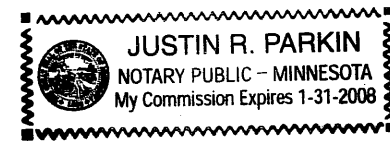
Has caused the same to be surveyed and platted as CASCADE SHORES and does hereby dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Cascade Shores LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26 day of DECEMBER, 2006.

By: STEVEN J. LEE  
Its: CHIEF MANAGER

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 26 day of December, 2006, by Steven J. Lee, Chief Manager of Cascade Shores LLC, a Minnesota limited liability company.



Justin R. Parkin  
Notary Public, Olmsted County,  
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 11th day of DECEMBER, 2006, 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 27th day of DECEMBER, 2006.

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 22 day of Dec, 2006

Edward P. Kuisle  
Edward P. Kuisle  
Olmsted County Surveyor

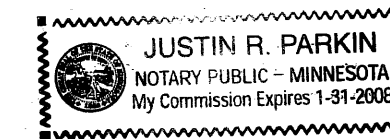
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CASCADE SHORES; 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 December, 20 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 22 day of December, 2006, 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 2006 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 29th day of December, 2006.

Document Number A-1122864

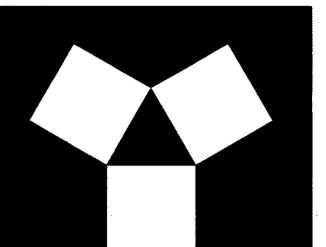
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of December, 2006 at 1 o'clock P.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski  
Olmsted County Director of  
Property Records and Licensing  
By Wendy von Wald Deputy

1130A

PROJECT NUMBER: 8794  
COMPUTER FILE: 8794F-PLAT01.dwg  
DATE: 12/20/06  
DRAFTSPERSON: MJH

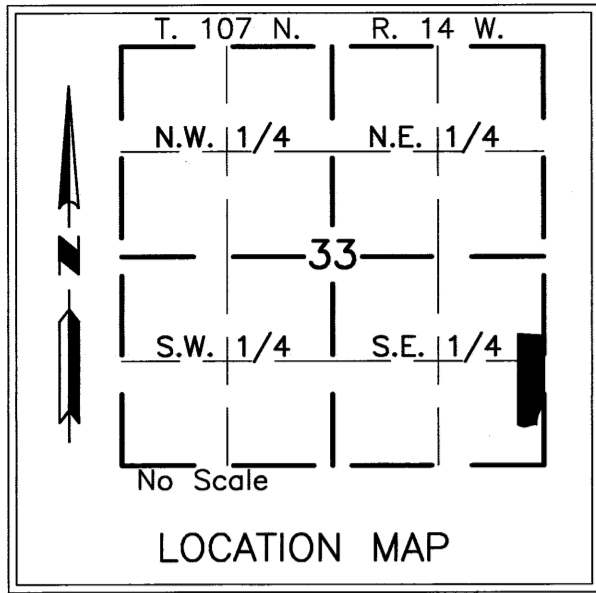
# CASCADE SHORES



**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.

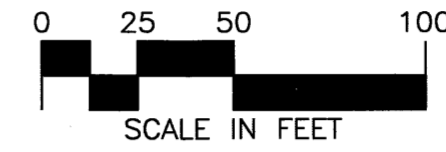
D.E. = DRAINAGE EASEMENT

### 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

A utility easement is dedicated over all of Lot 75.



### MONUMENTS

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

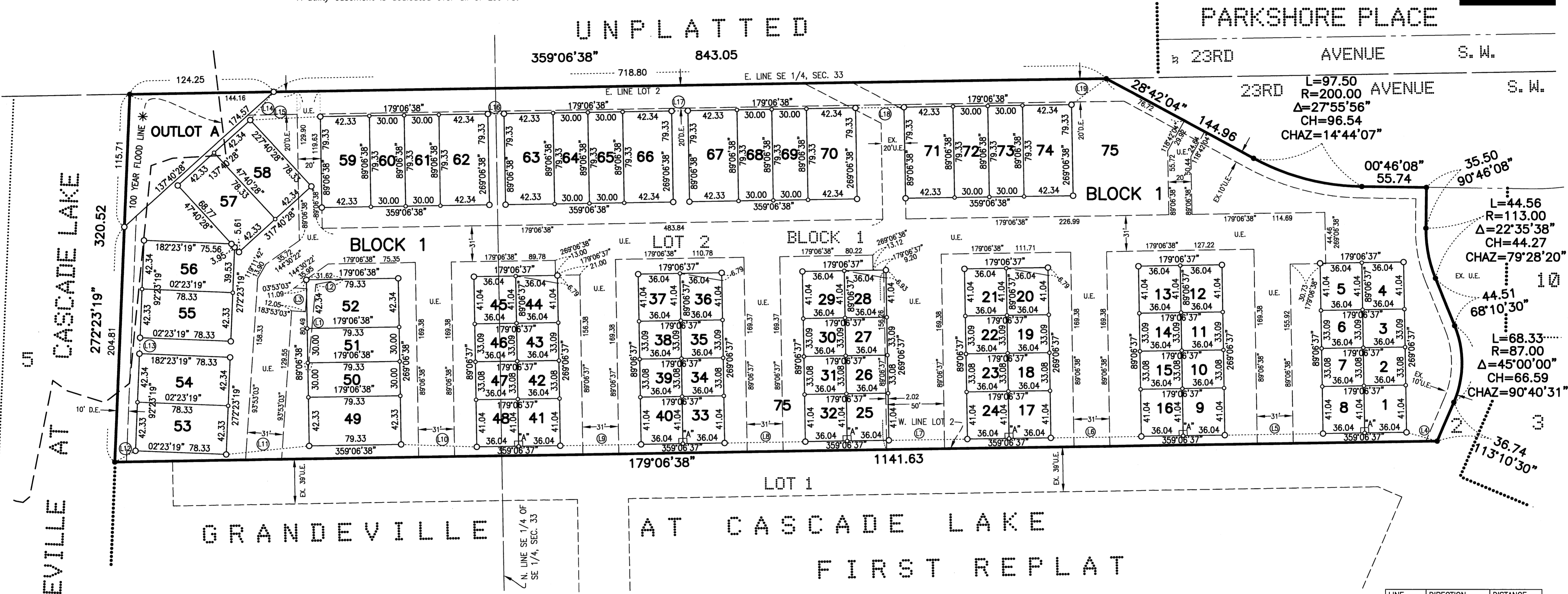
All monuments set have a plastic cap stamped L.S. 41887.

### BEARINGS

Bearings are azimuths measured to the right from an assumed north.

## UNPLATTED

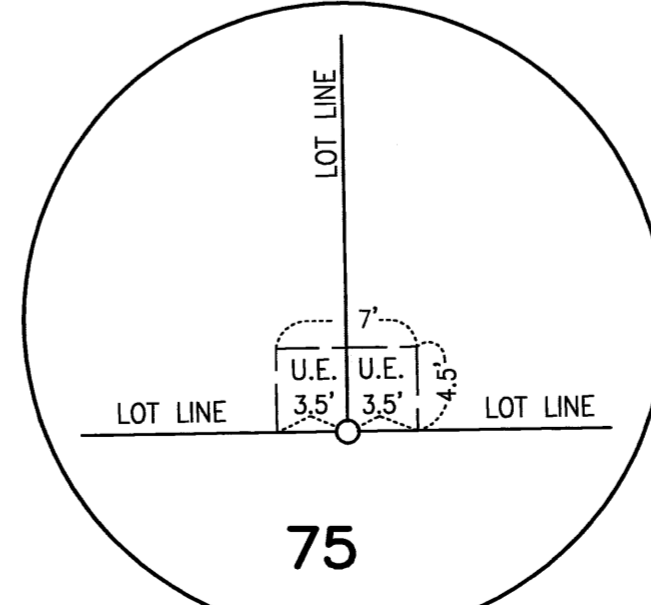
## PARKSHORE PLACE



23RD AVENUE S.W.  
L=97.50  
R=200.00  
Δ=27°55'56"  
CH=96.54  
CHAZ=14°44'07"

L=44.56  
R=113.00  
Δ=22°35'38"  
CH=44.27  
CHAZ=79°28'20"

L=68.33  
R=87.00  
Δ=45°00'00"  
CH=66.59  
CHAZ=90°40'31"



LINE	DIRECTION	DISTANCE
L1	95°09'39"	76.83
L2	169°14'53"	23.88
L3	93°53'03"	20.00
L4	16°00'30"	27.53
L5	359°06'39"	84.72
L6	359°06'35"	78.17
L7	359°06'39"	67.76
L8	359°06'39"	69.70
L9	359°06'37"	69.70
L10	01°54'57"	65.43
L11	354°09'37"	72.04
L12	331°27'28"	20.39
L13	92°23'16"	14.00
L14	309°31'46"	31.83
L15	177°16'37"	60.57
L16	179°06'38"	14.00
L17	179°06'38"	14.00
L18	179°06'38"	41.84
L19	142°51'52"	37.70

\* APPROXIMATE LOCATION OF 100 YEAR FLOOD LINE (ELEV. 1004.8) PER FEMA FLOOD INSURANCE RATE MAPS NO. 27109C0144E AND 27109C0163E, EFFECTIVE DATE FEB. 4, 1998

# 1130B

PROJECT NUMBER: 8794 COMPUTER FILE: 8794F-PLAT01.dwg DATE: 12/20/06 DRAFTSPERSON: MAH