

PINE RIDGE HEIGHTS SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That DKMC Development LLP, a Minnesota limited liability partnership, owner of the following described property, and State Bank of Delano, mortgagee of the following described property:

That part of the East Half of the Northeast Quarter of Section 15, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 15; thence North 88 degrees 20 minutes 54 seconds East, assumed bearing, along the north line of said Northeast Quarter, 1318.36 feet to the northwest corner of the East Half of said Northeast Quarter; thence South 01 degree 52 minutes 54 seconds East, along the west line of said East Half, 1096.01 feet to the north line of Outlot A, PINE RIDGE ESTATES FIFTH SUBDIVISION, according to the recorded plat thereof (the next 21 courses are along the northerly and easterly lines of said PINE RIDGE ESTATES FIFTH SUBDIVISION); thence North 88 degrees 07 minutes 06 seconds East, 27.48 feet; thence South 38 degrees 14 minutes 00 seconds East, 122.01 feet; thence South 87 degrees 50 minutes 34 seconds East, 135.33 feet; thence South 54 degrees 25 minutes 07 seconds West, 133.29 feet; thence South 30 degrees 50 minutes 01 second West, 162.30 feet; thence South 01 degree 52 minutes 54 seconds East, 180.00 feet; thence North 88 degrees 07 minutes 06 seconds East, 150.00 feet; thence South 72 degrees 21 minutes 39 seconds East, 60.00 feet; thence southerly 3.53 feet along a nontangential curve, concave easterly, central angle of 00 degrees 44 minutes 59 seconds, radius of 270.00 feet and a chord which bears South 17 degrees 15 minutes 52 seconds West, 3.53 feet; thence South 73 degrees 06 minutes 38 seconds East, not tangent to said curve, 130.00 feet; thence South 05 degrees 51 minutes 33 seconds West, 55.29 feet; thence South 01 degree 52 minutes 57 seconds East, 90.00 feet; thence South 06 degrees 00 minutes 25 seconds East, 75.06 feet; thence South 79 degrees 59 minutes 48 seconds West, 60.38 feet; thence South 28 degrees 10 minutes 08 seconds East, 122.86 feet; thence North 61 degrees 49 minutes 52 seconds East, 3.47 feet; thence South 28 degrees 10 minutes 08 seconds East, 66.00 feet; thence South 01 degree 08 minutes 57 seconds East, 392.51 feet; thence South 88 degrees 51 minutes 03 seconds West, 40.00 feet; thence South 01 degree 08 minutes 57 seconds East, 142.00 feet to the south line of said Northeast Quarter; thence North 88 degrees 51 minutes 03 seconds East, along said south line, 726.41 feet to the westerly right of way line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO 55-55 (the next 2 courses are along said westerly line); thence North 17 degrees 53 minutes 50 seconds West, 1384.42 feet; thence North 30 degrees 04 minutes 13 seconds West, 909.74 feet to the easterly line of WOODLAND HILLS, according to the recorded plat thereof (the next 4 courses are along said easterly line); thence South 01 degree 52 minutes 54 seconds East, 187.43 feet; thence southeasterly 65.44 feet along a tangential curve, concave easterly, central angle of 60 degrees 00 minutes 00 seconds and a radius of 62.49 feet; thence South 61 degrees 52 minutes 54 seconds East, tangent to said curve, 61.33 feet; thence South 12 degrees 07 minutes 06 seconds West, 330.02 feet to the point of beginning.

Containing 21.51 acres, more or less.

Has caused the same to be surveyed and platted as PINE RIDGE HEIGHTS SUBDIVISION and does hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said DKMC Development LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its proper officer this 30 day of JUNE, 2015.

SIGNED: DKMC DEVELOPMENT LLP
Dennis M. Peterson
Dennis M. Peterson, Partner

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on June 30, 2015 by Dennis M. Peterson, Partner of DKMC Development LLP, a Minnesota limited liability partnership.

Hristin Perkins Notary Public, Olmsted County, Minnesota
Hristin Perkins Notary Printed Name

My commission expires Dec 30, 2020

In witness whereof, said State Bank of Delano, has caused these presents to be signed by its President this 1st day of July, 2015.

SIGNED: STATE BANK OF DELANO
Steven R. Gilmer
Steven R. Gilmer, CEO

STATE OF MINNESOTA
COUNTY OF WRIGHT

This instrument was acknowledged before me on July 1, 2015 by Steven R. Gilmer, CEO of State Bank of Delano.

Kimberly K. Pivec Notary Public, Wright County, Minnesota
Kimberly K. Pivec Notary Printed Name

My commission expires 1/31/20

SURVEYOR'S CERTIFICATE

I Mark E. Severson 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 within one year; 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 7 day of AUGUST, 2015.

Mark E. Severson
Mark E. Severson, Professional Surveyor
Minnesota License No. 18887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The instrument was acknowledged before me on August 7, 2015 by Mark E. Severson.

Hristin Perkins Notary Public, Olmsted County, Minnesota
Hristin Perkins Notary Printed Name

My commission expires Dec. 30, 2020

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 9 day of July, 2015.

Joel S. Thurston
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Aaron S. Reeves, City Clerk, in and for the City of Rochester, do hereby certify that on the 15 day of September, 2015, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 11 day of August, 2015.

Aaron S. Reeves
Aaron S. Reeves, City Clerk

PROPERTY RECORDS AND LICENSING

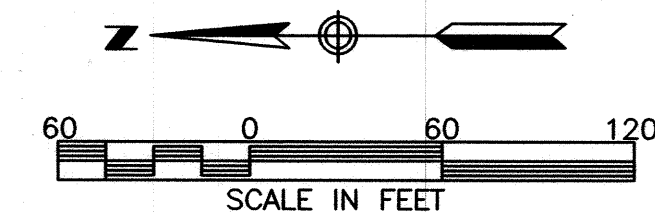
Taxes payable in the year 2015 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 12th day of August, 2015.

DOCUMENT NUMBER A1378069

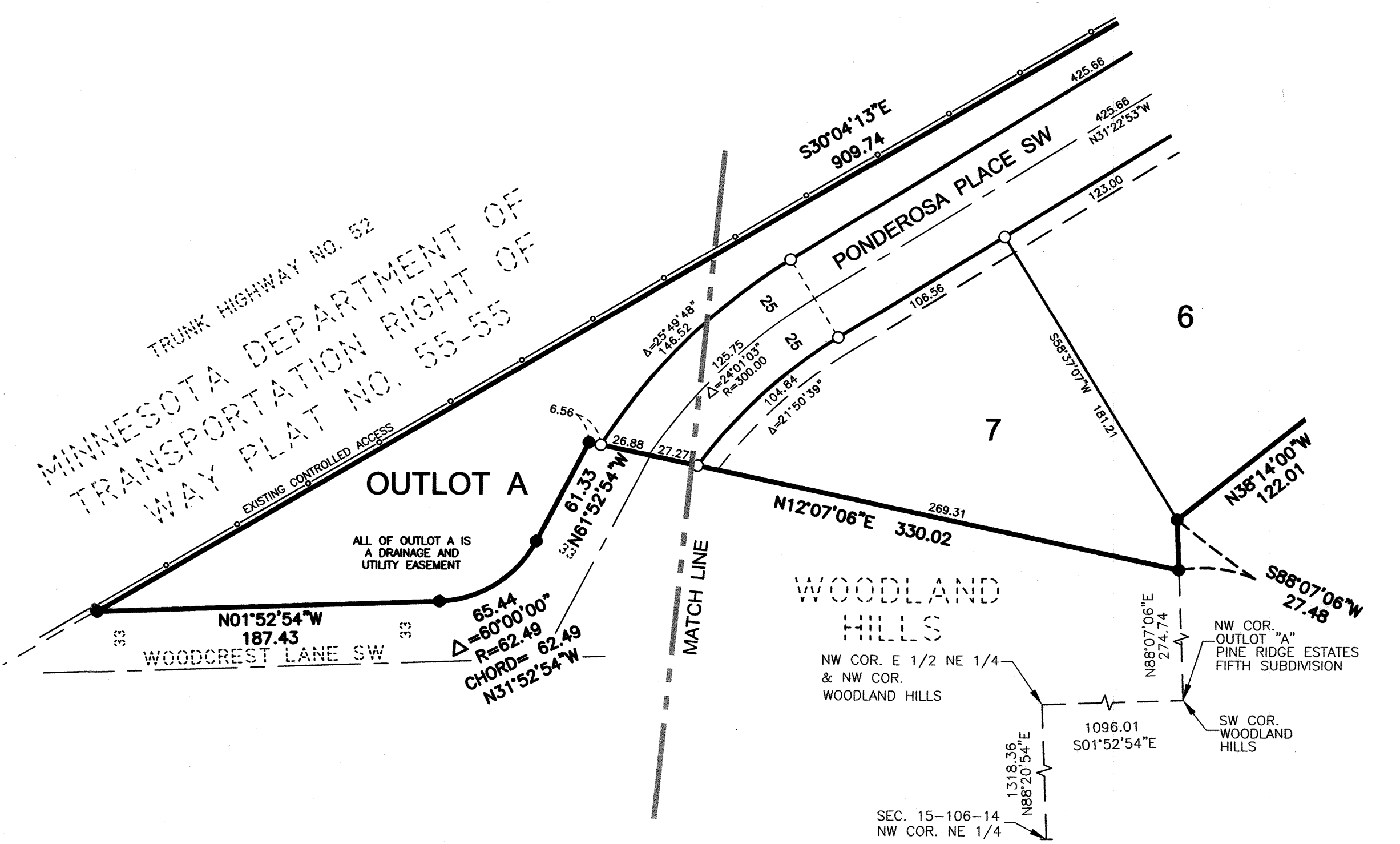
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 12th day of August, 2015, at 9 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

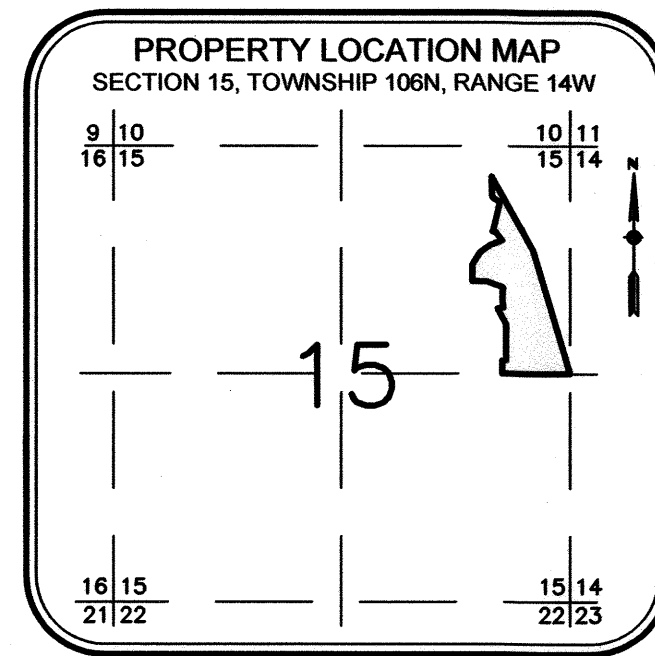
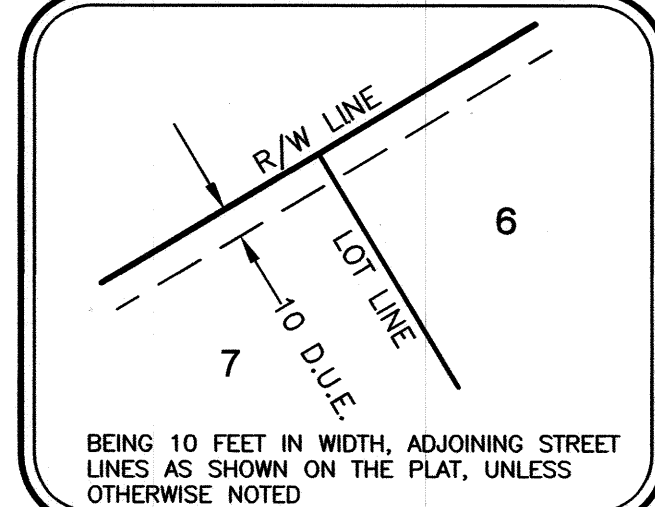
Wendy von Wald
Deputy



SCALE IN FEET
BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 106 NORTH, RANGE 14 WEST, WHICH IS ASSUMED TO BE S88°51'03"W.



DRAINAGE AND UTILITY EASEMENT DETAIL

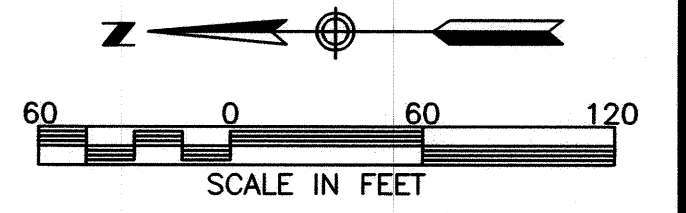


NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 18887 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.
D.U.E. = DRAINAGE AND UTILITY EASEMENT

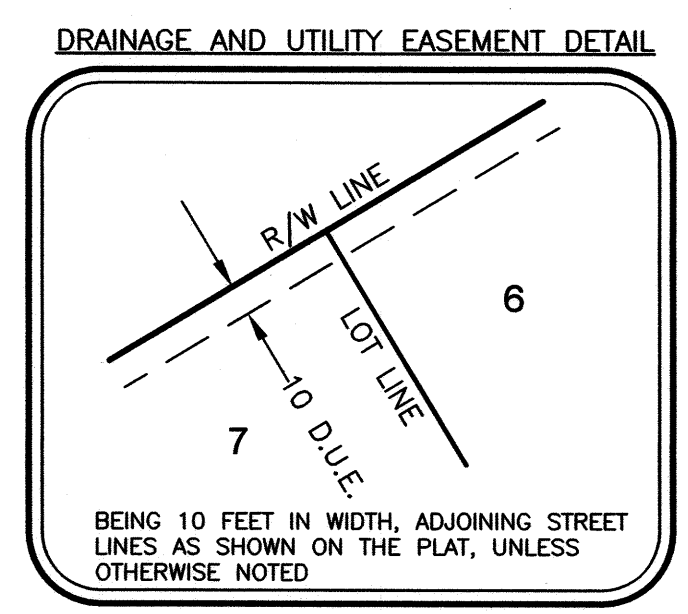
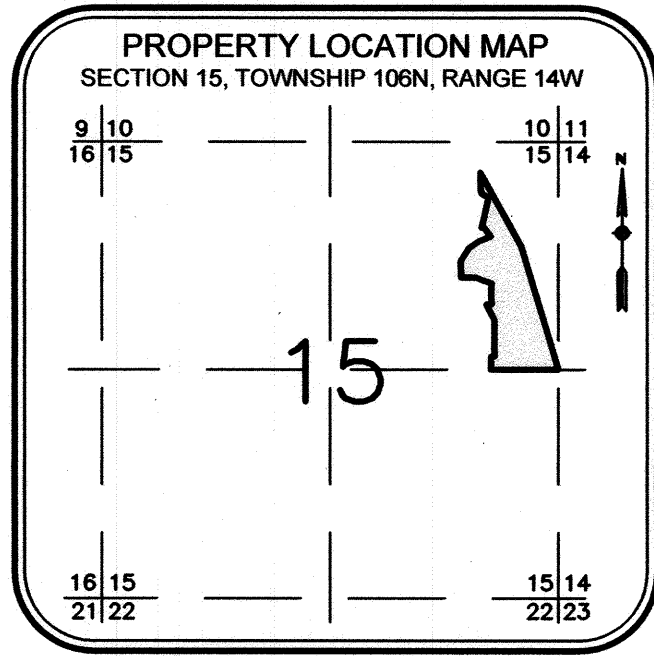
1648 Third Avenue SE
Rochester, MN 55904
507-289-3919
www.wsbeng.com
WSB
& Associates, Inc.

1326A

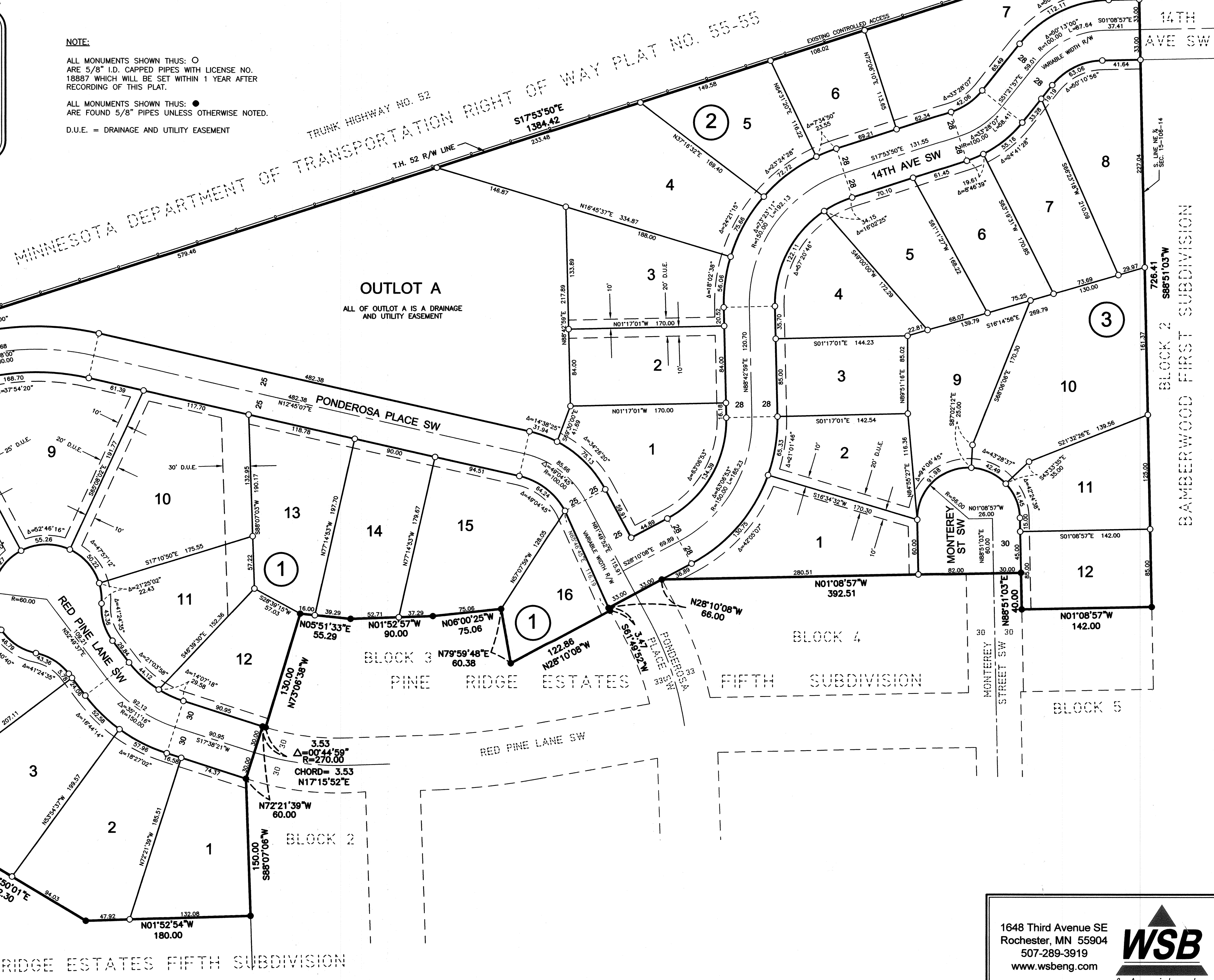
PINE RIDGE HEIGHTS SUBDIVISION



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