

# WHISPERING PINES SECOND SUBDIVISION



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

### INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Dalmer H. Strain and Marilyn L. Strain, husband and wife, being Owners and Proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

All of Outlot B, Bear Ridge Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, and that part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 106 North, Range 13 West, Olmsted County, Minnesota described as follows:

Beginning at the southwest corner of said Southwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 90 degrees 08 minutes 11 seconds along the south line of said Southwest Quarter 612.40 feet; thence northerly 17 degrees 13 minutes 58 seconds azimuth 329.55 feet; thence easterly 90 degrees 08 minutes 11 seconds azimuth 100.00 feet; thence northerly 359 degrees 34 minutes 08 seconds azimuth 200.00 feet; thence easterly 90 degrees 08 minutes 11 seconds azimuth 495.95 feet to the east line of said Southwest Quarter of the Southwest Quarter; thence northerly 359 degrees 33 minutes 48 seconds azimuth along said east line 802.57 feet to the northeast corner of said Southwest Quarter of the Southwest Quarter; thence westerly 270 degrees 08 minutes 37 seconds azimuth along the north line of said Southwest Quarter of the Southwest Quarter 1314.94 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter; thence southerly 179 degrees 27 minutes 10 seconds azimuth along the west line of said Southwest Quarter 1317.77 feet to the point of beginning.

Said tract contains 33.10 acres more or less.

Have caused the same to be surveyed and platted as WHISPERING PINES SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements as shown on this plat for drainage and utility purposes only.

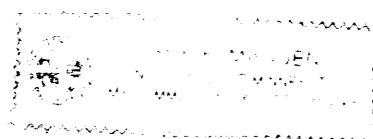
In witness whereof said Dalmer H. Strain and Marilyn L. Strain have hereunto set their hands this 31<sup>st</sup> day of May, 2001.

Dalmer H. Strain  
Dalmer H. Strain

Marilyn L. Strain  
Marilyn L. Strain

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2001, by Dalmer H. Strain and Marilyn L. Strain.



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

### BOARD OF COUNTY COMMISSIONERS STATE OF MINNESOTA COUNTY OF OLMSTED

I do hereby certify that the accompanying plat was duly approved by the Olmsted County Board of Commissioners at a meeting held on the 6 day of June, 2001.

Sean McCreary  
Olmsted County Board Chairperson

### OLMSTED COUNTY PLANNING ADVISORY COMMISSION

I hereby certify that the Olmsted County Planning Advisory Commission has examined the accompanying plat and found that it conforms to the provisions of the Subdivision Ordinance of Olmsted County.

This 21<sup>st</sup> day of June, 2001.

Jim G. Baker  
Commission Chairperson

### TOWNSHIP BOARD OF SUPERVISORS

The Township Board of Supervisors for Marion Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony whereof, we have signed our name this 12 day of June, 2001.

Don Brink  
Board Chairperson  
Janet Fairman  
Town Clerk

### OLMSTED COUNTY ENVIRONMENTAL COMMISSION

The Olmsted County Environmental Commission has approved the plans for water supply and sewage treatment for this plat.

This 5<sup>th</sup> day of June, 2001.

Ryan C. Kraft  
Olmsted County Environmental Specialist

### COUNTY ENGINEER

I certify that this plat conforms to the approved roadway design for Olmsted County.

This 26<sup>th</sup> day of June, 2001.

Michael T. Sheehan  
Michael T. Sheehan, Olmsted County Engineer

### COUNTY SURVEYOR

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

This 5 day of June, 2001.

Edward P. Kuisle  
Edward P. Kuisle  
Olmsted County Surveyor

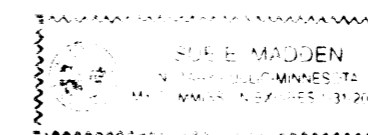
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as WHISPERING PINES SECOND 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 April 1, 2002; 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.

Douglas G. Rude  
Douglas G. Rude, L.S.  
Minnesota License Number 22422

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 30<sup>th</sup> day of May, 2001, by Douglas G. Rude, L.S., Minnesota License Number 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 2001 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 3<sup>rd</sup> day of July, 2001.

Document Number . **A-878530**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for record on this 3<sup>rd</sup> day of July, 2001, at 4:12 o'clock P.m. and was duly recorded in Olmsted County Records.

Janis J. Hall  
Olmsted County Director of  
Property Records and Licensing  
By Wendy van Hall Deputy

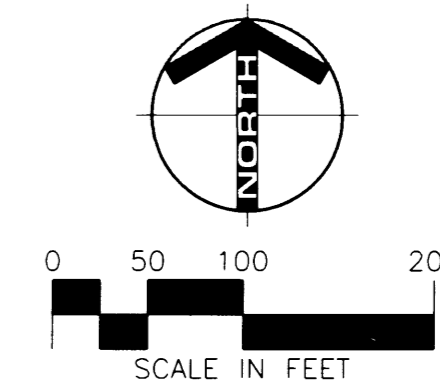
PROJECT NUMBER 6690  
COMPUTER FILE 6690 S FNPL 01.DWG  
DATE: 04/27/2001  
DRAFTSPERSON: J.C.

# WHISPERING PINES SECOND SUBDIVISION



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L = 77.27  
Δ = 19°00'00"  
R = 233.00  
CH = 76.91  
CHAZ = 189°46'32"

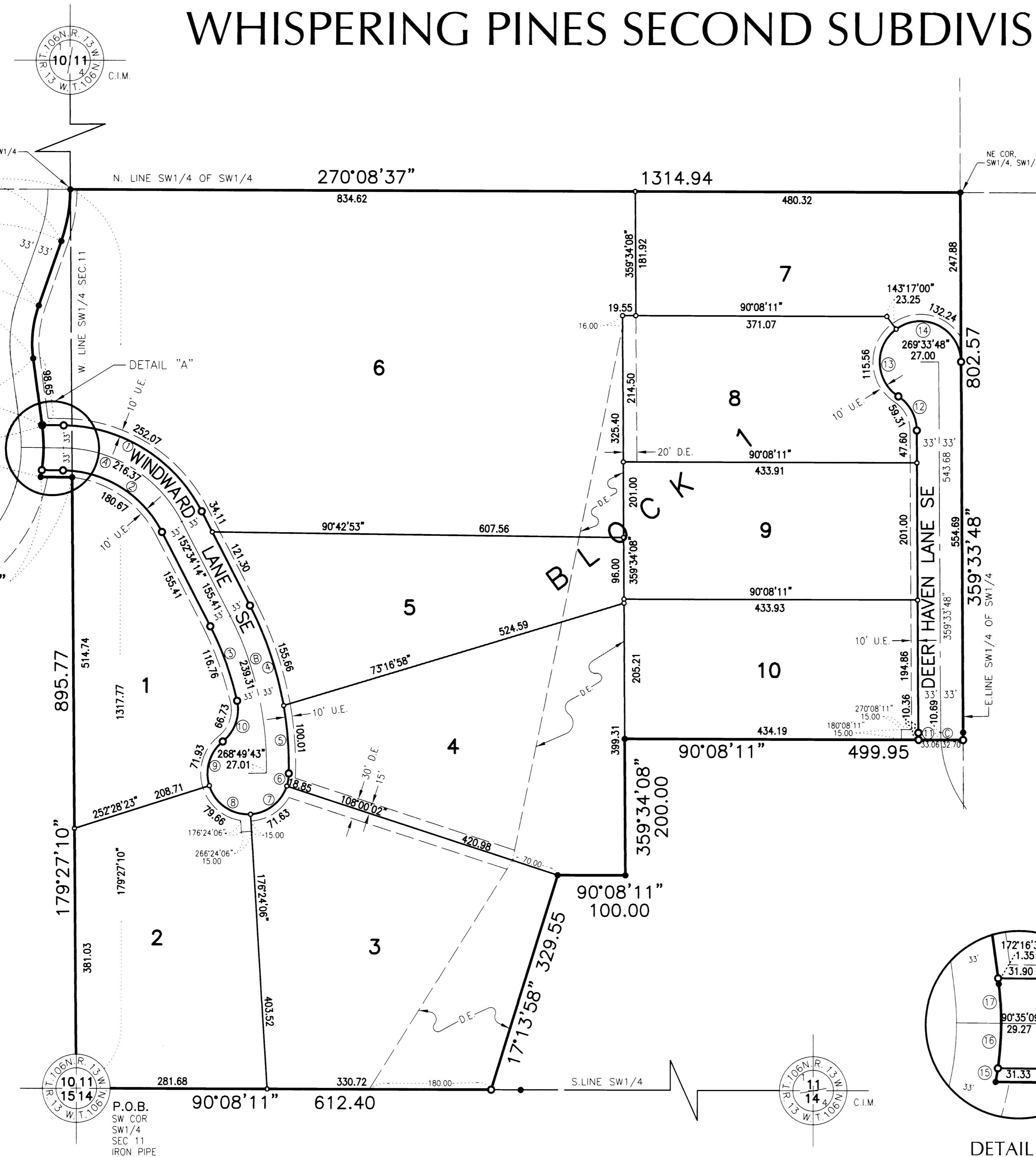
L = 78.70  
Δ = 27°00'00"  
R = 167.00  
CH = 77.97  
CHAZ = 185°46'32"

L = 75.00  
Δ = 18°26'34"  
R = 233.00  
CH = 74.68  
CHAZ = 181°29'49"

NW COR.  
SW1/4, SW1/4

NE COR.  
SW1/4, SW1/4

P.O.B.  
SW COR  
SW1/4  
SEC 11  
IRON PIPE



**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 measured to the right from grid north.

**DRAINAGE EASEMENT DEFINED**

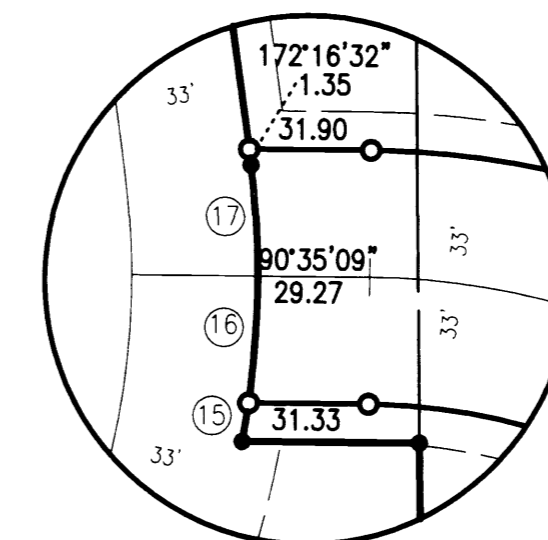
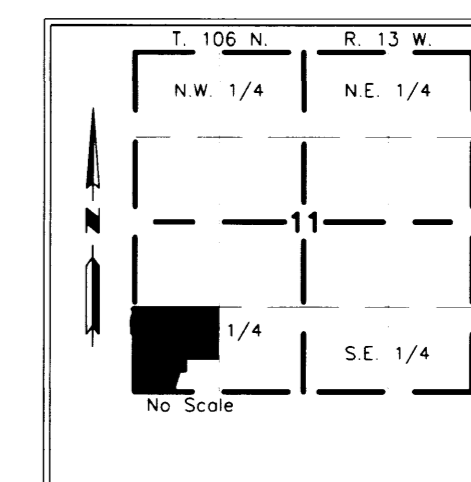
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

**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



DETAIL "A"  
NOT TO SCALE

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHORD AZ.
1	252.07	61°59'05"	233.00	239.95	301°34'41"
2	180.67	61°59'05"	167.00	171.98	301°34'41"
3	116.76	14°52'16"	449.87	116.44	160°00'21"
4	155.66	17°17'19"	515.87	155.07	341°12'53"
5	100.01	11°06'27"	515.87	99.85	175°24'46"
6	18.85	17°59'46"	60.00	18.77	09°00'09"
7	71.63	68°24'05"	60.00	67.45	52°12'04"
8	79.66	76°04'16"	60.00	73.94	124°26'14"
9	71.93	68°41'21"	60.00	67.70	196°49'03"
10	66.73	63°43'14"	60.00	63.34	19°18'06"
11	10.36	02°43'12"	218.16	10.36	358°12'12"
12	59.31	56°37'59"	60.00	56.92	331°14'49"
13	115.56	110°21'11"	60.00	98.51	358°06'25"
14	132.24	126°16'48"	60.00	107.05	116°25'24"
15	10.13	02°29'23"	233.00	10.12	09°28'24"
16	33.09	08°08'15"	233.00	33.06	04°09'36"
17	31.78	07°48'56"	233.00	31.76	356°11'00"
A	216.37	61°59'05"	200.00	205.97	121°34'41"
B	239.31	28°23'46"	482.87	236.87	166°46'07"
C	10.69	03°18'27"	185.16	10.69	177°54'34"

6690 S FNPL 01.DWG (REV) 04/27/2001  
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