

PINE RIDGE ESTATES SECOND SUBDIVISION



FINAL PLAT
PINE RIDGE ESTATES SECOND SUBDIVISION
ROCHESTER, MINNESOTA

COUNTY RECORDER

Document Number 676438

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 20 day of Jan, 1994 at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

Steven F. Gallier
Olmsted County Recorder
Carol Ann Ferriter
deputy

COUNTY AUDITOR/TREASURER

Estimated
Taxes payable in the year 1994 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 20 day of January, 1994.

Bob Ryan
Olmsted County Auditor/Treasurer
By Karen Cooper Deputy

COUNTY SURVEYOR

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

This 10 day of January, 1994.

Edward P. Kivile
Olmsted County Surveyor

**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 8 day of Sept, 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 19 day of Jan, 1994.

Carole A. Grimm
Carole A. Grimm, City Clerk

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DKMC, a Minnesota General Partnership, Mortgagor; and Eastwood Bank, a Minnesota Corporation, and Yaggy Associates, Inc., a Minnesota Corporation, Mortgagees of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

All of Outlot "A", Pine Ridge Estates First Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, and that part of the West Half of the Northeast Quarter of Section 15, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 88 degrees 20 minutes 54 seconds along the north line of said Northeast Quarter 521.36 feet; thence southerly 178 degrees 20 minutes 54 seconds azimuth 37.12 feet to the center line of Co. Rd. No. 147 and the northwesterly corner of said Pine Ridge Estates First Subdivision; thence southerly 191 degrees 32 minutes 46 seconds azimuth along said center line and westerly line of said Pine Ridge First Subdivision 336.39 feet; thence southerly 37.72 feet along said center line and said westerly line on a tangential curve concave westerly having a radius of 3819.72 feet and a central angle 00 degrees 33 minutes 57 seconds to the westerly corner of said Pine Ridge First Subdivision; thence easterly 88 degrees 20 minutes 54 seconds azimuth along the southerly right-of-way of Ponderosa Drive S.W. 336.24 feet to the northwesterly corner of Lot 1, Block 2 of said Pine Ridge Estates First Subdivision; thence southerly 178 degrees 20 minutes 54 seconds azimuth along the westerly line of said Lot 1, a distance of 203.53 feet to the southwest corner of said Lot 1; thence easterly 88 degrees 20 minutes 54 seconds azimuth along the southerly line of said Lot 1, a distance of 68.00 feet to the northerly corner of Outlot "B" of said Pine Ridge Estates First Subdivision; thence southerly 178 degrees 20 minutes 54 seconds azimuth along the west line of said Outlot "B", 223.57 feet to the southerly corner of said Outlot "B" and the point of beginning; thence southerly 178 degrees 20 minutes 54 seconds azimuth along the west line of said Pine Ridge Estates First Subdivision, 231.20 feet to the southwest corner of Outlot "A" of said Pine Ridge Estates First Subdivision; thence southwesterly 241 degrees 20 minutes 54 seconds azimuth 137.38 feet; thence southwesterly 212 degrees 37 minutes 08 seconds azimuth 209.08 feet; thence southerly 178 degrees 07 minutes 06 seconds azimuth 457.12 feet; thence southwesterly 243 degrees 30 minutes 03 seconds azimuth 243.88 feet; thence northwesterly 61.63 feet along 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 of said Co. Rd. No. 147; thence westerly 268 degrees 51 minutes 02 seconds azimuth 40.44 feet to the west line of said Northeast Quarter; thence northerly 358 degrees 12 minutes 10 seconds azimuth along the west line of said Northeast Quarter, 131.57 feet to the center line of said Co. Rd. No. 147; thence northerly 519.03 feet along said center line on a nontangential curve concave easterly, having a radius of 1909.86, a central angle of 15 degrees 34 minutes 15 seconds and a chord azimuth of 12 degrees 08 minutes 04 seconds; thence northerly 19 degrees 55 minutes 12 seconds azimuth along said center line 408.20 feet; thence northerly 35.13 along said center line on a tangential curve concave westerly having a radius of 3819.72 feet and a central angle of 00 degrees 31 minutes 37 seconds; thence easterly 88 degrees 20 minutes 54 seconds azimuth 479.14 feet; thence northeasterly 61 degrees 20 minutes 54 seconds azimuth 78.78 feet to the point of beginning.

Said tract contains 12.58 acres more or less.

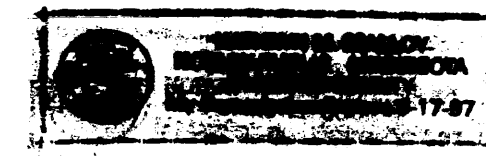
Have caused the same to be surveyed, platted, and replatted as PINE RIDGE ESTATES SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof said DKMC, a Minnesota General Partnership has caused their presents to be signed this 14 day of January, 1994.

Dennis M. Peterson
Dennis M. Peterson, Partner
Mark H. Sobocinski
Mark H. Sobocinski, Partner

**STATE OF MINNESOTA
COUNTY OF OLMSTED**

The foregoing instrument was acknowledged before me this 14 day of January, 1994, by Dennis M. Peterson and Mark H. Sobocinski, Partners of DKMC, a Minnesota General Partnership.



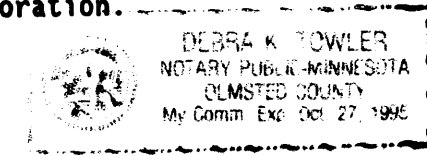
William M. Malloy
Notary Public, Olmsted County, Minnesota
My Commission Expires 12-12-97

In witness whereof, said Eastwood Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 24 day of December, 1993.

Gerald Seits
Gerald Seits, Sr. Vice President
Richard D. Bjerkaas
Richard D. Bjerkaas, Branch Manager

**STATE OF MINNESOTA
COUNTY OF OLMSTED**

The foregoing instrument was acknowledged before me this 24 day of December, 1993, by Gerald Seits and Richard D. Bjerkaas, Sr. Vice President and Branch Manager respectively of Eastwood Bank, a Minnesota Corporation.



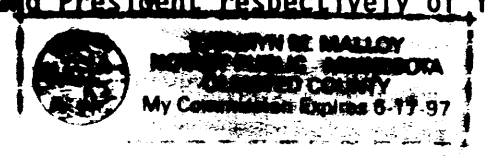
Debra K. Towler
Notary Public, Olmsted County, Minnesota
My Commission Expires 08-27-1996

In witness whereof, said Yaggy Associates, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 10 day of January, 1994.

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

**STATE OF MINNESOTA
COUNTY OF OLMSTED**

The foregoing instrument was acknowledged before me this 10 day of January, 1994, by Ronald V. Yaggy and Donald R. Borcharding, Chairman and President respectively of Yaggy Associates, Inc., a Minnesota Corporation.



William M. Malloy
Notary Public, Olmsted County, Minnesota
My Commission Expires 6-19-97

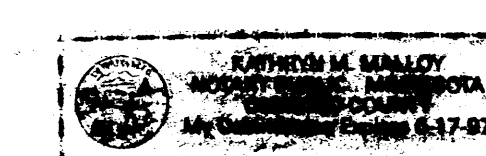
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed, platted, and replatted the property described on this plat as PINE RIDGE ESTATES 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, that the outside boundary lines are correctly designated and that there are no wetlands or public highways to be designated on said plat other than as shown.

Michael J. Fritz
Michael J. Fritz
Minnesota R.L.S. 20703

**STATE OF MINNESOTA
COUNTY OF OLMSTED**

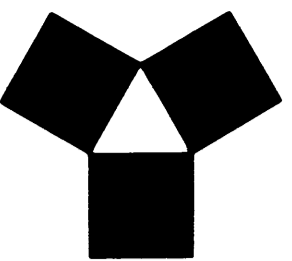
The foregoing Surveyor's Certificate was acknowledged before me this 1st day of December, 1993, by Michael J. Fritz, R.L.S. 20703.



William M. Malloy
Notary Public, Olmsted County, Minnesota
My Commission Expires 6-17-97

PROJECT NUMBER	3270
DATE	2-11-92
DRAWN BY	S.C.B.
REVISIONS	
SHEET NUMBER	1
OF TWO SHEETS	

PINE RIDGE ESTATES SECOND SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTH EAST
ROCHESTER, MINNESOTA 55904
507.280.6448

PAGAN, MINNESOTA 012-681-9040
MARION, IOWA 515-424-6344

FINAL PLAT
PINE RIDGE ESTATES SECOND SUBDIVISION
ROCHESTER, MINNESOTA

PROJECT NUMBER 3270

DATE 2-11-92

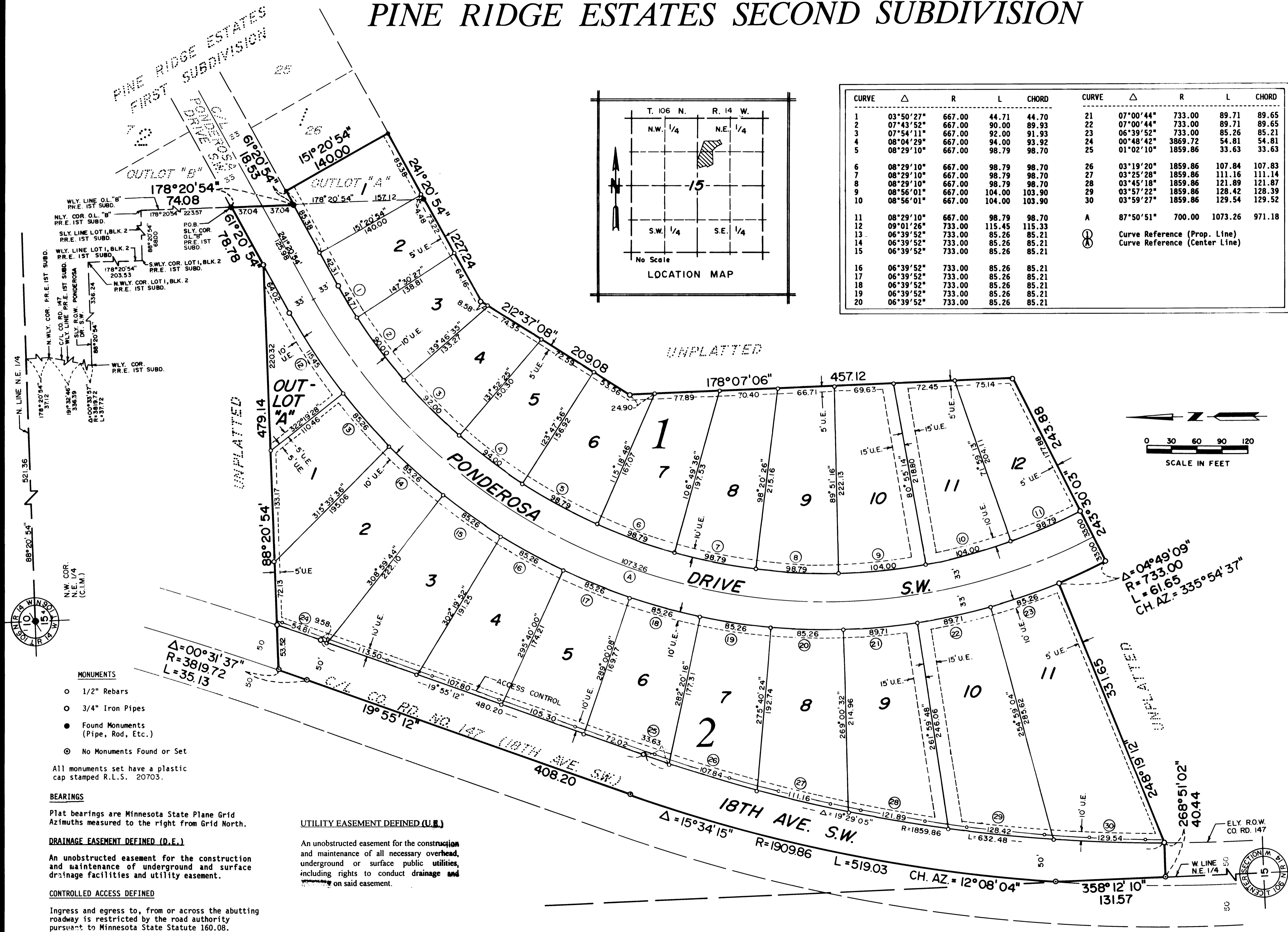
DRAWN BY S.C.B.

REVISIONS

SHEET NUMBER

2

OF TWO SHEETS



OF TWO SHEETS