

PINE RIDGE ESTATES THIRD SUBDIVISION

INSTRUMENT OF DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS: That David T. Bishop and Beatrice H. Bishop, husband and wife, being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 106 North, Range 14 West, Olmsted County, Minnesota, and that part of Outlot "B", Pine Ridge Estates First Subdivision and Outlot "A", Pine Ridge Estates Second Subdivision according to the plats thereof on file in the County Recorder's office, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 88 degrees 20 minutes 54 seconds along the north line of said Northeast Quarter 521.36 feet; thence southerly 178 degrees 20 minutes 54 seconds azimuth 37.12 feet to the center line intersection of Woodcrest Lane S.W. and Co. Rd. No. 147 (18th Avenue S.W.); thence southerly 191 degrees 32 minutes 46 seconds azimuth along the center line of said Co. Rd. No. 147 (18th Avenue S.W.) a distance of 336.39 feet; thence southerly 37.72 feet along said center line on a tangential curve concave westerly having a central angle of 00 degrees 33 minutes 57 seconds and a radius of 3819.72 feet to the westerly corner of Pine Ridge Estates First Subdivision according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota, and the point of beginning; thence easterly 88 degrees 20 minutes 54 seconds azimuth along the southerly right-of-way line of Ponderosa Drive S.W. 336.24 feet to the northwesterly corner of Lot 1, Block 2 of said Pine Ridge Estates First Subdivision; thence southerly 178 degrees 20 minutes 54 seconds azimuth along the westerly line of said Lot 1 a distance of 203.53 feet to the southwesterly corner of said Lot 1; thence easterly 88 degrees 20 minutes 54 seconds azimuth along the southerly line of said Lot 1, a distance of 68.00 feet to the northerly corner of Outlot "B" of said Pine Ridge Estates First Subdivision; thence southerly 178 degrees 20 minutes 54 seconds azimuth along the westerly line of said Outlot "B" a distance of 166.82 feet; thence southeasterly 156 degrees 10 minutes 16 seconds azimuth 50.75 feet to the northwesterly right-of-way line of Ponderosa Drive S.W.; thence southwesterly 241 degrees 20 minutes 54 seconds azimuth 164.30 feet; thence southwesterly 115.45 feet along said northwesterly right-of-way line on a tangential curve concave southeasterly, having a radius of 733.00 feet and a central angle of 09 degrees 01 minutes 26 seconds to the southerly corner of Outlot "A", Pine Ridge Estates Second Subdivision according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence northwesterly 322 degrees 19 minutes 28 seconds azimuth along the southwesterly line of said Outlot "A" 110.46 feet to the westerly corner of said Outlot "A"; thence westerly 268 degrees 20 minutes 54 seconds azimuth along the northerly line of said Pine Ridge Estates Second Subdivision 258.82 feet to the center line of Co. Rd. No. 147 (18th Avenue S.W.); thence northerly 485.41 feet along the center line of said Co. Rd. No. 147 on a nontangential curve concave westerly having a radius of 3819.72 feet, a central angle of 07 degrees 16 minutes 52 seconds and a chord azimuth of 15 degrees 45 minutes 09 seconds to the point of beginning.

Said tract contains 4.89 acres more or less.

The westerly 50.00 feet of the above described tract is subject to the rights of the public for roadway purposes.

Have caused the same to be surveyed and platted as PINE RIDGE ESTATES THIRD SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant of Minnesota State Statute 160.08.

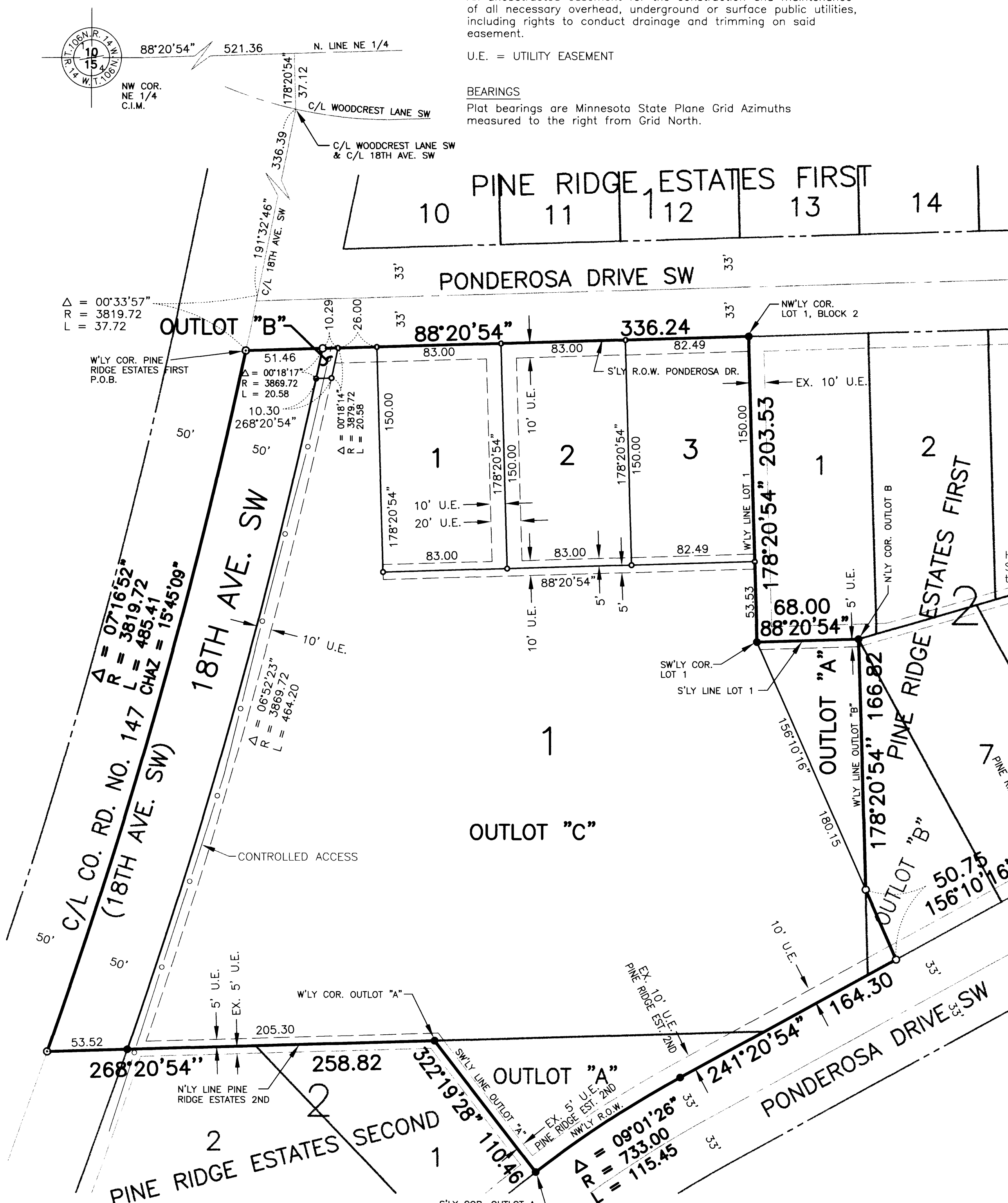
UTILITY EASEMENT DEFINED

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

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.



In witness whereof, said David T. Bishop and Beatrice H. Bishop, husband and wife, have caused these presents to be signed this 28th day of August, 1998.

David T. Bishop
David T. Bishop

Beatrice H. Bishop
Beatrice H. Bishop

STATE OF MINNESOTA
COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this 28th day of August, 1998, by David T. Bishop and Beatrice H. Bishop, husband and wife.

Barbara S. Dickhut
Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1998 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 4th day of September, 1998.

Bob Ryan
Bob Ryan
Olmsted County Auditor/Treasurer

COUNTY RECORDER

Document Number 789942

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 4th day of September, 1998, at 9 o'clock A.m. and was duly recorded in the Olmsted County Records.

Daniel J. Hall
Daniel J. Hall
Olmsted County Recorder

COUNTY SURVEYOR

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

This 31 day of August, 1998.

Edward P. Kuwala
Edward P. Kuwala
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMDSTED
CITY OF ROCHESTER

I, JUDY KAY SCHERR, City Clerk, in and for the City of Rochester, do hereby certify that on the 17th day of AUGUST, 1998, 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 30th day of SEPTEMBER, 1998.

Judy Kay Scherr
Judy Kay Scherr
City Clerk

SURVEYOR'S CERTIFICATE

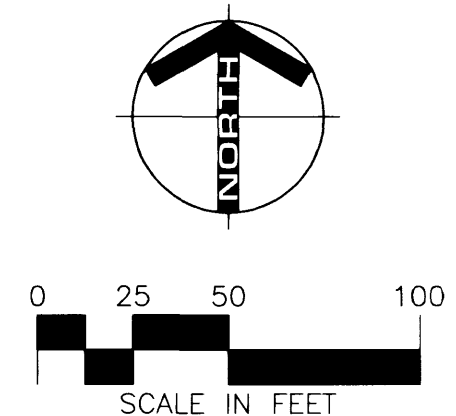
I do hereby certify that I have surveyed and platted the property described on this plat as PINE RIDGE ESTATES THIRD SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by November 03, 1998; 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.

Douglas G. Rude
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMDSTED

The foregoing Surveyor's Certificate was acknowledged before me this 20th day of August, 1998, by Douglas G. Rude, L.S. No. 22422.

Barbara S. Dickhut
Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000



- ### MONUMENTS
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
 - No Monuments Found or Set
- All monuments set have a plastic cap stamped L.S. 22422.

