

CATALINA RIDGE

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That ERH Developing, Inc., a corporation existing under the laws of the State of Minnesota, owner of the following described property:

That part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:


Commencing at the southeast corner of said Southeast Quarter; thence westerly on an Olmsted County (NAD 27) azimuth system measured clockwise from North, 269 degrees 39 minutes 39 seconds azimuth along the south line of said Southeast Quarter 1316.07 feet to the southeast corner of the Southwest Quarter of said Southeast Quarter; thence northerly 358 degrees 47 minutes 20 seconds azimuth along the east line of the Southwest Quarter 701.60 feet to the northeast corner of CENTURY POINT SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota, and the point of beginning; thence continuing northerly 358 degrees 47 minutes 20 seconds azimuth along said east line and along the west line of CENTURY HILLS EIGHTH SUBDIVISION, according to the plat thereof on file and of record in said office of the County Recorder, Olmsted County, Minnesota, 606.95 feet to the south line of CENTURY HILLS THIRD SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence westerly 269 degrees 34 minutes 24 seconds azimuth along said south line and along the north line of the Southwest Quarter of said Southeast Quarter 687.17 feet; thence southerly 166 degrees 20 minutes 51 seconds azimuth along a line parallel with and 50.00 feet easterly of the easterly right-of-way line of County State Aid Highway 22, according to OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 47, a distance of 500.00 feet; thence westerly 256 degrees 20 minutes 51 seconds azimuth 50.00 feet to said easterly right-of-way line; thence southerly 166 degrees 20 minutes 51 seconds azimuth along said easterly right-of-way line 315.95 feet to the northwesterly corner of said CENTURY POINT SUBDIVISION; thence easterly 76 degrees 20 minutes 51 seconds azimuth along the northerly right-of-way line of Century Valley Road N.E., according to said CENTURY POINT SUBDIVISION, 199.98 feet; thence easterly 191.11 feet along said northerly right-of-way line on a tangential curve concave northerly, having a radius of 860.00 feet and a central angle of 12 degrees 43 minutes 57 seconds; thence northeasterly 63 degrees 36 minutes 54 seconds azimuth along said northerly right-of-way line 203.66 feet to the point of beginning.


Said tract contains 10.37 acres more or less.

Have caused the same to be surveyed and platted as CATALINA RIDGE and do hereby donate and dedicate to the public for public use forever, the public ways, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said ERH Developing, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 2nd day of October, 2015


ERH Developing, Inc.


Tobin E. Lawver
Vice President


Jennifer L. Lawver
Vice President


STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2nd day of October, 2015 by Tobin E. Lawver and Jennifer L. Lawver, the President and Vice President of ERH Developing, Inc., on behalf of the corporation.


Douglas J. Rueda
Notary Public, Olmsted County, Minnesota
My Commission Expires 1-31-2016

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 5 day of July, 2015, 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 16 day of December, 2015.


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 platting laws.

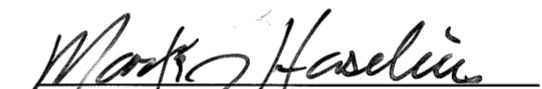
This 25 day of SEPTEMBER, 2015.


Paul A. Thorsen
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

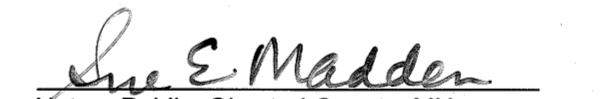
I, Mark J. Haselius, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set by August 31, 2016; 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 24 day of September, 2015


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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 24 day of September, 2015, by Mark J. Haselius.



Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2020

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2015 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 16th day of DECEMBER, 2015.

Document Number A1387122

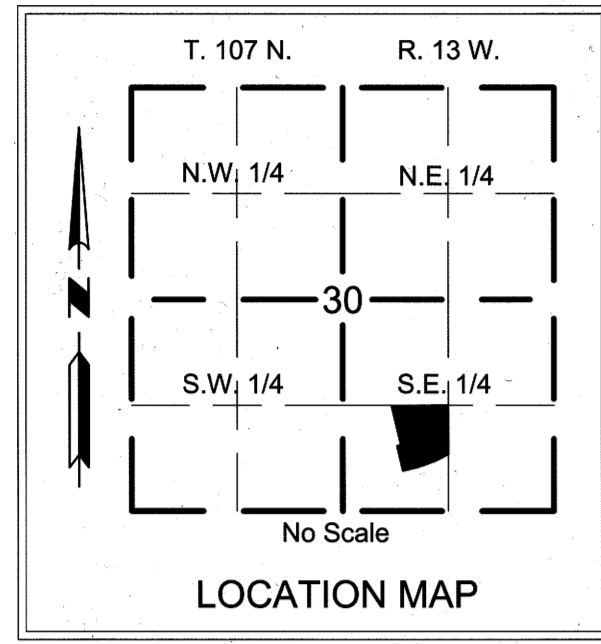
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 16th day of DEC., 2015, at 4 1/2 o'clock P.m. and was duly recorded in Olmsted County Records.


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

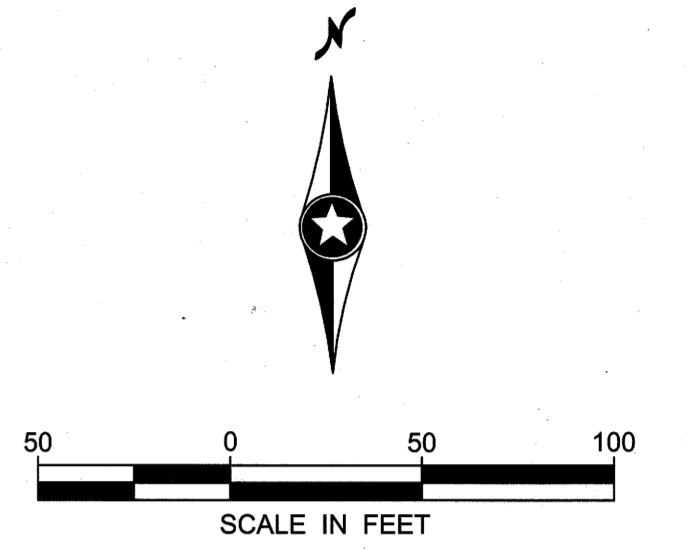
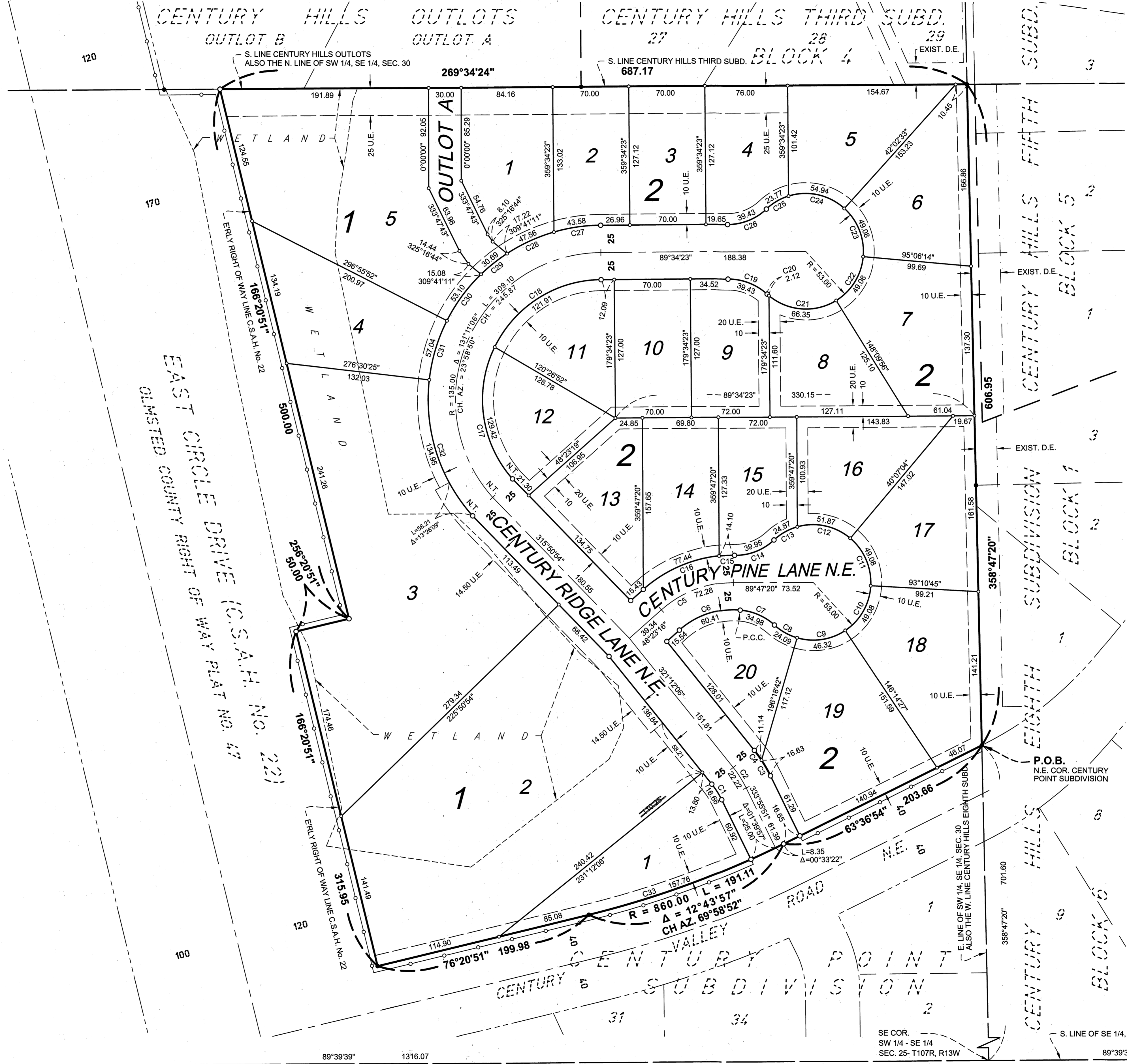
Mark Haselius P:\AE\LE\ERDHE\131396\9-survey\92-CAD\15-dwg\131396FPPLAT.dwg Monday, September 21, 2015

1342A  PHONE: 507.288.6464
717 3RD AVENUE S.E.
ROCHESTER, MN 55904
www.sehinc.com

CATALINA RIDGE



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. AZIMUTH
C1	16.66	75.00	12°43'45"	16.63	327°33'59"
C2	22.22	100.00	12°43'45"	22.17	327°33'59"
C3	16.63	125.00	07°37'15"	16.61	330°07'14"
C4	11.14	125.00	05°06'30"	11.14	323°45'21"
C5	72.26	100.00	41°24'04"	70.70	69°05'18"
C6	60.41	75.00	46°09'06"	58.79	71°27'49"
C7	34.98	53.00	37°48'36"	34.34	113°26'40"
C8	24.09	53.00	26°02'16"	23.88	119°19'50"
C9	46.32	53.00	50°04'16"	44.86	81°16'34"
C10	49.08	53.00	53°03'41"	47.35	29°42'36"
C11	49.08	53.00	53°03'41"	47.35	156°38'55"
C12	51.87	53.00	56°04'27"	49.82	102°04'51"
C13	24.87	53.00	26°52'57"	24.64	60°36'09"
C14	39.95	53.00	43°11'05"	39.01	68°45'13"
C15	14.10	125.00	06°27'52"	14.10	87°06'50"
C16	77.44	125.00	35°29'37"	76.20	66°08'05"
C17	129.42	110.00	67°24'37"	122.08	352°22'01"
C18	121.91	110.00	63°30'03"	115.77	57°49'21"
C19	39.43	53.00	42°37'16"	38.52	110°53'01"
C20	2.12	53.00	02°17'46"	2.12	131°02'45"
C21	66.35	53.00	71°43'57"	62.10	94°01'54"
C22	49.08	53.00	53°03'41"	47.35	31°38'05"
C23	49.08	53.00	53°03'41"	47.35	158°34'24"
C24	54.94	53.00	59°23'31"	52.51	102°20'48"
C25	23.77	53.00	25°41'55"	23.57	59°48'05"
C26	39.43	53.00	42°37'16"	38.52	68°15'45"
C27	43.58	160.00	15°36'20"	43.44	81°46'13"
C28	47.56	160.00	17°01'51"	47.38	65°27'07"
C29	30.69	160.00	10°59'24"	30.64	51°26'29"
C30	53.10	160.00	19°00'55"	52.86	36°26'20"
C31	57.04	160.00	20°25'28"	56.73	16°43'08"
C32	134.95	160.00	48°19'33"	130.99	342°20'38"
C33	157.76	860.00	10°30'38"	157.54	71°05'32"



ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED AND BASED ON THE SOUTH LINE OF THE SE 1/4 OF SEC. 30, T107N, R13W, HAVING AN AZIMUTH OF 89°39'39" MEASURED CLOCKWISE FROM 00°00'00" NORTH.

LEGEND

- DENOTES 1/2 INCH BY 18 INCH REBAR SET AND MARKED BY LICENSE NO. 47034
- DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034 UNLESS OTHERWISE NOTED.
- DENOTES IRON MONUMENT FOUND

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

DRAINAGE EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND AND SURFACE DRAINAGE FACILITIES AND UTILITY EASEMENT.

D.E. = DRAINAGE EASEMENT

CONTROLLED ACCESS DEFINED

INGRESS AND EGRESS TO, FROM OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATUTE 160.08.

○ DENOTES CONTROLLED ACCESS

N.T. = CURVE NOT TANGENT
P.C.C. = POINT OF COMPOUND CURVE

PHONE: 507.288.6464
717 3RD AVENUE S.E.
ROCHESTER, MN 55904
www.sehinc.com

Mark Haselius P:\AE\LE\ERDHE\131398\9-survey\92-CAD\15-dwg\131398F-PLAT.dwg Monday, September 21, 2015

