

# EAGLE RIDGE FOURTH SUBDIVISION

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Younge Development Co., a Minnesota Corporation, and the City of Rochester, a Municipal Corporation, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the North Half of the Northeast Quarter of Section 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, registered property described as follows:

Commencing at the northwest corner of said 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 Northeast Quarter and along the north line of Block 2, EAGLE RIDGE FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota and along the south line of STUART SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota 1104.03 feet to the northeast corner of said Block 2; thence southerly 187 degrees 10 minutes 09 seconds azimuth along the easterly line of said Block 2, a distance of 277.67 feet; thence southerly 179 degrees 12 minutes 05 seconds azimuth along said easterly line 363.36 feet to the southeasterly corner of Lot 5 of said Block 2 and the point of beginning; thence easterly 87 degrees 52 minutes 55 seconds azimuth 26.81 feet; thence easterly 74 degrees 29 minutes 26 seconds azimuth 248.95 feet; thence easterly 89 degrees 32 minutes 27 seconds azimuth 130.05 feet; thence northerly 358 degrees 41 minutes 40 seconds azimuth 88.77 feet; thence northerly 75.16 feet on a tangential curve concave easterly, having a radius of 125.00 feet and a central angle of 34 degrees 27 minutes 02 seconds; thence northwesterly 303 degrees 08 minutes 42 seconds azimuth 141.65 feet; thence northeasterly 47 degrees 18 minutes 27 seconds azimuth 172.67 feet; thence easterly 88 degrees 41 minutes 40 seconds azimuth 138.33 feet to the west line of THE ASPENS, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 178 degrees 41 minutes 40 seconds azimuth along said west line and along the west line of HILLCREST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 381.58 feet; thence westerly 268 degrees 41 minutes 40 seconds azimuth 123.00 feet; thence southerly 178 degrees 41 minutes 40 seconds azimuth 170.81 feet; thence southerly 183 degrees 59 minutes 09 seconds azimuth 98.06 feet; thence easterly 88 degrees 41 minutes 40 seconds azimuth 132.04 feet to the west line of said HILLCREST SUBDIVISION; thence southerly 178 degrees 41 minutes 40 seconds azimuth along the west line of said HILLCREST SUBDIVISION 431.98 feet to the north line of said HILLCREST SUBDIVISION; thence westerly 269 degrees 34 minutes 07 seconds azimuth along said north line and along the north line of Lot 8, Block 1 of EAGLE RIDGE THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 53.93 feet to the northeasterly line of said Block 1; thence northwesterly 316 degrees 55 minutes 15 seconds azimuth along said northeasterly line 373.74 feet; thence northwesterly 293 degrees 25 minutes 32 seconds azimuth along said northeasterly line 160.97 feet; thence westerly 269 degrees 34 minutes 07 seconds azimuth along the northerly line of said Block 1, a distance of 271.48 feet; thence westerly 275 degrees 34 minutes 07 seconds azimuth along said northerly line 143.46 feet to the southeasterly corner of Lot 1, Block 2 of EAGLE RIDGE SECOND SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly 16 degrees 11 minutes 03 seconds azimuth along the easterly line of said Lot 1, a distance of 146.80 feet to the southerly right-of-way line of 4th Street SW; thence easterly 66.36 feet along said southerly right-of-way line on a nontangential curve concave northerly, having a radius of 680.00 feet, a central angle of 05 degrees 35 minutes 28 seconds, and a chord azimuth of 103 degrees 23 minutes 19 seconds to the easterly line of said EAGLE RIDGE SECOND SUBDIVISION; thence northerly 10 degrees 35 minutes 35 seconds azimuth along said easterly line 205.48 feet to the southerly line of Lot 5, Block 2 of said EAGLE RIDGE FIRST SUBDIVISION; thence easterly 108 degrees 37 minutes 12 seconds azimuth along said southerly line 72.73 feet; thence easterly 87 degrees 52 minutes 55 seconds azimuth along said southerly line 72.80 feet to the point of beginning.

TOGETHER WITH that part of the North Half of the Northeast Quarter of Section 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, registered property described as follows:

Commencing at the northwest corner of said 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 Northeast Quarter and along the north line of Block 2, EAGLE RIDGE FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota and along the south line of STUART SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota 1104.03 feet to the northeast corner of said Block 2 and the point of beginning; thence southerly 187 degrees 10 minutes 09 seconds azimuth along the easterly line of said Block 2, a distance of 277.67 feet; thence southerly 179 degrees 12 minutes 05 seconds azimuth along said easterly line 363.36 feet to the southeasterly corner of Lot 5 of said Block 2; thence easterly 87 degrees 52 minutes 55 seconds azimuth 26.81 feet; thence easterly 74 degrees 29 minutes 26 seconds azimuth 248.95 feet; thence easterly 89 degrees 32 minutes 27 seconds azimuth 130.05 feet; thence northerly 358 degrees 41 minutes 40 seconds azimuth 88.77 feet; thence northerly 75.16 feet on a tangential curve concave easterly, having a radius of 125.00 feet and a central angle of 34 degrees 27 minutes 02 seconds; thence northwesterly 303 degrees 08 minutes 42 seconds azimuth 141.65 feet; thence northeasterly 47 degrees 18 minutes 27 seconds azimuth 172.67 feet; thence easterly 88 degrees 41 minutes 40 seconds azimuth 138.33 feet to the west line of THE ASPENS, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly 358 degrees 41 minutes 40 seconds azimuth along said west line 220.00 feet to the north line of said Northeast Quarter; thence westerly 269 degrees 12 minutes 05 seconds azimuth along said north line 527.07 feet to the point of beginning.

Said tracts contain a total of 14.91 acres more or less.

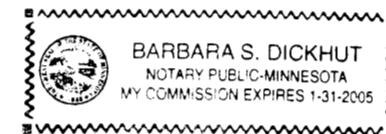
Have caused the same to be surveyed and platted as EAGLE RIDGE FOURTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares, cul-de-sac, public park and also dedicating the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof, said Younge Development Co., has caused these presents to be signed by its proper Officer this 31st day of August, 2000.

Rodney A. Younge  
Rodney A. Younge, President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31st day of August, 2000, by Rodney A. Younge, President of Younge Development Co., a Minnesota Corporation on behalf of the Corporation.



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

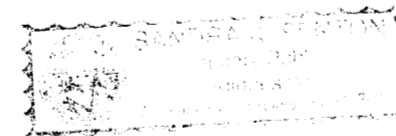
In witness whereof, said City of Rochester has caused these presents to be signed by its proper Officers this 25th day of SEPTEMBER, 2000.

Charles J. Canfield  
Charles J. Canfield  
Mayor

Judy K. Scherr  
Judy K. Scherr  
City Clerk

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 25th day of September, 2000, by Charles J. Canfield, Mayor, and Judy K. Scherr, City Clerk of the City of Rochester, a Minnesota Municipal Corporation, on behalf of said Corporation.



Andrea K. Stern  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2005

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, JUDY KAH SCHERR, City Clerk, in and for the City of Rochester, do hereby certify that on the 5th day of JUNE, 2000, 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 21st day of SEPT, 2000.

Judy Kah Scherr  
City Clerk

### COUNTY SURVEYOR

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

This 8 day of August, 2000.

Edward P. Guille  
Olmsted County Surveyor

### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as EAGLE RIDGE 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 July 20, 2001, 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.

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of August, 2000, by Douglas G. Rude, L.S. No. 22422.



Sue E. Madden  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2005

### COUNTY PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 25th day of September, 2000.

Document Number **T-87795**

I hereby certify that this instrument was filed in the Office of the County Registrar of Titles Recorder for record on this 25th day of September, 2000, at 12 o'clock pm and was duly recorded in Olmsted County Records.

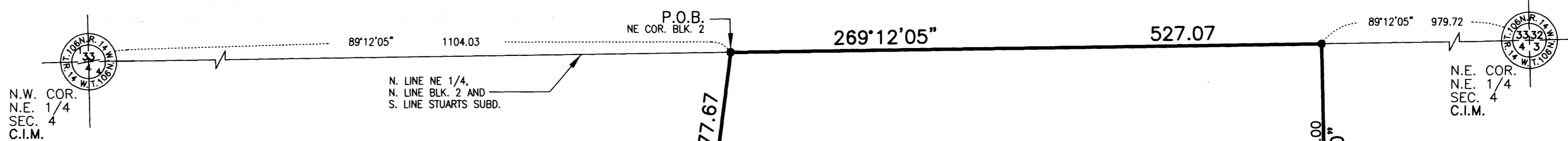
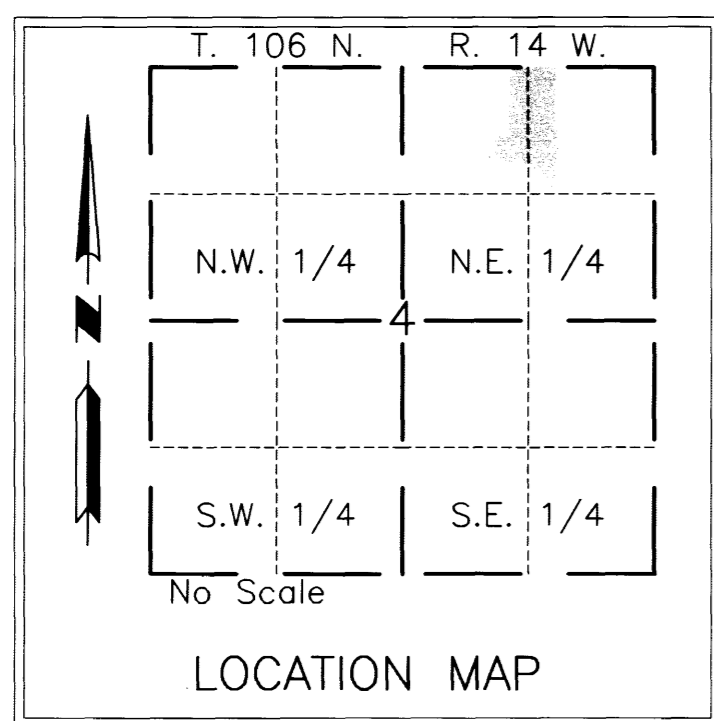
David A. Hall  
Olmsted County Director of  
Property Records and Licensing  
By Bradley Dickman Deputy



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5038  
EMAIL INFO@YAGGY.COM

PROJECT NUMBER: 5660  
COMPUTER FILE: 5660SF01.DWG  
DATE: 2/14/00  
DRAFTSPERSON: J.M.H.

# EAGLE RIDGE FOURTH SUBDIVISION



**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.

**BEARINGS**

Plat bearings are Minnesota State Plane Grid Azimuths (NAD83) measured to the right from Grid North.

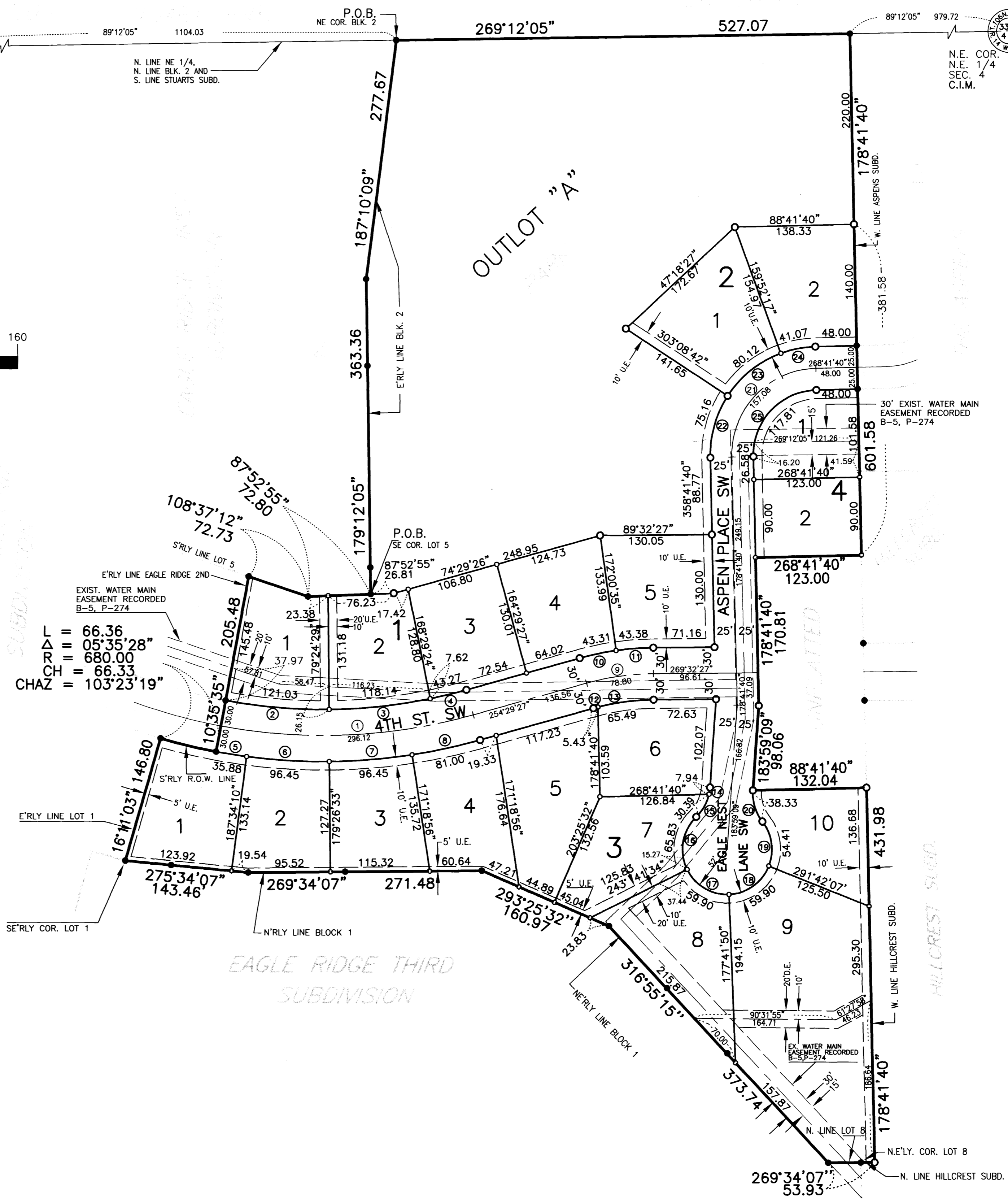
**UTILITY EASEMENT DEFINED**

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.

**DRAINAGE EASEMENT DEFINED**

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT



$L = 66.36$   
 $\Delta = 05^{\circ}35'28''$   
 $R = 680.00$   
 $CH = 66.33$   
 $CHAZ = 103^{\circ}23'19''$

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHAZ
1	26°06'08"	296.12	650.00	293.57	267°32'31"
2	11°11'06"	121.03	620.00	120.84	275°00'02"
3	10°55'05"	118.14	620.00	117.97	263°56'56"
4	03°59'57"	43.27	620.00	43.27	256°29'25"
5	03°01'25"	35.88	680.00	35.88	279°04'53"
6	08°07'37"	96.45	680.00	96.37	273°30'22"
7	08°07'37"	96.45	680.00	96.37	265°22'44"
8	06°49'29"	81.00	680.00	80.95	257°54'11"
9	15°03'00"	78.80	300.00	78.58	262°00'57"
10	07°31'08"	43.31	330.00	43.27	258°15'01"
11	07°31'52"	43.38	330.00	43.35	265°46'31"
12	01°09'06"	5.43	270.00	5.43	255°04'00"
13	13°53'54"	65.49	270.00	65.33	262°35'30"
14	08°45'10"	7.94	52.00	7.94	188°21'44"
15	33°28'59"	30.39	52.00	29.96	209°28'49"
16	72°31'45"	65.83	52.00	61.52	189°57'26"
17	65°59'43"	59.90	52.00	56.64	120°41'42"
18	65°59'43"	59.90	52.00	56.64	54°41'59"
19	59°57'06"	54.41	52.00	51.96	351°43'34"
20	42°14'09"	38.33	52.00	37.47	342°52'05"
21	90°00'01"	157.08	100.00	141.42	223°41'40"
22	34°27'02"	75.16	125.00	74.03	15°55'11"
23	36°43'35"	80.12	125.00	78.76	51°30'29"
24	18°49'24"	41.07	125.00	40.88	259°16'59"
25	90°00'01"	117.81	75.00	106.07	43°41'40"

PROJECT NUMBER: 5860    COMPUTER FILE: 5860SF01.DWG    DATE: 2/4/00    DRAFTER/PERSON: J.G.



**YAGGY COLBY ASSOCIATES**  
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 SURVEYORS • PLANNERS  
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