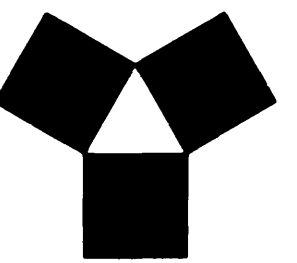


EAGLE RIDGE FIRST SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-8484

MAISON CITY, IOWA 510-484-8344

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 2 day of Nov, 1993 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 2 day of Nov, 1993

Carole A. Grimm
City Clerk

COUNTY RECORDER

Document Number 66137

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 9th day of November, 1993, at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

Mary Callis
Olmsted County Recorder
By *Caroly Bickman*, deputy

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1993 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 3rd day of November, 1993

Bob Ryan
Olmsted County Auditor/Treasurer
By *Sharon Cocker* Deputy

COUNTY SURVEYOR

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

this 11th day of March, 1993

Edward P. Kinde
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as EAGLE RIDGE FIRST SUBDIVISION, that this plat is a correct representation of the survey, that all distances are correctly shown on the 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 as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Michael J. Fritz
Michael J. Fritz, Land Surveyor
Minnesota License No. 20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 11th day of March, 1993, by Michael J. Fritz, R.L.S. 20703.

Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97

Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Younge Development Co., a Minnesota Corporation, Owner and Proprietor 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 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 12 minutes 05 seconds along the north line of said Northwest Quarter of the Northeast Quarter 130.49 feet to the northwesterly corner of Outlot E of Wimbledon Hills according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence southerly 178 degrees 42 minutes 06 seconds azimuth along the westerly line of said Outlot E 200.00 feet to the southwesterly corner of said Outlot E and the point of beginning; thence easterly 89 degrees 12 minutes 05 seconds azimuth along the southerly line of said Wimbledon Hills 683.31 feet to the southeasterly corner of said Wimbledon Hills; thence northerly 358 degrees 42 minutes 06 seconds azimuth along the easterly line of said Wimbledon Hills 200.00 feet to the southwest corner of Stuart Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence easterly 89 degrees 12 minutes 05 seconds azimuth along the southerly line of said Stuart Subdivision 290.23 feet; thence southerly 187 degrees 10 minutes 09 seconds azimuth 277.67 feet; thence southerly 179 degrees 12 minutes 05 seconds azimuth 363.36 feet; thence westerly 267 degrees 52 minutes 55 seconds azimuth 72.80 feet; thence westerly 288 degrees 37 minutes 12 seconds azimuth 300.88 feet; thence westerly 269 degrees 12 minutes 05 seconds azimuth 242.13 feet; thence southerly 179 degrees 12 minutes 05 seconds azimuth 190.00 feet; thence westerly 269 degrees 12 minutes 05 seconds azimuth 160.00 feet; thence northerly 358 degrees 42 minutes 06 seconds azimuth 19.13 feet; thence westerly 268 degrees 42 minutes 06 seconds azimuth 150.00 feet; thence southerly 178 degrees 42 minutes 06 seconds azimuth 401.46 feet; thence easterly 105 degrees 41 minutes 21 seconds azimuth 644.15 feet to the south line of said Northwest Quarter of the Northeast Quarter; thence westerly 269 degrees 34 minutes 07 seconds azimuth along said south line 636.12 feet; thence northerly 358 degrees 42 minutes 06 seconds azimuth 1092.40 feet to the point of beginning.

Said tract contains 11.94 acres more or less.

Have caused the same to be surveyed and platted as EAGLE RIDGE FIRST 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.

In witness whereof said Younge Development Co., has caused these presents to be signed by its proper officer this 15th day of March, 1993

Rodney A. Younge
Rodney A. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 15th day of March, 1993 by Rodney A. Younge, President of Younge Development Co., a Minnesota Corporation on behalf of the Corporation.

Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97

Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97

FINAL PLAT
EAGLE RIDGE FIRST SUBDIVISION
ROCHESTER, MINNESOTA

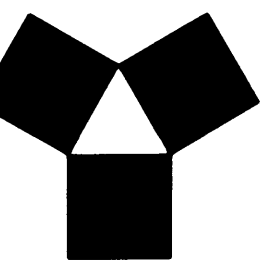
PROJECT NUMBER 3194
DATE 3-1-93
DRAWN BY D.R.

REVISIONS

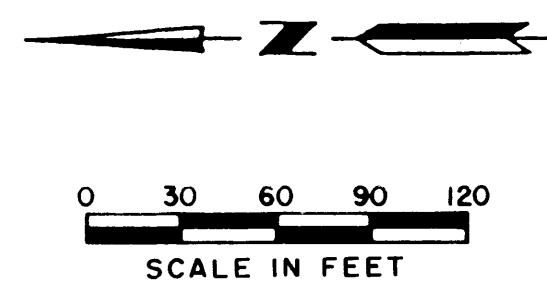
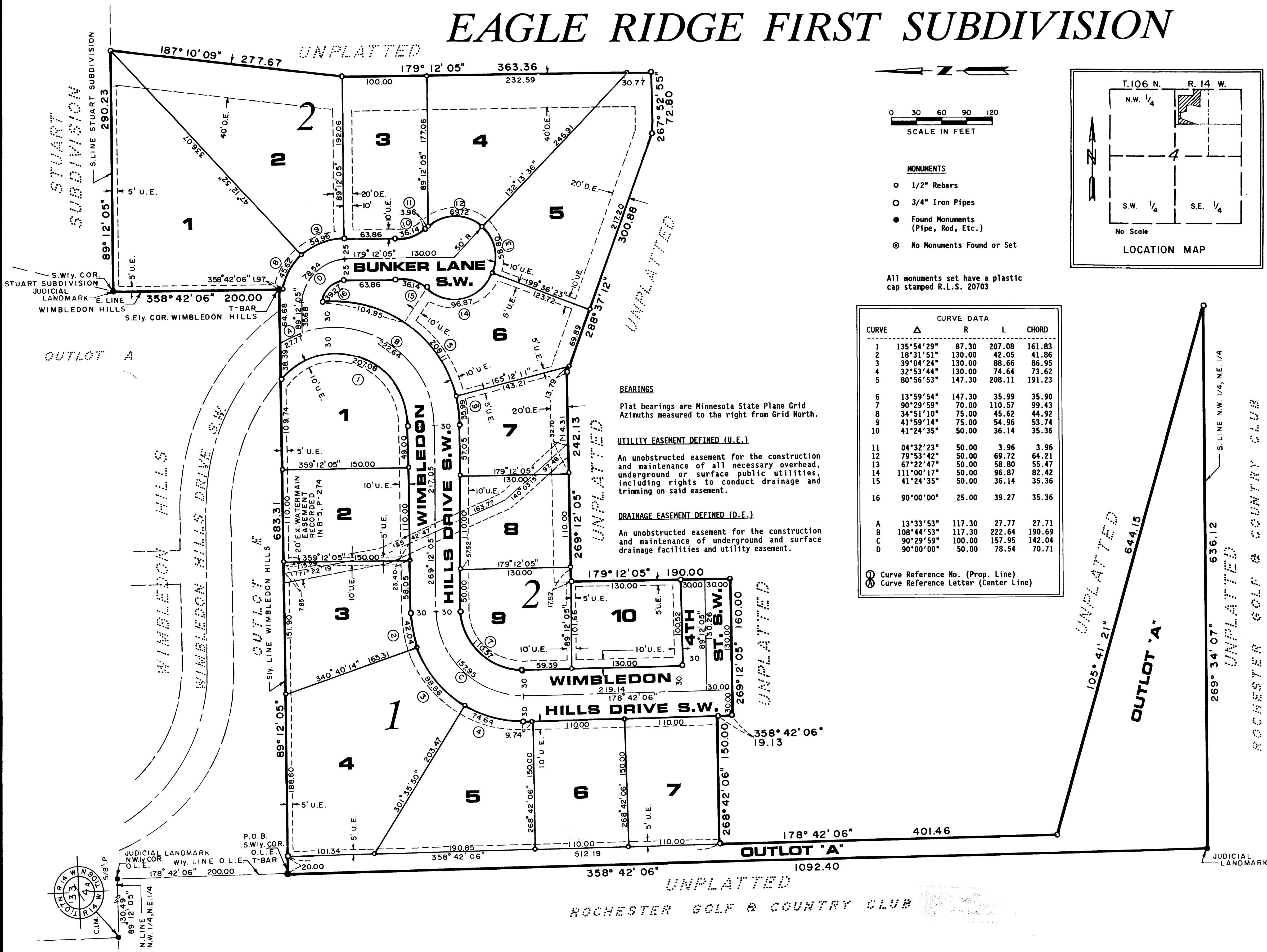
SHEET NUMBER

1
OF TWO SHEETS

EAGLE RIDGE FIRST SUBDIVISION

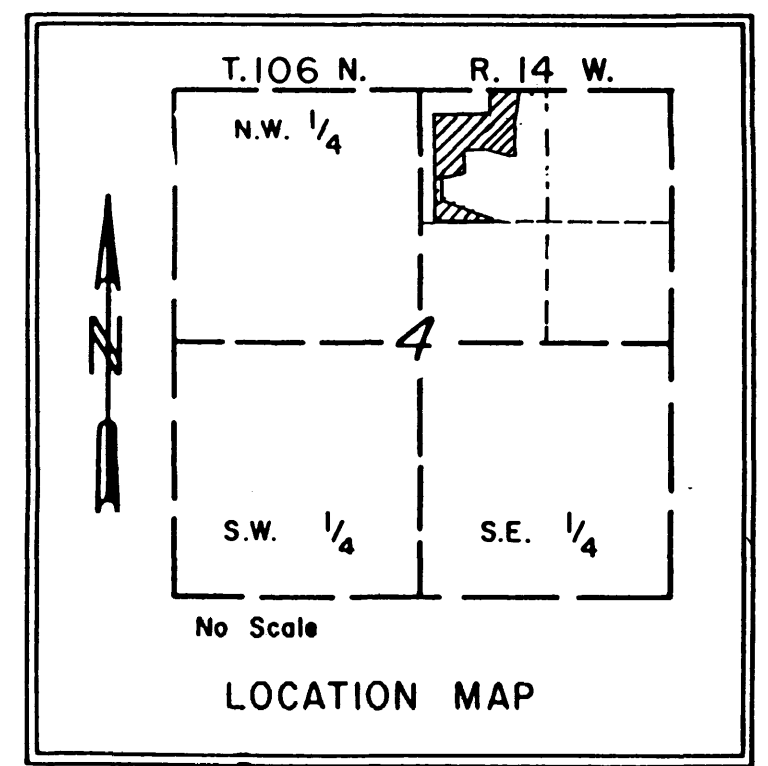


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- MONUMENTS**
- 1/2" Rebars
 - 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
 - ⊙ No Monuments Found or Set

All monuments set have a plastic cap stamped R.L.S. 20703



CURVE	CURVE DATA			
	Δ	R	L	CHORD
1	135°54'29"	87.30	207.08	161.83
2	18°31'51"	130.00	42.05	41.86
3	39°04'24"	130.00	88.66	86.95
4	32°53'44"	130.00	74.64	73.62
5	80°56'53"	147.30	208.11	191.23
6	13°59'54"	147.30	35.99	35.90
7	90°29'59"	70.00	110.57	99.43
8	34°51'10"	75.00	45.62	44.92
9	41°59'14"	75.00	54.96	53.74
10	41°24'35"	50.00	36.14	35.36
11	04°32'23"	50.00	3.96	3.96
12	79°53'42"	50.00	69.72	64.21
13	67°22'47"	50.00	58.80	55.47
14	111°00'17"	50.00	96.87	82.42
15	41°24'35"	50.00	36.14	35.36
16	90°00'00"	25.00	39.27	35.36
A	13°33'53"	117.30	27.77	27.71
B	108°44'53"	117.30	222.64	190.69
C	90°29'59"	100.00	157.95	142.04
D	90°00'00"	50.00	78.54	70.71

ⓐ Curve Reference No. (Prop. Line)
ⓑ Curve Reference Letter (Center Line)

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

UTILITY EASEMENT DEFINED (U.E.)
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.

DRAINAGE EASEMENT DEFINED (D.E.)
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

FINAL PLAT
EAGLE RIDGE FIRST SUBDIVISION
ROCHESTER, MINNESOTA

PROJECT NUMBER 3194
DATE 3-1-93
DRAWN BY D.R.
REVISIONS

SHEET NUMBER
2
OF TWO SHEETS