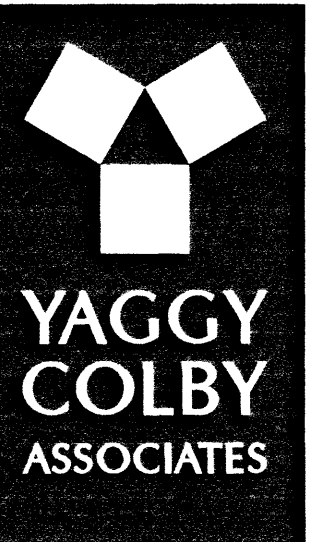


# SHANNON OAKS FIRST SUBDIVISION



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

CURVE DATA:

CURVE	ARC LENGTH	DELTA	RADIUS	CHORD	CHORD AZI
1	153.25	30°46'22"	285.34	151.42	149°18'54"
2	19.52	04°54'18"	228.00	19.51	46°22'52"
3	77.50	19°28'34"	228.00	77.13	58°34'17"
4	25.44	06°23'30"	228.00	25.42	71°30'20"
5	43.27	14°24'47"	172.00	43.15	51°08'06"
6	49.11	16°21'35"	172.00	48.94	66°31'17"
7	2.56	02°49'17"	52.00	2.56	73°17'27"
8	33.48	36°53'38"	52.00	32.91	53°25'59"
9	51.19	56°23'58"	52.00	49.14	63°11'09"
10	58.08	63°59'34"	52.00	55.11	123°22'55"
11	58.08	63°59'34"	52.00	55.11	187°22'29"
12	68.11	75°02'44"	52.00	63.34	256°53'38"
13	4.65	05°07'31"	52.00	4.65	291°51'14"
14	31.39	34°35'23"	52.00	30.92	271°59'47"
15	50.88	12°47'05"	228.00	50.77	50°19'15"
16	71.58	17°59'17"	228.00	71.29	65°42'26"
17	92.38	30°46'22"	172.00	91.27	59°18'54"
18	36.04	39°42'54"	52.00	35.33	54°50'38"
19	31.35	34°32'32"	52.00	30.88	52°15'26"
20	55.55	61°12'37"	52.00	52.95	100°08'00"
21	54.03	59°31'41"	52.00	51.63	160°30'09"
22	51.88	57°09'30"	52.00	49.75	218°50'45"
23	42.65	46°59'29"	52.00	41.46	270°55'15"
24	36.04	39°42'54"	52.00	35.33	274°33'32"
25	1.25	00°12'59"	330.00	1.25	224°02'12"
26	97.97	17°00'38"	330.00	97.61	232°39'01"
27	38.50	30°38'03"	72.00	38.04	140°42'21"
28	68.44	30°38'03"	128.00	67.63	140°42'21"
29	88.42	15°21'08"	330.00	88.16	258°33'58"
30	44.19	11°06'14"	228.00	44.12	181°47'39"
31	79.53	19°59'12"	228.00	79.13	197°20'22"
32	4.40	01°06'24"	228.00	4.40	207°53'11"
33	96.66	32°11'50"	172.00	95.39	192°20'27"
34	83.21	20°54'36"	228.00	82.75	197°59'04"
35	33.72	08°28'28"	228.00	33.69	183°17'32"
36	15.64	02°42'53"	330.00	15.63	267°35'58"
A	161.13	30°46'22"	300.00	159.20	149°18'54"
B	107.42	30°46'22"	200.00	106.13	59°18'54"
C	107.42	30°46'22"	200.00	106.13	59°18'54"
D	115.69	22°05'39"	300.00	114.97	234°58'32"
E	53.47	30°38'03"	100.00	52.83	140°42'21"
F	105.87	20°13'10"	300.00	105.32	256°07'57"
G	112.39	32°11'50"	200.00	110.92	192°20'27"
H	102.57	29°23'04"	200.00	101.45	193°44'50"
I	14.16	02°42'17"	300.00	14.16	267°35'41"

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arcon Development, Inc., 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 Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 03 minutes 15 seconds along the west line of said Northwest Quarter 867.72 feet to the center line of C.S.A.H. No. 2; thence easterly along said center line 393.58 feet on a non-tangential curve concave northerly, having a radius of 2864.79 feet, a central angle of 07 degrees 52 minutes 18 seconds, and a chord azimuth of 78 degrees 38 minutes 14 seconds; thence easterly along said center line 74 degrees 42 minutes 05 seconds azimuth 548.21 feet; thence southerly 179 degrees 03 minutes 15 seconds azimuth 857.89 feet to the point of beginning; thence continue southerly 179 degrees 03 minutes 15 seconds azimuth 142.10 feet; thence southwesterly 224 degrees 03 minutes 18 seconds azimuth 166.69 feet; thence southerly 179 degrees 03 minutes 15 seconds azimuth 184.20 feet; thence easterly 89 degrees 03 minutes 18 seconds azimuth 276.00 feet; thence northerly 359 degrees 03 minutes 18 seconds azimuth 51.84 feet; thence northerly 88.21 feet on tangential curve concave easterly, having a radius of 172.00 feet and a central angle of 29 degrees 23 minutes 04 seconds; thence northeasterly 28 degrees 26 minutes 22 seconds azimuth 14.98 feet; thence southeasterly 118 degrees 26 minutes 22 seconds azimuth 221.87 feet; thence southwesterly 207 degrees 49 minutes 58 seconds azimuth 5.83 feet; thence easterly 89 degrees 03 minutes 18 seconds azimuth 211.73 feet; thence northerly 357 degrees 57 minutes 06 seconds azimuth 197.10 feet; thence easterly 86 degrees 14 minutes 32 seconds azimuth 156.17 feet; thence northeasterly 35 degrees 23 minutes 19 seconds azimuth 96.81 feet; thence southeasterly 125 degrees 23 minutes 19 seconds azimuth 83.47 feet; thence northeasterly 35 degrees 23 minutes 19 seconds azimuth 56.00 feet; thence northeasterly 45 degrees 33 minutes 53 seconds azimuth 199.71 feet; thence northeasterly 43 degrees 55 minutes 43 seconds azimuth 280.00 feet; thence northwesterly 313 degrees 55 minutes 43 seconds azimuth 27.96 feet; thence northeasterly 43 degrees 55 minutes 43 seconds azimuth 76.39 feet; thence easterly 74 degrees 42 minutes 05 seconds azimuth 100.00 feet; thence southeasterly 140 degrees 03 minutes 42 seconds azimuth 68.40 feet; thence southeasterly 133 degrees 55 minutes 43 seconds azimuth 90.00 feet; thence southeasterly 152 degrees 53 minutes 48 seconds azimuth 169.63 feet; thence southerly 165 degrees 23 minutes 48 seconds azimuth 245.00 feet; thence easterly 88 degrees 55 minutes 43 seconds azimuth 107.71 feet to the east line of said Northwest Quarter and to the westerly line of HAVER HILLS SECOND SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly 358 degrees 55 minutes 43 seconds azimuth along said east line, along said westerly line and along the westerly line of HAVER HILLS FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 254 degrees 42 minutes 05 seconds azimuth along said center line 1431.77 feet; thence southerly 179 degrees 03 minutes 15 seconds azimuth 129.02 feet; thence easterly 74 degrees 42 minutes 05 seconds azimuth 235.52 feet; thence southerly 164 degrees 42 minutes 05 seconds azimuth 42.34 feet; thence 182.61 feet on a tangential curve concave easterly having a radius of 340.00 feet and a central angle of 30 degrees 46 minutes 22 seconds; thence southeasterly 133 degrees 55 minutes 43 seconds azimuth 504.58 feet; thence southwesterly 223 degrees 55 minutes 43 seconds azimuth 293.76 feet; thence 199.40 feet on a tangential curve concave northerly, having a radius of 270.00 feet and a central angle of 42 degrees 18 minutes 49 seconds; thence westerly 266 degrees 14 minutes 32 seconds azimuth 618.45 feet; thence 12.69 feet on a tangential curve concave northerly, having a radius of 270.00 feet and a central angle of 02 degrees 41 minutes 34 seconds to the point of beginning.

Said tract contains 32.94 acres more or less.

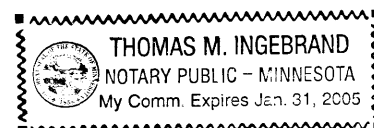
Has caused the same to be surveyed and platted as SHANNON OAKS FIRST SUBDIVISION and does hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof said Arcon Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 18<sup>th</sup> day of MARCH, 2002.

Scott Johnson  
Notary Public, HENNEPIN County, MN  
My Commission Expires 1/31/2005

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of MARCH, 2002, by Scott Johnson, PRESIDENT of Arcon Development, Inc., a Minnesota corporation.



Thomas M. Ingebrand  
Notary Public, HENNEPIN County, MN  
My Commission Expires 1/31/2005

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 3<sup>RD</sup> day of DECEMBER, 2001, 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 15<sup>th</sup> day of APRIL, 2002.

Judy K. Scherr  
Judy K. Scherr  
City Clerk

COUNTY SURVEYOR

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

This 30 day of MARCH, 2002

Edward P. Kuisle  
Edward P. Kuisle  
Olmsted County Surveyor

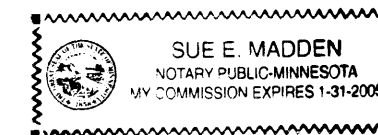
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as SHANNON OAKS FIRST 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 March 12, 2003; 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 12<sup>th</sup> day of MARCH, 2002, by Douglas G. Rude L.S. No. 22422.



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

PROPERTY RECORDS AND LICENSING

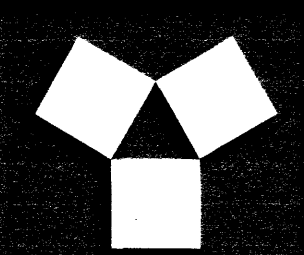
Taxes payable in the year 2002 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 14<sup>th</sup> day of APRIL, 2002.

Document Number A-913598

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for record on this 14<sup>th</sup> day of APRIL, 2002 at 3:12 o'clock P.M. and was duly recorded in Olmsted County Records.

Daniel O. Hall  
Olmsted County Director of  
Property Records and Licensing  
By Wendy von Wald Deputy

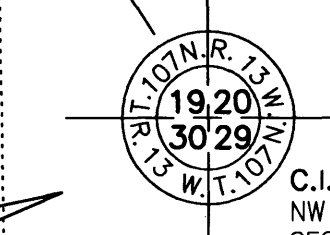
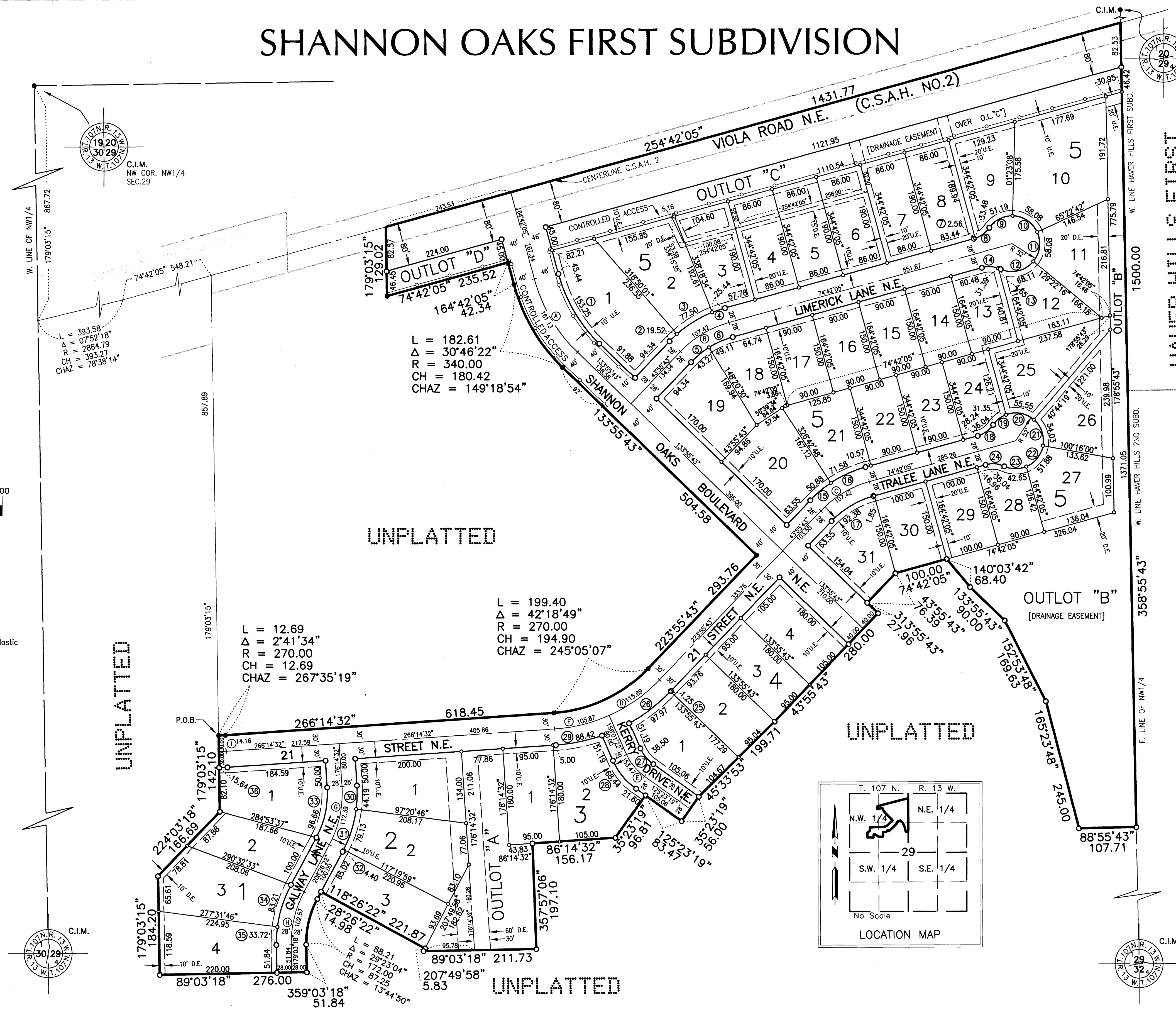
# SHANNON OAKS FIRST SUBDIVISION



**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5038  
EMAIL INFO@YAGGY.COM

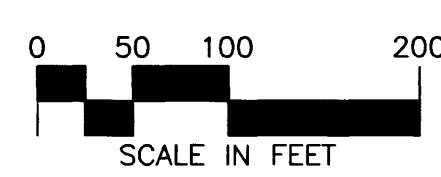
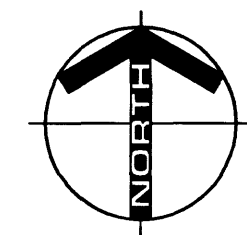


L = 393.58  
Δ = 07°52'18"  
R = 2864.79  
CH = 393.27  
CHAZ = 78°38'14"

L = 182.61  
Δ = 30°46'22"  
R = 340.00  
CH = 180.42  
CHAZ = 149°18'54"

L = 12.69  
Δ = 2°41'34"  
R = 270.00  
CH = 12.69  
CHAZ = 267°35'19"

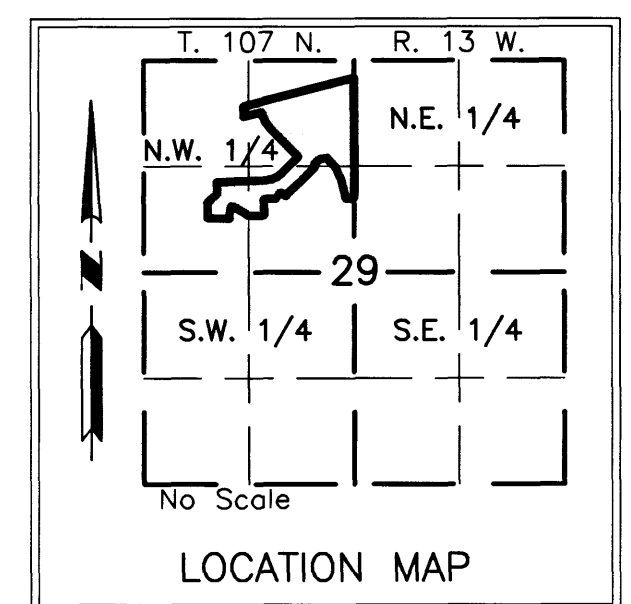
L = 199.40  
Δ = 42°18'49"  
R = 270.00  
CH = 194.90  
CHAZ = 245°05'07"



### 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.



PROJECT NUMBER: 7541 COMPUTER FILE: 7541 S FNPL 01.dwg DATE: 3/12/02 DRAFTSPERSON: P.G.O.