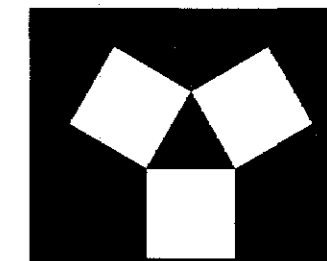


# SHANNON OAKS FIFTH SUBDIVISION



**YAGGY COLBY ASSOCIATES**

ENGINEERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
PLANNERS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6664  
FAX 507-288-5938  
EMAIL INFO@YAGGY.COM

**INSTRUMENT OF DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS: That Oak Ventures of Rochester, LLC, owner; and Home Federal Savings Bank, a federally chartered stock savings bank organized under the laws of the United States, mortgagee of the following described property:

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

Beginning at the northeast corner of Outlot A, SHANNON OAKS THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 179 degrees 26 minutes 43 seconds azimuth along the easterly line of said Outlot A 235.44 feet; thence southerly 164 degrees 57 minutes 11 seconds azimuth along said easterly line 351.39 feet; thence northeasterly 62 degrees 53 minutes 11 seconds azimuth along said easterly line 197.63 feet; thence southeasterly 152 degrees 53 minutes 11 seconds azimuth along said easterly line 20.00 feet; thence southwesterly 242 degrees 53 minutes 11 seconds azimuth along said easterly line 176.73 feet; thence southwesterly 216 degrees 43 minutes 54 seconds azimuth along said easterly line 49.77 feet; thence southerly 182 degrees 26 minutes 02 seconds azimuth along said easterly line 298.94 feet; thence southeasterly 144 degrees 34 minutes 34 seconds azimuth along said easterly line 177.62 feet; thence southerly 159 degrees 12 minutes 12 seconds azimuth along said easterly line 356.85 feet; thence southeasterly 133 degrees 55 minutes 43 seconds azimuth along said easterly line 162.50 feet to the westerly line of Block 2 of said SHANNON OAKS THIRD SUBDIVISION; thence northeasterly 43 degrees 55 minutes 43 seconds azimuth along said westerly line 168.51 feet; thence northeasterly 28 degrees 49 minutes 35 seconds azimuth along the westerly line of said SHANNON OAKS THIRD SUBDIVISION 56.00 feet; thence southeasterly along the northerly right-of-way line of Kerry Drive N.E. 22.80 feet on a nontangential curve concave northeasterly, having a radius of 172.00 feet, a central angle of 07 degrees 35 minutes 43 seconds and a chord azimuth of 115 degrees 01 minute 43 seconds; thence easterly 111 degrees 13 minutes 52 seconds azimuth along said northerly right-of-way line 13.63 feet to the westerly line of Block 1 of said SHANNON OAKS THIRD SUBDIVISION; thence northerly 20 degrees 06 minutes 37 seconds azimuth along said westerly line 394.37 feet; thence northerly 351 degrees 55 minutes 01 second azimuth along said westerly line 262.72 feet; thence northwesterly 326 degrees 12 minutes 20 seconds azimuth along said westerly line 227.05 feet; thence northwesterly 329 degrees 43 minutes 40 seconds azimuth along said westerly line 190.29 feet; thence northerly 352 degrees 40 minutes 36 seconds azimuth along said westerly line 230.90 feet; thence northerly 17 degrees 18 minutes 15 seconds azimuth along said westerly line 99.81 feet; thence northeasterly 30 degrees 12 minutes 34 seconds azimuth along said westerly line 216.35 feet; thence northerly 09 degrees 09 minutes 24 seconds azimuth along said westerly line 90.77 feet; thence northerly 344 degrees 08 minutes 02 seconds azimuth along said westerly line 135.14 feet; thence northwesterly 313 degrees 55 minutes 43 seconds azimuth along said westerly line 95.93 feet to the most southerly corner of Lot 3, Block 4, SHANNON OAKS FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southwesterly 225 degrees 33 minutes 53 seconds azimuth along the southerly line of said SHANNON OAKS FIRST SUBDIVISION 199.71 feet; thence southwesterly 215 degrees 23 minutes 19 seconds azimuth along said southerly line 56.00 feet; thence northwesterly 305 degrees 23 minutes 19 seconds azimuth along said southerly line 83.47 feet; thence southwesterly 215 degrees 23 minutes 19 seconds azimuth along said southerly line 96.81 feet; thence westerly 266 degrees 14 minutes 32 seconds azimuth along said southerly line 156.17 feet to the easterly line of Outlot A of said SHANNON OAKS FIRST SUBDIVISION; thence southerly 177 degrees 57 minutes 06 seconds azimuth along said easterly line 197.10 feet to the southeast corner of said Outlot A; thence westerly 269 degrees 03 minutes 18 seconds azimuth along the south line of said Outlot A 48.74 feet to the point of beginning.

Said tract contains 19.59 acres more or less.

Have caused the same to be surveyed and platted as SHANNON OAKS FIFTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever, the public way, and also dedicate the easements as created by this plat for drainage and utility purposes only.

In witness whereof said Oak Ventures of Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 22 day of May, 2014.

Oak Ventures of Rochester, LLC

*Paul Meier*  
Paul Meier  
President

STATE OF MINNESOTA  
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 22 day of May, 2014, by Paul Meier, President of Oak Ventures of Rochester, LLC, a Minnesota limited liability company, on behalf of the company.



*Sue E. Madden*  
Sue E. Madden  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2015

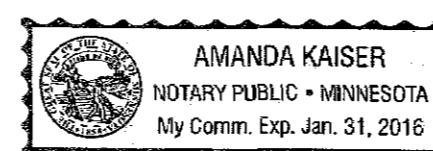
In witness whereof said Home Federal Savings Bank, a federally chartered stock savings bank, organized under the laws of the United States, has caused these presents to be signed by its proper officer this 23 day of May, 2014.

Home Federal Savings Bank

*Melissa Hale*  
Melissa Hale  
Vice President

STATE OF MINNESOTA  
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 23 day of May, 2014, by Melissa Hale, Vice President of Home Federal Savings Bank, a federally chartered stock savings bank, on behalf of the bank.



*Amanda Kaiser*  
Amanda Kaiser  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2016

STATE OF MINNESOTA  
COUNTY OF OLMTSTED  
CITY OF ROCHESTER

I, Aaron Reeves, City Clerk, in and for the City of Rochester, do hereby certify that on the 21 day of April, 2014, 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 4 day of June, 2014.

*Aaron Reeves*  
Aaron Reeves  
City Clerk  
City of Rochester

COUNTY SURVEYOR

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

This 27 day of MAY, 2014.

*Paul S. Thorsen*  
Paul S. Thorsen  
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set by May 28, 2015; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

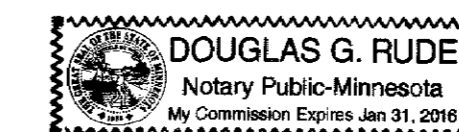
Dated this 21 day of May, 2014.

*Mark J. Haselius*  
Mark J. Haselius, Licensed Land Surveyor  
Minnesota License No. 47034

STATE OF MINNESOTA  
COUNTY OF OLMTSTED

This instrument was acknowledged before me this 21 day of May, 2014, by Mark J. Haselius.

*Douglas J. Rude*  
Douglas J. Rude  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-16



PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2014 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 4th day of JUNE, 2014.

Document Number **A-1347549**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 4th day of JUNE, 2014, at 9:12 o'clock P.m. and was duly recorded in Olmsted County Records.

*W. Mark Krupale*  
W. Mark Krupale  
Olmsted County Director of Property  
Records and Licensing  
By *Wendy Von Wald* Deputy

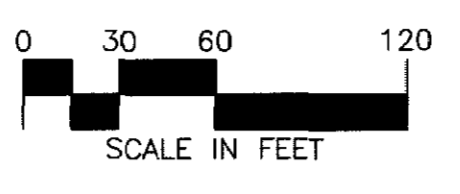
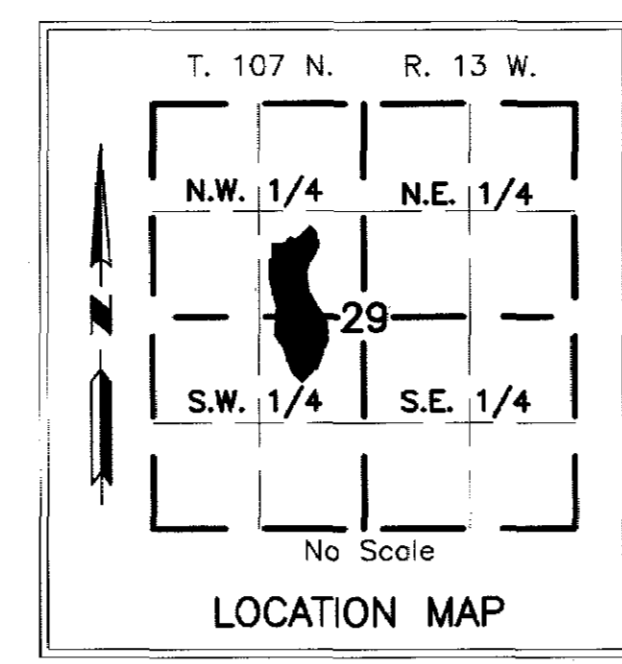
Mark Haselius G:\12201\Cad\Survey\Tmpl\12201PRFD1.dwg Wednesday, May 21, 2014

1279A

# SHANNON OAKS FIFTH SUBDIVISION

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD AZ
1	126.07	72.00	100°19'12"	110.57	175°32'55"
2	79.48	128.00	35°34'33"	78.21	143°10'36"
3	79.48	128.00	35°34'33"	78.21	178°45'08"
4	65.16	128.00	29°10'06"	64.46	211°07'28"
5	70.12	328.00	12°14'56"	69.99	219°35'03"
6	90.61	328.00	15°49'41"	90.32	205°32'45"
7	87.03	328.00	15°12'08"	86.77	190°01'50"
8	44.72	328.00	07°48'44"	44.69	178°31'24"
9	72.49	272.00	15°16'08"	72.27	218°04'27"
10	130.00	272.00	27°23'00"	128.76	196°44'53"
11	40.06	272.00	08°26'21"	40.03	178°50'13"
12	70.59	628.00	06°26'23"	70.55	171°23'50"
13	91.04	628.00	08°18'21"	90.96	164°01'28"
14	76.56	628.00	06°59'07"	76.52	156°22'44"
15	115.42	572.00	11°33'39"	115.22	168°50'12"
16	101.53	572.00	10°10'12"	101.40	157°58'17"
17	80.71	172.00	26°53'14"	79.98	166°19'48"
18	58.14	172.00	19°22'01"	57.86	189°27'25"
19	34.48	228.00	08°39'51"	34.45	337°13'06"
20	85.57	228.00	21°30'16"	85.07	352°18'10"
21	64.01	228.00	16°05'08"	63.80	191°05'52"
22	58.90	228.00	14°48'05"	58.74	191°44'23"
23	84.71	228.00	21°17'16"	84.23	173°41'42"
24	84.71	228.00	21°17'16"	84.23	152°24'26"
25	91.28	228.00	22°56'14"	90.67	130°17'42"
26	241.10	172.00	80°18'51"	221.84	158°59'00"

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

**UTILITIES 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

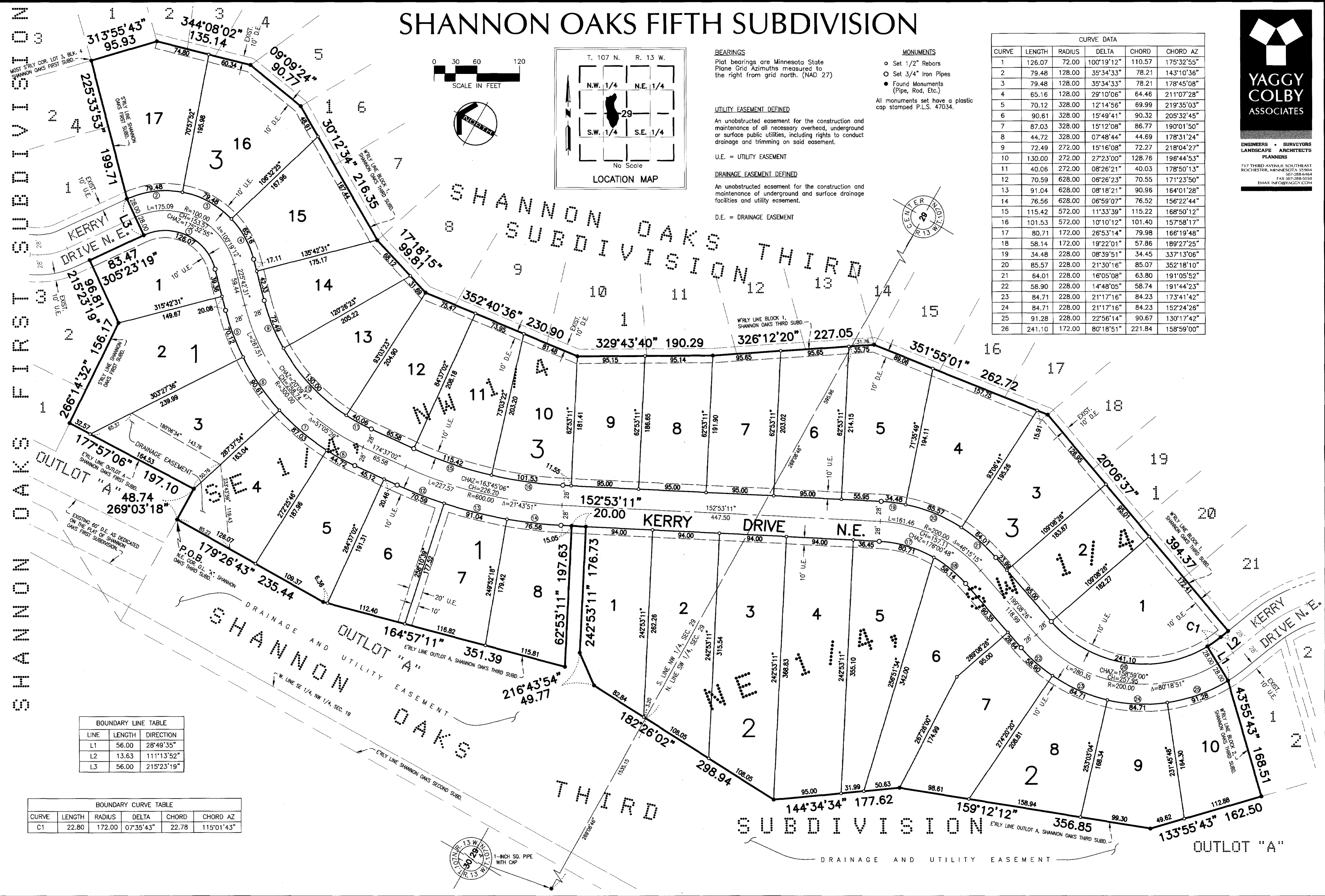
**DRAINAGE EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

**MONUMENTS**

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

All monuments set have a plastic cap stamped P.L.S. 47034.



BOUNDARY LINE TABLE		
LINE	LENGTH	DIRECTION
L1	56.00	28°49'35"
L2	13.63	111°13'52"
L3	56.00	215°23'19"

BOUNDARY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD AZ
C1	22.80	172.00	07°35'43"	22.78	115°01'43"

Mark Hasellius G:\12201\Gad\Survey\Frp\12201FNP.L01.dwg Wednesday, May 21, 2014