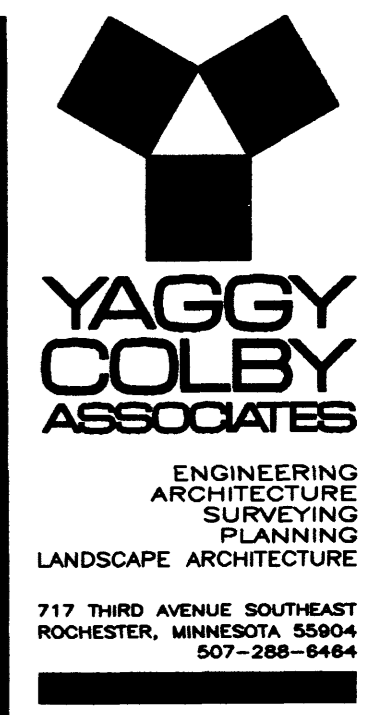


# SHANNON VALLEY SUBDIVISION



### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That R & D Developments, a Co-Partnership, Owner and Proprietor, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of Lot 5, Block 2 ELSHOFF'S SECOND SUBDIVISION, according to the thereof on file at the County Recorders Office, Olmsted County, Minnesota, and that part of the Northwest Quarter of Section 10, Township 106 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 178 degrees 54 minutes 50 seconds along the west line of said Northwest Quarter 1320.46 feet to the southwest corner of said Northwest Quarter of the Northwest Quarter and the southwest corner of said Elshoff's Second Subdivision and to the point of beginning; thence easterly 89 degrees 16 minutes 51 seconds azimuth along the south line of said Northwest Quarter of the Northwest Quarter and the south line of said Elshoff's Second Subdivision 500.00 feet to the southeasterly corner of Lot 1, Block 2 of said Elshoff's Second Subdivision; thence northwesterly 333 degrees 37 minutes 17 seconds azimuth along the northeasterly line of said Lot 1, a distance of 100.00 feet to the southwesterly corner of Lot 2, Block 2 of said Elshoff's Second Subdivision; thence northeasterly 63 degrees 37 minutes 17 seconds azimuth along the southeasterly line of said Lot 2, a distance of 240.00 feet to the southwesterly corner of Lot 3, Block 2 of said Elshoff's Second Subdivision; thence easterly 83 degrees 37 minutes 17 seconds azimuth along the southerly line of said Lot 3, a distance of 255.00 feet to the southwesterly corner of Lot 4, Block 2 of said Elshoff's Second Subdivision; thence northeasterly 53 degrees 07 minutes 17 seconds azimuth along the southeasterly line of said Lot 4, a distance of 250.00 feet to the southeasterly corner of said Lot 4; thence easterly 88 degrees 54 minutes 46 seconds azimuth 187.16 feet to the east line of said Elshoff's Second Subdivision and the east line of said Northwest Quarter of the Northwest Quarter; thence northerly 358 degrees 44 minutes 41 seconds azimuth along said east line 42.17 feet to the southwest corner of Lot 1, Block 2 of Elshoff's Fourth Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 89 degrees 19 minutes 51 seconds azimuth along the south line of said Elshoff's Fourth Subdivision and the south line of Brookfield First Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 1318.03 feet to the east line of said Northwest Quarter and the northwest corner of Brookfield Second Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 178 degrees 34 minutes 33 seconds azimuth along said east line of the Northwest Quarter and the west line of said Brookfield Second Subdivision 1732.11 feet to the southeast corner of said Northwest Quarter and the northeast corner of Country Creek Second Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 269 degrees 20 minutes 14 seconds azimuth along the south line of said Northwest Quarter and the north line of said Country Creek Second Subdivision 998.29 feet to the southeasterly corner of Meadowbrook Fourth Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly 359 degrees 19 minutes 10 seconds azimuth along the easterly line of said Meadowbrook Fourth Subdivision 482.93 feet to the northeast corner of Lot 5, Block 5 of said Meadowbrook Fourth Subdivision; thence westerly 269 degrees 19 minutes 11 seconds azimuth along the north line of said Lot 5, a distance of 32.12 feet; thence northerly 359 degrees 19 minutes 11 seconds azimuth along the easterly line of said Meadowbrook Fourth Subdivision 210.88 feet to the northeast corner of Lot 1, Block 4 of said Meadowbrook Fourth Subdivision; thence northerly 359 degrees 27 minutes 19 seconds azimuth 346.00 feet; thence westerly 269 degrees 13 minutes 26 seconds azimuth 280.00 feet to the northeast corner of Lot 1, Block 2 of said Meadowbrook Fourth Subdivision; thence westerly 269 degrees 17 minutes 30 seconds azimuth along the north line of said Meadowbrook Fourth Subdivision 999.20 feet to the northwesterly corner of Lot 1, Block 1 of said Meadowbrook Fourth Subdivision; thence northwesterly 314 degrees 16 minutes 20 seconds azimuth along the northeasterly right-of-way line of Fairlane Court S.E. 11.34 feet; thence northwesterly 125.92 feet along said northeasterly right-of-way line on a tangential curve concave southwesterly, having a radius of 160.32 feet and a central angle of 45 degrees 00 minutes 00 seconds; thence westerly 269 degrees 16 minutes 20 seconds azimuth along the northerly right-of-way line of said Fairlane Court S.E. 223.81 feet to the west line of said Northwest Quarter; thence northerly 358 degrees 54 minutes 50 seconds azimuth along said west line 227.39 feet to the point of beginning.

said tract contains 58.01 acres more or less.

Have caused the same to be surveyed and platted as SHANNON VALLEY SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown of this plat.

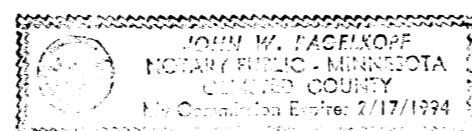
In witness whereof said R & D Developments, a Co-Partnership, has caused these presents to be signed by its Co-Partners this 13 day of May, 1993.

James Donlinger  
James Donlinger

Eugene Keller  
Eugene Keller

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 13 day of May, 1993, by James Donlinger and Eugene Keller.



John W. Facknoff  
Notary Public, Olmsted County, MN  
My Commission Expires 7-17-94

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 25th day of May, 1993. In testimony whereof, I have signed my name and affixed the Seal of said County this 25th day of May, 1993.

Karen Cocker  
Deputy  
Olmsted County Auditor

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.

Dennis J. Buyer  
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 1 day of May, 1993.

Janet L. Haggmann  
Town Clerk

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

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

Deanne R. Manning 5/14/93  
Olmsted County Environmental Specialist

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1993 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 25th day of May, 1993.

Bob Ryan  
Olmsted County Auditor/Treasurer  
By Karen Cocker Deputy

COUNTY RECORDER 654530

Document Number \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 25 day of May, 1993, at 5/2 o'clock P.m. and was duly recorded in Olmsted County Records.

MARY CALLIER  
Olmsted County Recorder  
Coral M. Ferris  
deputy

COUNTY SURVEYOR

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

This 25th day of May, 1993.

Edward P. Kuisle  
Edward P. Kuisle, Olmsted County Surveyor

COUNTY ENGINEER

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

This 12th day of May, 1993.

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

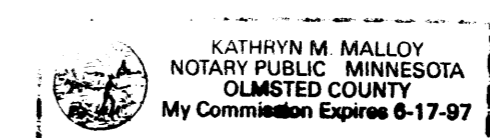
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as SHANNON VALLEY 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 place in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Michael J. Fritz  
Michael J. Fritz, Land Surveyor  
Minnesota License No. 20703

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 11th day of May, 1993, by Michael J. Fritz, R.L.S. #20703.



Kathryn M. Malloy  
Notary Public, Olmsted County, MN  
My Commission Expires 6-17-97

FINAL PLAT  
SHANNON VALLEY SUBDIVISION  
OLMSTED COUNTY, MINNESOTA

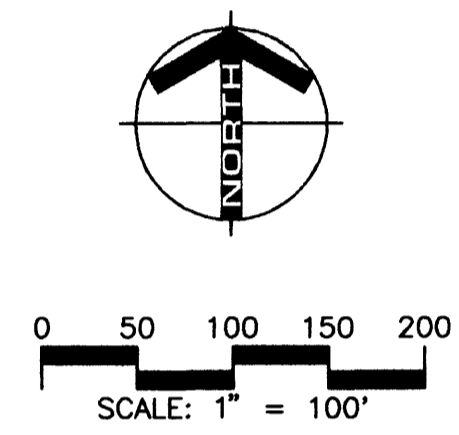
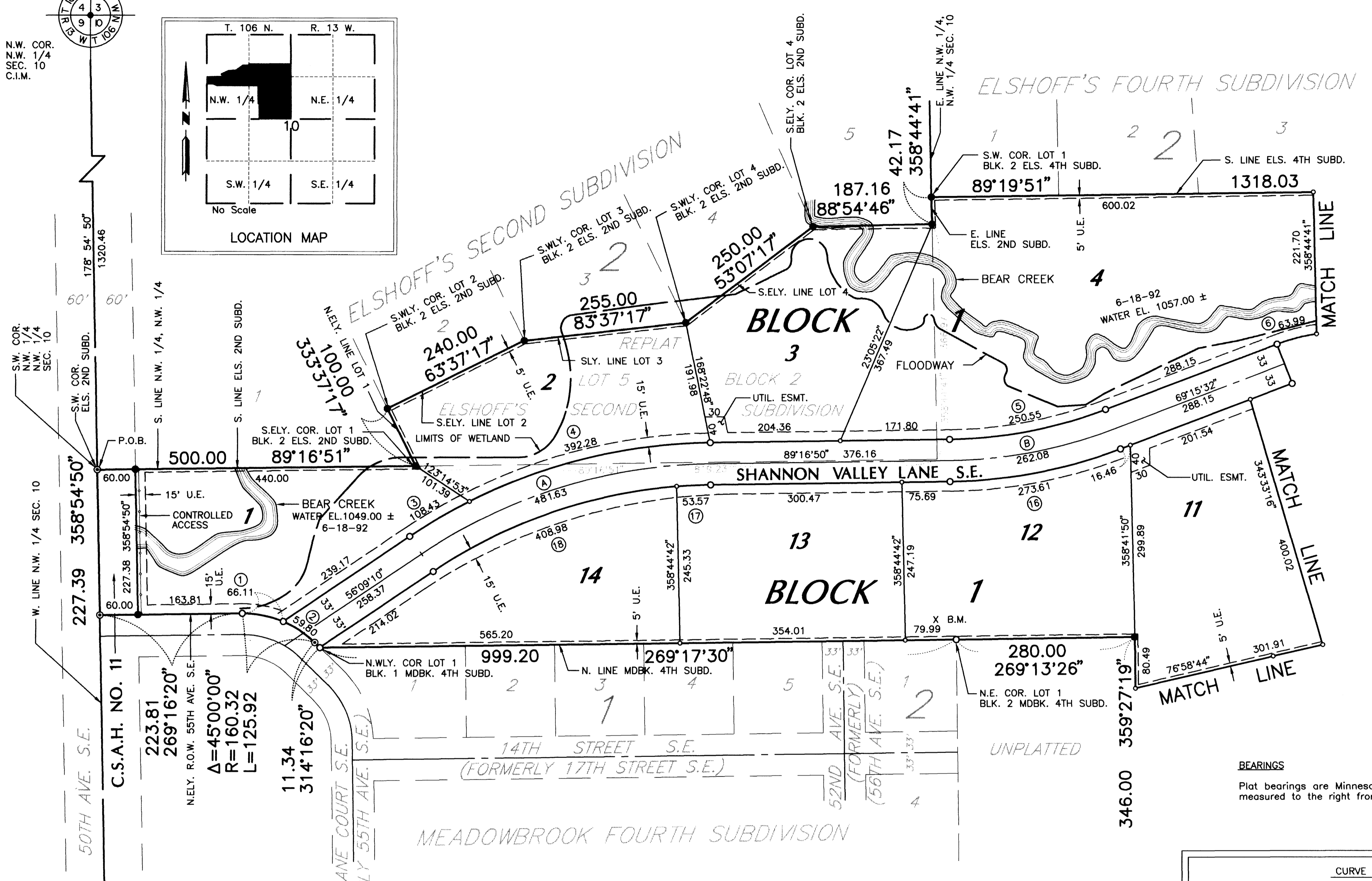
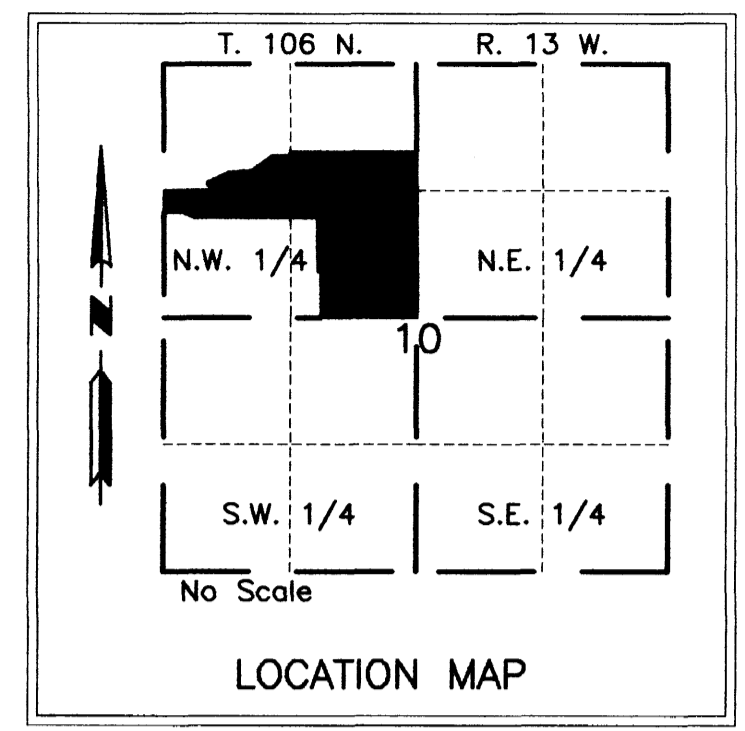
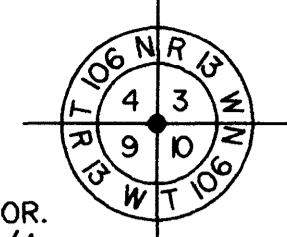
PROJECT NUMBER	3499
COMPUTER FILE	3499SF01
DATE	02-03-93
DRAWN BY	S.C.B.
REVISIONS	

# SHANNON VALLEY SUBDIVISION



ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING  
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-8464



- MONUMENTS**
- 1/2" Rebars
  - 3/4" Iron Pipes
  - Found Monuments (5/8" Pipe, Unless Noted)
  - No Monuments Found or Set
- All monuments set have a plastic cap stamped R.L.S. 20703.

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

**CONTROLLED ACCESS DEFINED**  
Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

**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.

**DRAINAGE EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

**WETLAND DEFINED**  
Lands classified by the 1989 Federal Manual for identifying and delineating jurisdictional wetlands meeting the attributes listed in Article 6, Subdivision 19 of the Wetland Conservation Act of 1991.

**BENCH MARK**  
R.R. Spike in 18" Oak S. (end of row) 192' N. & 146' E. of 52nd Ave. S.E. & 14th St. S.E. El. 1070.19

**VERTICAL CONTROL**  
The elevations on this plat are based on the National Geodetic Vertical Datum of 1929.

CURVE DATA				
CURVE NO.	Δ	RADIUS	LENGTH	CHORD
1	23° 37' 40"	160.32	66.11	65.65
2	21° 22' 19"	160.32	59.80	59.46
3	07° 10' 26"	866.00	108.43	108.36
4	25° 57' 14"	866.00	392.28	388.94
5	20° 01' 18"	717.00	250.55	249.28
6	12° 30' 48"	293.00	63.99	63.86
16	20° 01' 18"	783.00	273.61	272.22
17	03° 50' 13"	800.00	53.57	53.56
18	29° 17' 27"	800.00	408.98	404.54
A	33° 07' 40"	833.00	481.63	474.95
B	20° 01' 18"	750.00	262.08	260.75

① CURVE REFERENCE NUMBER (PROP. LINE)  
② CURVE REFERENCE LETTER (CENTERLINE)

**FINAL PLAT**  
**SHANNON VALLEY SUBDIVISION**  
**OLMSTED COUNTY, MINNESOTA**

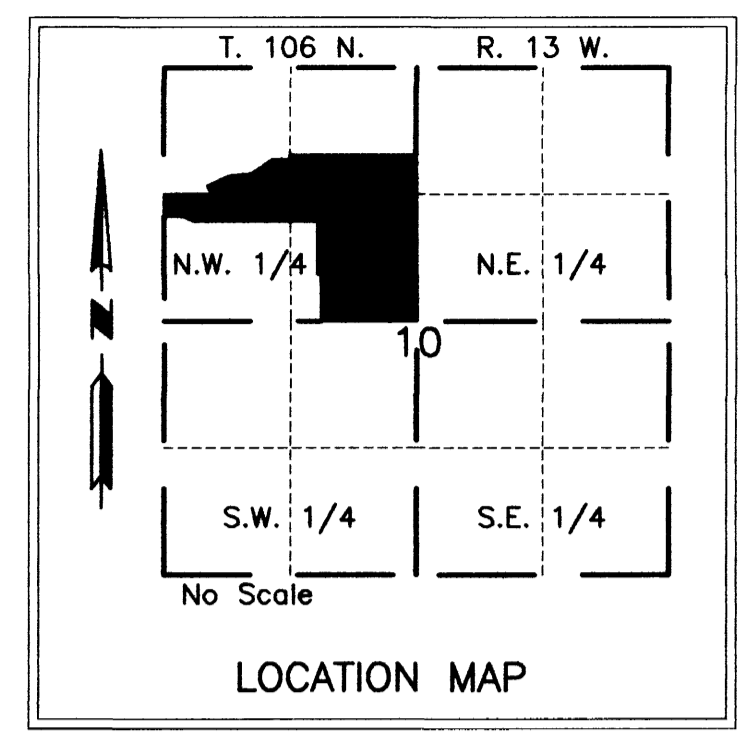
PROJECT NUMBER 3499  
COMPUTER FILE 3499SF02.DWG  
DATE 05-18-93  
DRAWN BY S.C.B.  
REVISIONS

SHEET NUMBER  
**2**  
OF THREE SHEETS

"OFFICIAL PLAT"

# SHANNON VALLEY SUBDIVISION

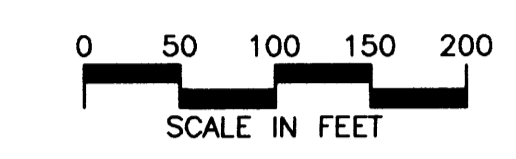
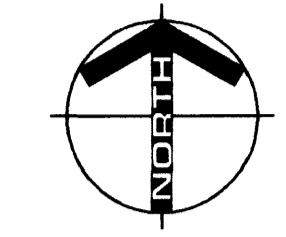
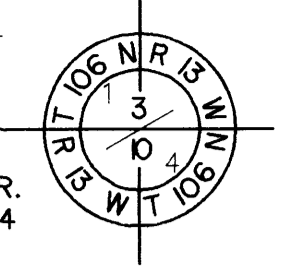
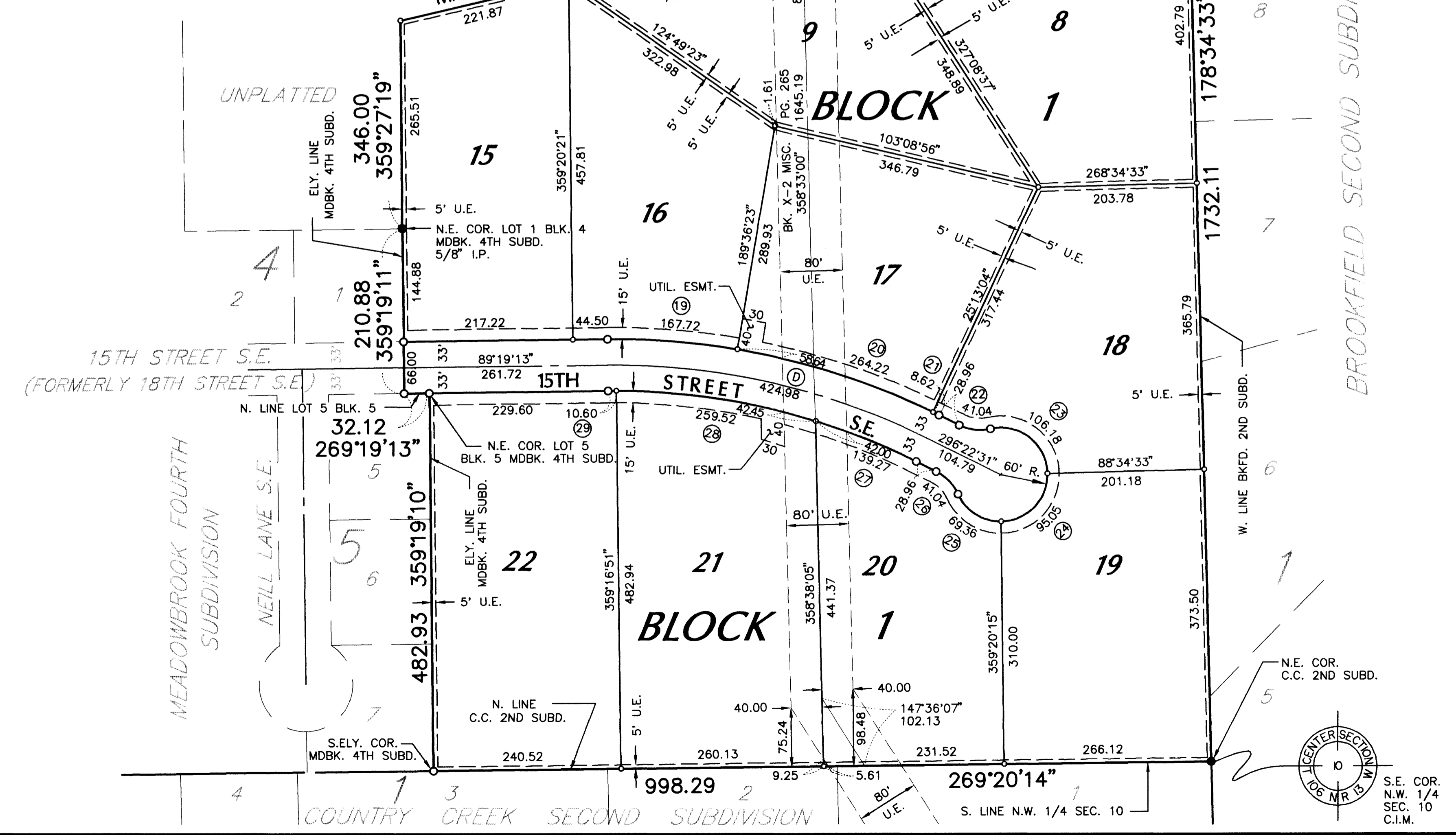
ELSHOFF'S FOURTH SUBDIVISION 2 3  
BROOKFIELD FIRST SUBDIVISION 1 22 23 21 20



**BENCH MARK**  
R.R. Spike in 18" Oak S. (end of row) 192' N. & 146' E. of 52nd Ave. S.E. & 14th St. S.E.

**VERTICAL CONTROL**  
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- MONUMENTS**
- 1/2" Rebars
  - 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)
  - ⊙ No Monuments Found or Set
- All monuments set have a plastic cap stamped R.L.S. 20703.

**BEARINGS**  
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U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
**UTILITY EASEMENT DEFINED**

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**DRAINAGE EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

CURVE DATA				
CURVE NO.	Δ	RADIUS	LENGTH	CHORD
7	54° 34' 47"	293.00	279.11	268.68
8	25° 46' 23"	293.00	131.80	130.69
9	16° 17' 41"	293.00	83.33	83.05
10	56° 37' 59"	60.00	59.31	56.92
11	48° 10' 19"	60.00	50.45	48.97
12	88° 14' 41"	60.00	92.41	83.54
13	92° 47' 52"	60.00	97.18	86.90
14	07° 25' 06"	60.00	7.77	7.76
15	109° 09' 39"	227.00	432.48	369.98
19	10° 17' 59"	933.00	167.72	167.49
20	16° 13' 33"	933.00	264.22	263.34
21	00° 31' 46"	933.00	8.62	8.62
22	39° 11' 42"	60.00	41.04	40.25
23	101° 23' 44"	60.00	106.18	92.86
24	90° 45' 42"	60.00	95.05	85.41
25	66° 13' 58"	60.00	69.36	65.56
26	39° 11' 42"	60.00	41.04	40.25
27	09° 12' 14"	867.00	139.27	139.12
28	17° 09' 03"	867.00	259.52	258.56
29	00° 42' 01"	867.00	10.60	10.60
C	109° 09' 39"	260.00	495.36	423.76
D	27° 03' 18"	900.00	424.98	421.04

① CURVE REFERENCE NUMBER (PROP. LINE)  
② CURVE REFERENCE LETTER (CENTERLINE)

**YAGGY COLBY ASSOCIATES**  
ENGINEERING ARCHITECTURE SURVEYING PLANNING LANDSCAPE ARCHITECTURE  
717 THIRD AVENUE, SOUTHEAST ROCHESTER, MINNESOTA 55904  
507-286-6464

FINAL PLAT  
SHANNON VALLEY SUBDIVISION  
OLMSTED COUNTY, MINNESOTA

PROJECT NUMBER	3499
COMPUTER FILE	3499SF03.DWG
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DRAWN BY	S.C.B.
REVISIONS	
SHEET NUMBER	3
OF THREE SHEETS	