

PINE RIDGE ESTATES FOURTH SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS: That DKMC, Development, LLP., Mortgagee; Eastwood Bank, a Minnesota Corporation; Yaggy Associates, Inc., a Minnesota Corporation; and State Bank of Delano, a Minnesota Corporation, Mortgagees being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

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

Commencing at the southwest corner of said Northeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 88 degrees 51 minutes 03 seconds along the south line of said Northeast Quarter 375.00 feet to the point of beginning; thence continue easterly 88 degrees 51 minutes 03 seconds azimuth along said south line and along the northerly line of Bamberwood First Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 1212.91 feet; thence northerly 358 degrees 51 minutes 03 seconds azimuth 514.42 feet; thence northerly 349 degrees 54 minutes 55 seconds azimuth 161.18 feet; thence westerly 268 degrees 07 minutes 31 seconds azimuth 849.15 feet; thence northwesterly 309 degrees 14 minutes 54 seconds azimuth 170.86 feet; thence northerly 01 degrees 17 minutes 17 seconds azimuth 90.43 feet to the southeasterly line of Lot 12, Block 1, Pine Ridge Estates Second Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, thence southwesterly 243 degrees 30 minutes 03 seconds azimuth along said southeasterly line 243.88 feet to the southwesterly right-of-way line of Ponderosa Drive SW; thence northwesterly 61.65 feet along said southwesterly right-of-way line on a nontangential curve concave northeasterly, having a radius of 733.00 feet, a central angle of 04 degrees 49 minutes 09 seconds, and a chord azimuth 335 degrees 54 minutes 37 seconds; thence westerly 248 degrees 19 minutes 12 seconds azimuth 331.65 feet to the easterly right-of-way line of County Road No. 147; thence easterly 88 degrees 51 minutes 03 seconds azimuth 342.48 feet; thence southerly 178 degrees 51 minutes 03 seconds azimuth 700.00 feet to the point of beginning.

Said tract contains 19.88 acres more or less.

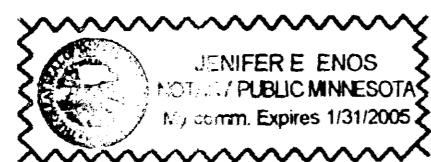
Have caused the same to be surveyed and platted as PINE RIDGE ESTATES FOURTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and easements, as shown on this plat.

In witness whereof, said DKMC, Development, LLP. has caused these presents to be signed by its proper officers this 6th day of December, 1999.

Dennis M. Peterson, Partner
Mark H. Sobocinski, Partner
CHARLE L. STEFFL

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 6th day of December, 1999, by Dennis M. Peterson and Mark H. Sobocinski, Partners of DKMC, Development, LLP.
CHARLE L. STEFFL



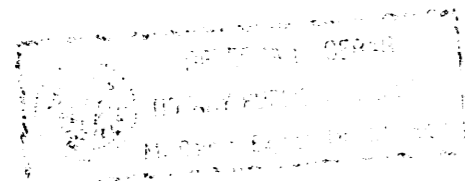
Jennifer E. Enos
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof, said Eastwood Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 1st day of December, 1999.

Gerald Seits, Sr. Vice President
Richard D. Bjerkaas
Richard D. Bjerkaas,
Vice President/Business Banker

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this first day of December, 1999, by the Gerald Seits and Richard D. Bjerkaas, Sr. Vice President and Vice President/Business Banker respectively of Eastwood Bank, a Minnesota Corporation.



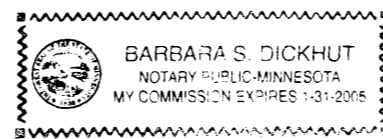
Rebecca L. Cera
Notary Public, Olmsted County, MN
My Commission Expires 01-31-2000

In witness whereof, said Yaggy Associates Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 24th day of November, 1999.

Ronald V. Yaggy, Chairman
Donald R. Borchering, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 24th day of November, 1999, by Ronald V. Yaggy and Donald R. Borchering, Chairman and President respectively of Yaggy Associates Inc., a Minnesota Corporation on behalf of the Corporation.



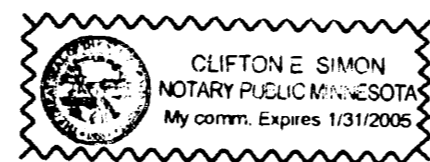
Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

In witness whereof, said State Bank of Delano, a Minnesota Corporation has caused these presents to be signed by its proper officers this 2nd day of December, 1999.

Steve Gilmer
Steve Gilmer, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2nd day of December, 1999, by Steve Gilmer, President of State Bank of Delano, a Minnesota Corporation on behalf of the Corporation.



Clifton E. Simon
Notary Public, Olmsted County, MN
My Commission Expires _____

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 13th day of Dec, 1999.

Daniel Hall
Olmsted County Auditor/Treasurer
By Jawn Ampion Deputy

COUNTY RECORDER

A-831084

Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 13th day of December, 1999, at 3 o'clock P.m. and was duly recorded in the Olmsted County Records.

Daniel J. Hall by Wendy von Wald, deputy
Olmsted County Recorder

COUNTY SURVEYOR

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

This 29 day of November, 1999.

Edward P. Kusile
Olmsted County Surveyor

CITY APPROVAL STATE OF MINNESOTA COUNTY OF OLMSTED CITY OF ROCHESTER

I, JUDY KAY SCHER, City Clerk, in and for the City of Rochester, do hereby certify that on the 3RD day of MAY, 1999, 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 10th day of DECEMBER, 1999.

Judy Kay Scher
City Clerk

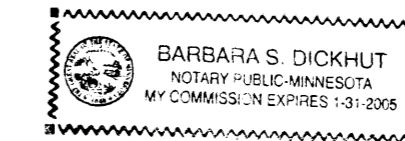
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PINE RIDGE ESTATES FOURTH 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 September 15, 2000; 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 OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 24th day of November, 1999, by Douglas G. Rude, L.S. No. 22422.



Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

DRAFTSPERSON: R.A.S.
DATE: 04/22/99
COMPUTER FILE: 6389SF01.DWG
PROJECT NUMBER: 6389-99

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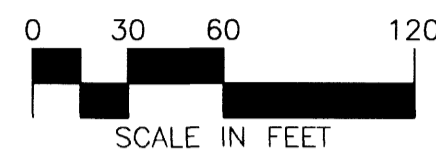
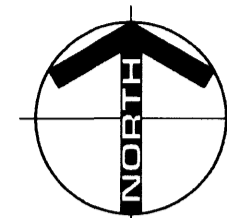
UTILITY EASEMENT DEFINED

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

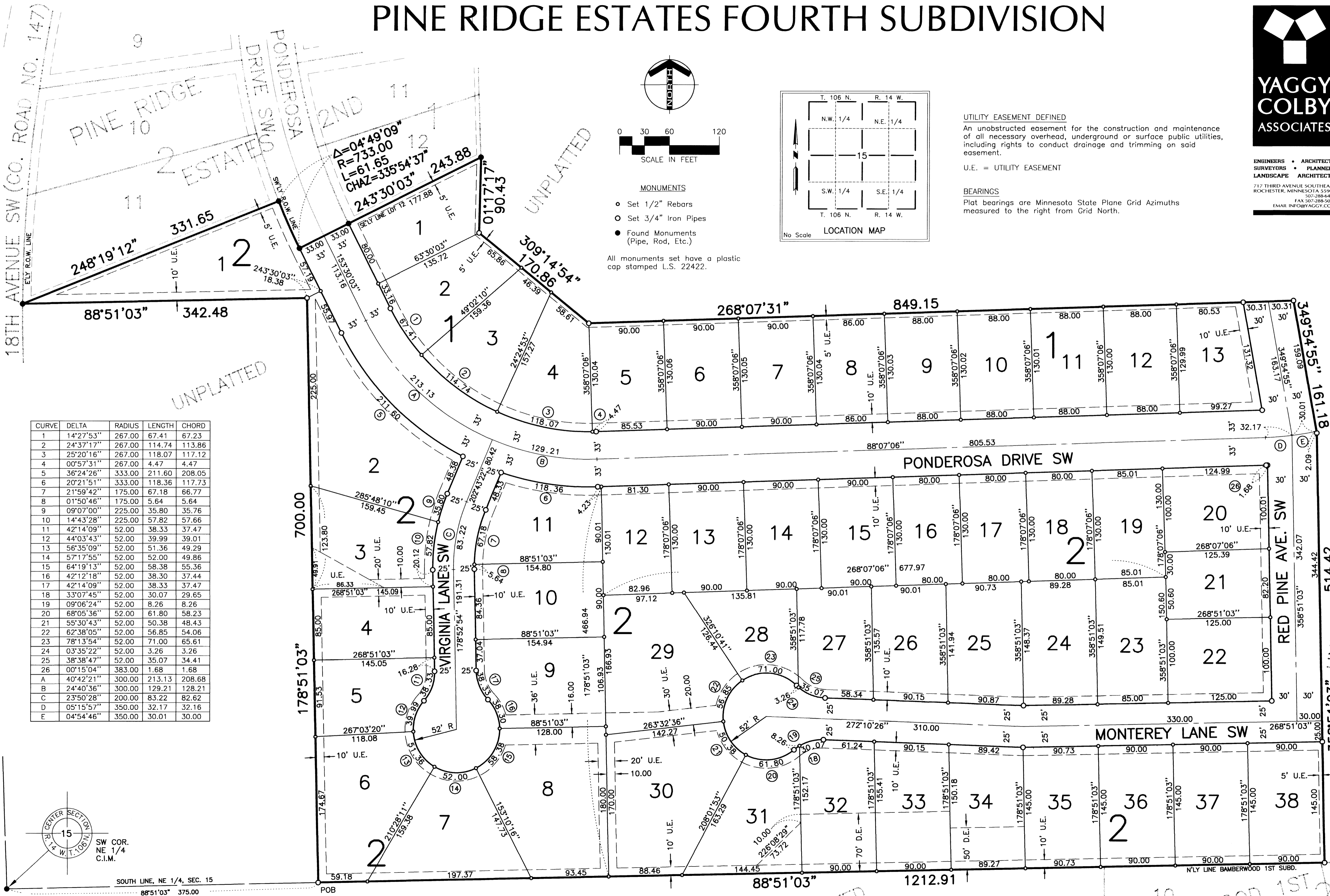
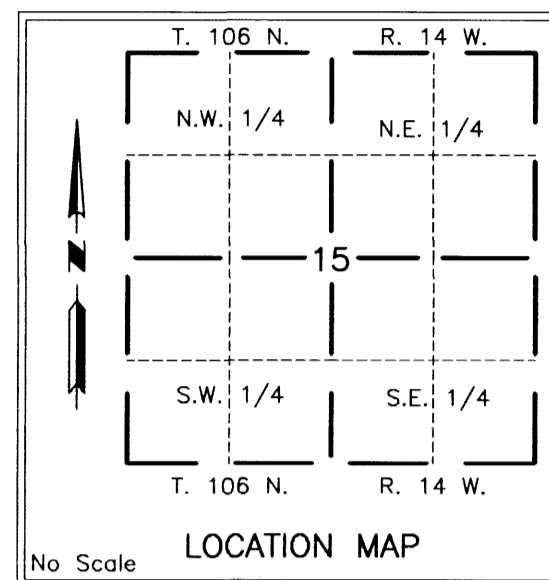
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.



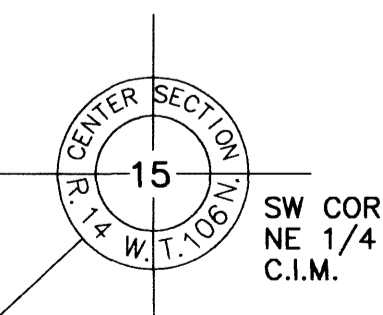
MONUMENTS

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

All monuments set have a plastic cap stamped L.S. 22422.



CURVE	DELTA	RADIUS	LENGTH	CHORD
1	14°27'53"	267.00	67.41	67.23
2	24°37'17"	267.00	114.74	113.86
3	25°20'16"	267.00	118.07	117.12
4	00°57'31"	267.00	4.47	4.47
5	36°24'26"	333.00	211.60	208.05
6	20°21'51"	333.00	118.36	117.73
7	21°59'42"	175.00	67.18	66.77
8	01°50'46"	175.00	5.64	5.64
9	09°07'00"	225.00	35.80	35.76
10	14°43'28"	225.00	57.82	57.66
11	42°14'09"	52.00	38.33	37.47
12	44°03'43"	52.00	39.99	39.01
13	56°35'09"	52.00	51.36	49.29
14	57°17'55"	52.00	52.00	49.86
15	64°19'13"	52.00	58.38	55.36
16	42°12'18"	52.00	38.30	37.44
17	42°14'09"	52.00	38.33	37.47
18	33°07'45"	52.00	30.07	29.65
19	09°06'24"	52.00	8.26	8.26
20	68°05'36"	52.00	61.80	58.23
21	55°30'43"	52.00	50.38	48.43
22	62°38'05"	52.00	56.85	54.06
23	78°13'54"	52.00	71.00	65.61
24	03°35'22"	52.00	3.26	3.26
25	38°38'47"	52.00	35.07	34.41
26	00°15'04"	383.00	1.68	1.68
A	40°42'21"	300.00	213.13	208.68
B	24°40'36"	300.00	129.21	128.21
C	23°50'28"	200.00	83.22	82.62
D	05°15'57"	350.00	32.17	32.16
E	04°54'46"	350.00	30.01	30.00



PROJECT NUMBER: 6389-99 COMPUTER FILE: 6389SF01.DWG DATE: 04/22/99 DRAFTERPERSON: R.A.S.