



# APPLE RIDGE II

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Frederick A. Ulrich and Janice H. Ulrich, husband and wife, fee title holders and Arnold E. Ulrich and June E. Ulrich, husband and wife, and Federal Land Bank of St. Paul, a U.S. Corporation, mortgagees, and Apple Ridge Development Corporation, a Minnesota Corporation, Contract for Deed vendee, all being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota to wit:

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

Commencing at the northeast corner of said Northwest Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 21 minutes 57 seconds along the north line of said Northwest Quarter 229.33 feet to the northwesterly corner of Apple Ridge and the point of beginning; thence continuing westerly 269 degrees 21 minutes 57 seconds azimuth along said north line 842.17 feet; thence southerly 178 degrees 13 minutes 00 seconds azimuth 200.04 feet; thence westerly 269 degrees 21 minutes 57 seconds azimuth along said north line of said Northeast Quarter of the Northwest Quarter, also being the east line of Schultz First Subdivision; thence southerly 178 degrees 13 minutes 00 seconds azimuth along said west line and the east line of Schultz First Subdivision and Forest Hills Subdivision 757.45 feet to the northwest corner of Block 1, Apple Ridge; thence easterly 82 degrees 52 minutes 46 seconds azimuth along the northwesterly line of said Apple Ridge 168.88 feet; thence northeasterly 65 degrees 37 minutes 10 seconds azimuth along said northwesterly line 126.84; thence easterly 85 degrees 33 minutes 48 seconds azimuth along said northwesterly line 59.94 feet; thence northerly 00 degrees 08 minutes 49 seconds azimuth along said northwesterly line 125.00 feet; thence easterly 90.00 feet along said northwesterly line on a nontangential curve concave to the south having a radius of 500.00 feet and a central angle of 10 degrees 18 minutes 48 seconds and a chord azimuth of 95 degrees 18 minutes 13 seconds; thence easterly 100 degrees 27 minutes 37 seconds azimuth along said northwesterly line 60.00 feet; thence northerly 10 degrees 27 minutes 37 seconds azimuth along said northwesterly line 36.26 feet; thence easterly 77 degrees 42 minutes 41 seconds azimuth along said northwesterly line 65.00 feet; thence northeasterly 55 degrees 54 minutes 15 seconds azimuth along said northwesterly line 224.50 feet; thence southerly 163 degrees 51 minutes 43 seconds azimuth along said northwesterly line 85.29 feet; thence easterly 73 degrees 51 minutes 43 seconds azimuth along said northwesterly line 344.48 feet; thence northerly 01 degrees 08 minutes 56 seconds azimuth along said northwesterly line 152.22 feet; thence northeasterly 38 degrees 57 minutes 40 seconds azimuth along said northwesterly line 35.00 feet; thence northerly 358 degrees 23 minutes 35 seconds azimuth along said northwesterly line 120.00 feet; thence northerly 343 degrees 08 minutes 17 seconds azimuth along said northwesterly line 175.27 feet; thence northerly 359 degrees 21 minutes 57 seconds azimuth along said northwesterly line 40.00 feet to the point of beginning.

Said tract contains 18.35 acres more or less.

Have caused the same to be surveyed and platted at APPLE RIDGE II and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

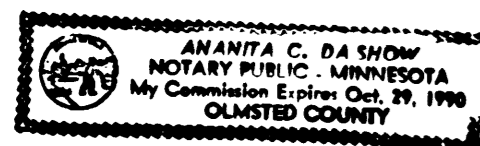
In witness whereof said Frederick A. Ulrich and Janice H. Ulrich have hereunto set their hands this 27th day of November, 1985.

Frederick A. Ulrich  
Frederick A. Ulrich

Janice H. Ulrich  
Janice H. Ulrich

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 27th day of November, 1985 by Frederick A. Ulrich and Janice H. Ulrich.



Ananias C. Da Show  
Notary Public, Olmsted County  
My Commission Expires 10/29/90

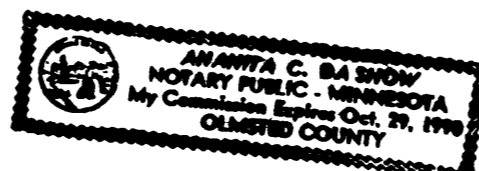
In witness whereof said Arnold E. Ulrich and June E. Ulrich have hereunto set their hands this 27th day of November, 1985.

Arnold E. Ulrich  
Arnold E. Ulrich

June E. Ulrich  
June E. Ulrich

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 27th day of November, 1985 by Arnold E. Ulrich and June E. Ulrich.



Ananias C. Da Show  
Notary Public, Olmsted County, MN.  
My Commission Expires 10/29/90

In witness whereof said Federal Land Bank of St. Paul has caused these presents to be signed by its proper officers this 27th day of November, 1985.

Philip Louwagie

Michael K. Christensen

STATE OF MINNESOTA  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 27th day of November, 1985 by Philip Louwagie and Michael E. Christensen Branch Director and Samuel Loan Officer respectively of the Federal Land Bank of St. Paul, a U.S. Corporation, on behalf of the Corporation.

Kari R. York  
Notary Public, Olmsted County, MN.  
My Commission Expires Feb 20, 1987

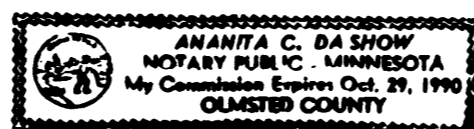
In witness whereof said Apple Ridge Development Corporation has caused these presents to be signed by its proper officers this 27th day of November, 1985.

Thomas F. Bouquet  
Thomas F. Bouquet, President

Steven M. Spohn  
Steven M. Spohn, Secretary

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 27th day of November, 1985, by Thomas F. Bouquet and Steven M. Spohn, President and Secretary respectively of Apple Ridge Development Corporation, a Minnesota Corporation, on behalf of the Corporation.



Ananias C. Da Show  
Notary Public, Olmsted County, MN.  
My Commission Expires 10/29/90

### COUNTY SURVEYOR

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

This 26th day of November, 1985

Roger W. Brand  
Olmsted County Surveyor

### CITY APPROVAL

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 2nd day of December, 1985, 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 2nd day of December, 1985.

Carole A. Grimm  
City Clerk

### COUNTY TREASURER

Taxes due and payable for the year 1985, have been paid as of this 9th day of Dec, 1985.

Kathryn Weatherly  
Olmsted County Treasurer

### COUNTY AUDITOR

No delinquent taxes due and transfer entered this 9th day of December, 1985.

Joseph Peterson  
Olmsted County Auditor

### COUNTY RECORDER

Document Number \_\_\_\_\_  
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 12th day of December, 1985, at 1 o'clock P.M. and was duly recorded in Olmsted County Records.

Chris Linton  
Olmsted County Recorder

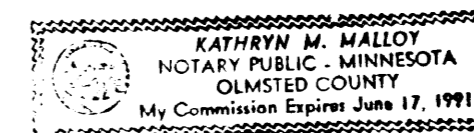
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as APPLE RIDGE II, 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.

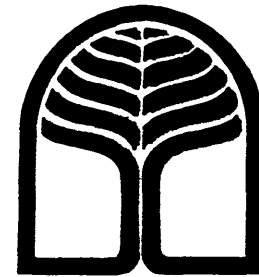
Donald R. Borcharding  
DONALD R. BORCHARDING  
Minnesota R.L.S. 10162

STATE OF MINNESOTA  
COUNTY OF OLMSTED

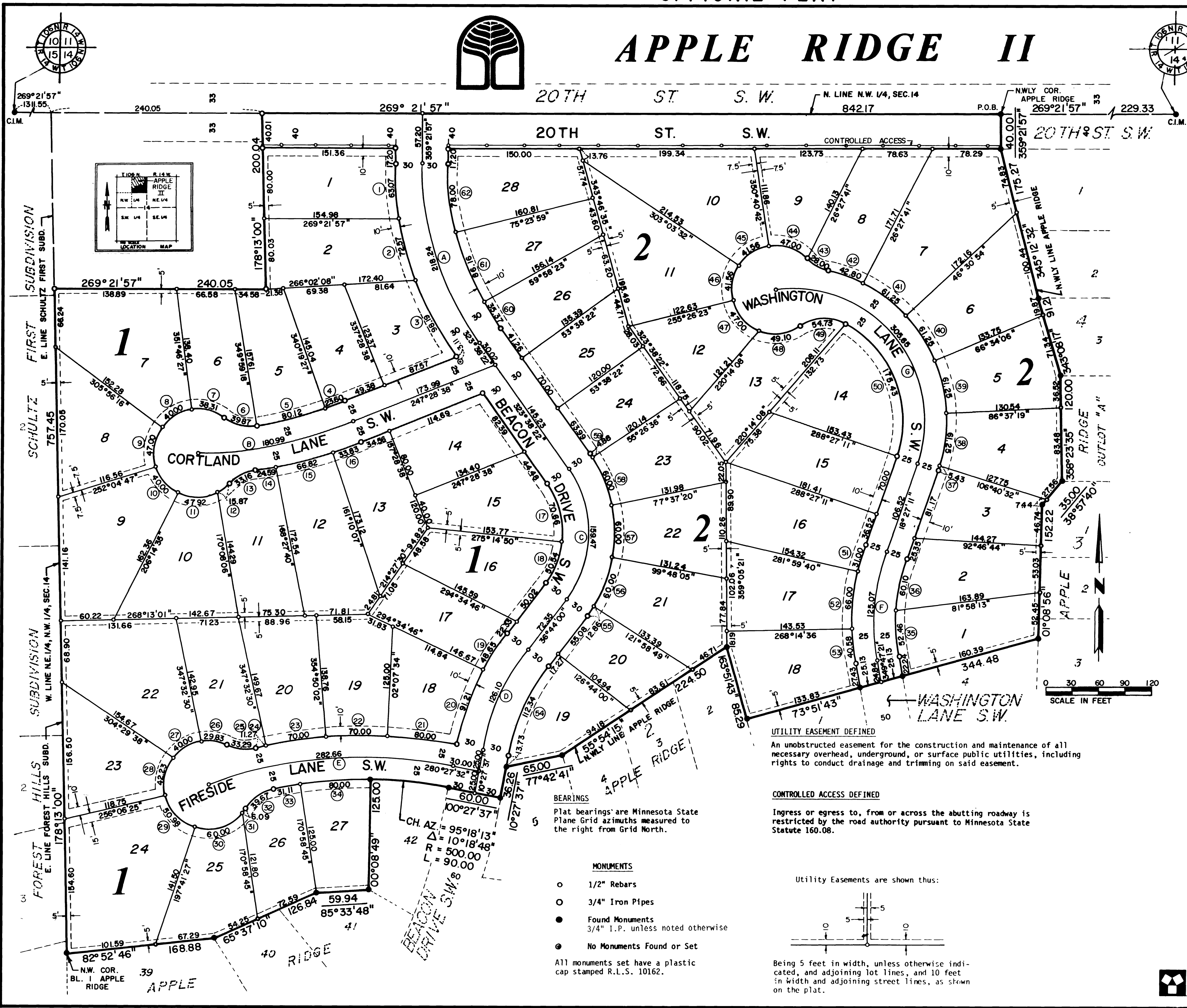
The foregoing Surveyor's Certificate was acknowledged before me this 24th day of December, 1985 by Donald R. Borcharding, R.L.S. 10162.



Kathryn M. Malloy  
Notary Public, Olmsted County, MN.  
My Commission Expires 6/17/91



# APPLE RIDGE II



CURVE DATA				
CURVE	Δ	R	L	CHORD
1	09° 30' 35"	380.00	63.07	63.00
2	10° 56' 33"	380.00	72.57	72.46
3	14° 48' 18"	380.00	98.19	97.92
4	02° 50' 49"	475.00	23.60	23.60
5	09° 39' 51"	475.00	80.12	80.02
6	45° 41' 27"	50.00	39.87	38.82
7	43° 54' 18"	50.00	38.31	37.38
8	45° 50' 12"	50.00	40.00	38.94
9	53° 51' 29"	50.00	47.00	45.29
10	45° 50' 12"	50.00	40.00	38.94
11	54° 54' 24"	50.00	47.92	46.10
12	18° 11' 21"	50.00	15.87	15.81
13	37° 59' 49"	50.00	33.16	32.55
14	02° 40' 59"	525.00	24.59	24.58
15	07° 17' 33"	525.00	66.82	66.78
16	03° 41' 30"	525.00	33.83	33.82
17	42° 36' 52"	95.00	70.66	69.04
18	30° 28' 46"	95.00	50.54	49.94
19	09° 08' 19"	305.00	48.65	48.60
20	17° 08' 04"	305.00	91.21	90.87
21	08° 20' 02"	550.00	80.00	79.93
22	07° 17' 32"	550.00	70.00	69.95
23	07° 17' 32"	550.00	70.00	69.95
24	01° 10' 26"	550.00	11.27	11.27
25	38° 08' 36"	50.00	33.29	32.68
26	34° 10' 54"	50.00	29.83	29.39
27	45° 50' 12"	50.00	40.00	38.94
28	48° 23' 13"	50.00	42.23	40.98
29	58° 24' 58"	50.00	50.98	48.80
30	68° 45' 16"	50.00	60.00	56.46
31	06° 58' 57"	50.00	6.09	6.09
32	45° 27' 41"	50.00	39.67	38.64
33	03° 33' 53"	500.00	31.11	31.10
34	09° 10' 04"	500.00	80.00	79.92
35	13° 21' 30"	225.00	52.46	52.34
36	15° 18' 20"	225.00	60.10	59.93
37	01° 46' 40"	175.00	5.43	5.43
38	20° 03' 13"	175.00	61.25	60.94
39	20° 03' 13"	175.00	61.25	60.94
40	20° 03' 13"	175.00	61.25	60.94
41	20° 03' 13"	175.00	61.25	60.94
42	14° 00' 52"	175.00	42.80	42.70
43	32° 05' 21"	50.00	28.00	27.64
44	53° 51' 29"	50.00	47.00	45.29
45	47° 37' 10"	50.00	41.56	40.37
46	47° 37' 09"	50.00	41.56	40.37
47	53° 51' 29"	50.00	47.00	45.29
48	56° 15' 39"	50.00	49.10	47.15
49	62° 43' 13"	50.00	54.73	52.04
50	80° 24' 43"	125.00	175.43	161.38
51	06° 27' 32"	275.00	31.00	30.98
52	13° 45' 03"	275.00	66.00	65.84
53	08° 27' 15"	275.00	40.58	40.54
54	26° 16' 23"	245.00	112.34	111.36
55	04° 45' 11"	155.00	12.86	12.85
56	22° 10' 44"	155.00	60.00	59.63
57	22° 10' 45"	155.00	60.00	59.63
58	22° 10' 44"	155.00	60.00	59.63
59	01° 48' 14"	155.00	4.88	4.88
60	06° 20' 00"	320.00	35.37	35.36
61	15° 25' 37"	320.00	86.16	85.90
62	13° 57' 58"	320.00	78.00	77.81
A	35° 43' 35"	350.00	218.24	214.72
B	20° 44' 22"	500.00	180.99	180.00
C	73° 05' 38"	125.00	159.47	148.87
D	26° 16' 23"	275.00	126.10	125.00
E	30° 50' 55"	525.00	282.66	279.26
F	28° 39' 50"	250.00	125.07	123.77
G	116° 44' 53"	150.00	305.65	255.45

① CURVE REFERENCE NO. (PROP. LINE)  
 ② CURVE REFERENCE NO. (CENTERLINE)

**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.

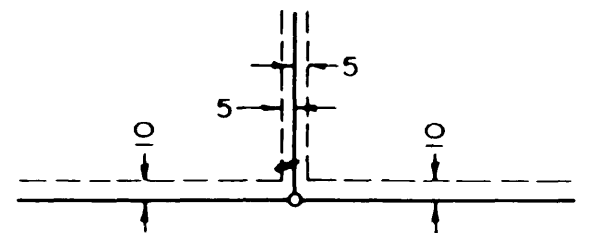
**CONTROLLED ACCESS DEFINED**  
 Ingress or egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

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

- MONUMENTS**
- 1/2" Rebars
  - 3/4" Iron Pipes
  - Found Monuments
  - 3/4" I.P. unless noted otherwise
  - No Monuments Found or Set

All monuments set have a plastic cap stamped R.L.S. 10162.

Utility Easements are shown thus:



Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining street lines, as shown on the plat.

1409-85