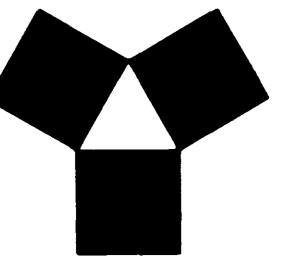


PINE RIDGE ESTATES FIRST SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464

5400 W. WASHINGTON AVENUE, SUITE 100
ROCHESTER, MINNESOTA 55912
507-288-6464

FINAL PLAT
PINE RIDGE ESTATES FIRST SUBDIVISION
ROCHESTER, MINNESOTA

COUNTY RECORDER
Document Number 210203

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 29th day of August, 1991, at 10 o'clock A.m. and was duly recorded in Olmsted County Records.

Lou Lindquist
Olmsted County Recorder
By Randy Johnson, Deputy

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1991 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 29th day of August, 1991.

Bob Ryan
Olmsted County Auditor/Treasurer
By Pamela J. Nemeis, Deputy

COUNTY SURVEYOR

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

This 14th day of August, 1991.

Edward P. Keisk
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 3 day of June, 1991, 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 28 day of August, 1991.

Carole A. Grimm
Carole A. Grimm, City Clerk

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DKMC, a Minnesota general partnership, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter 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 intersection of Woodcrest Lane S.W. and Co. Rd. No. 147 (18th Avenue S.W.) and the point of beginning; thence southerly 191 degrees 32 minutes 46 seconds azimuth along the center line of said Co. Rd. No. 147 (18th Avenue S.W.) a distance of 336.39 feet; thence southerly 37.72 feet along said center line on a tangential curve concave westerly having a central angle of 00 degrees 33 minutes 57 seconds and a radius of 3819.72 feet; thence easterly 88 degrees 20 minutes 54 seconds azimuth 336.24 feet; thence southerly 178 degrees 20 minutes 54 seconds azimuth 203.53 feet; thence easterly 88 degrees 20 minutes 54 seconds azimuth 68.00 feet; thence southerly 178 degrees 20 minutes 54 seconds azimuth 454.77 feet; thence northeasterly 61 degrees 20 minutes 54 seconds azimuth 540.55 feet to the east line of said Northwest Quarter of the Northeast Quarter; thence northerly 358 degrees 07 minutes 06 seconds azimuth along said east line 667.92 feet to the southwesterly right-of-way line of Woodcrest Lane S.W.; thence northwesterly 319 degrees 43 minutes 32 seconds chord azimuth 13.18 feet chord distance along said southwesterly right-of-way line on a spiral curve 200.00 feet southwesterly of an parallel to the center line of U.S. Highway No. 52; thence northwesterly 322 degrees 57 minutes 10 seconds azimuth along said southwesterly right-of-way line 101.96 feet to the southerly right-of-way line of Woodcrest Lane S.W.; thence westerly 266 degrees 36 minutes 37 seconds azimuth along said southerly right-of-way line 133.20 feet; thence northerly 358 degrees 10 minutes 56 seconds azimuth 31.02 feet to the center line of Woodcrest Lane S.W.; thence westerly 266 degrees 37 minutes 40 seconds azimuth along said center line 535.33 feet; thence westerly 62.30 feet along said center line on a tangential curve concave northerly having a central angle of 12 degrees 23 minutes 46 seconds and a radius of 287.94 feet to the point of beginning.

Said tract contains 13.14 acres more or less.

Have caused the same to be surveyed and platted as PINE RIDGE ESTATES FIRST 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.

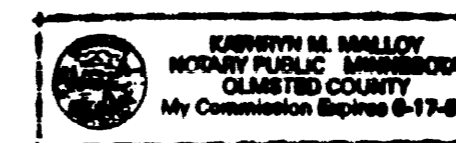
In witness whereof said DKMC, a Minnesota general partnership has caused their presents to be signed this 14th day of August, 1991.

Dennis M. Peterson
Dennis M. Peterson, a partner

Mark H. Sobocinski
Mark H. Sobocinski, a partner

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 14th day of August, 1991, by Dennis M. Peterson and Mark H. Sobocinski.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 8-17-97

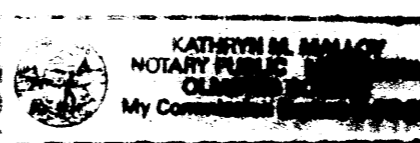
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PINE RIDGE ESTATES 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, 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 14th day of August, 1991, by Michael J. Fritz, R.L.S. 20703.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 8-17-97

PROJECT NUMBER 3001

DATE MARCH 22, 1991

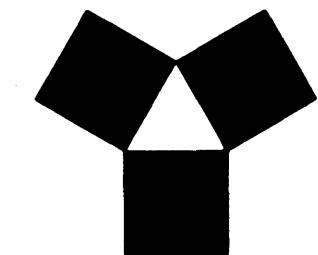
DRAWN BY

REVISIONS

SHEET NUMBER

1
OF TWO SHEETS

PINE RIDGE ESTATES FIRST SUBDIVISION

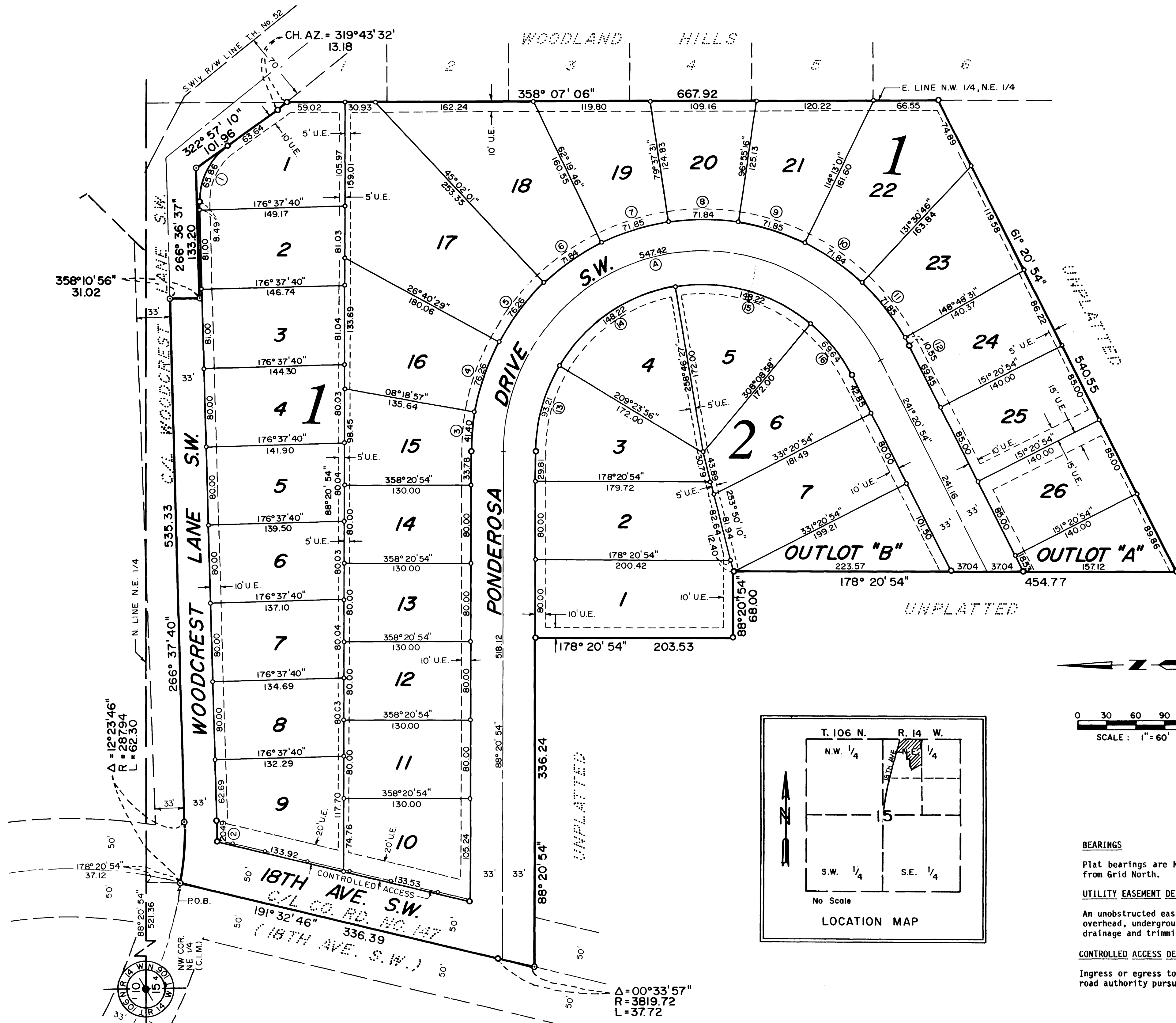


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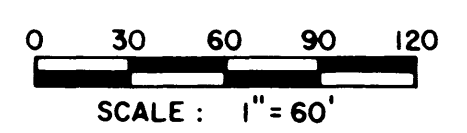
717 THIRD AVENUE, SOUTHEAST
ROCHESTER, MINNESOTA 55904
907-488-8484

82001 WYOMING AVE. S.W. #100
MASON CITY, IOWA 50155-4844



CURVE	Δ	R	L	CHORD
1	56°19'30"	67.00	65.86	63.24
2	03°39'28"	320.94	20.49	20.48
3	09°58'03"	238.00	41.40	41.35
4	18°21'32"	238.00	76.26	75.94
5	18°21'32"	238.00	76.26	75.94
6	17°17'45"	238.00	71.84	71.57
7	17°17'45"	238.00	71.84	71.57
8	17°17'45"	238.00	71.84	71.57
9	17°17'45"	238.00	71.84	71.57
10	17°17'45"	238.00	71.84	71.57
11	17°17'45"	238.00	71.84	71.57
12	02°32'23"	238.00	10.55	10.55
13	31°03'02"	172.00	93.21	92.08
14	49°22'31"	172.00	148.22	143.68
15	49°22'31"	172.00	148.22	143.68
16	23°11'56"	172.00	69.64	69.17
A	153°00'00"	205.00	547.42	398.67

① CURVE REFERENCE NO. (PROP. LINE)
Ⓐ CURVE REFERENCE LETTER (CENTER LINE)



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

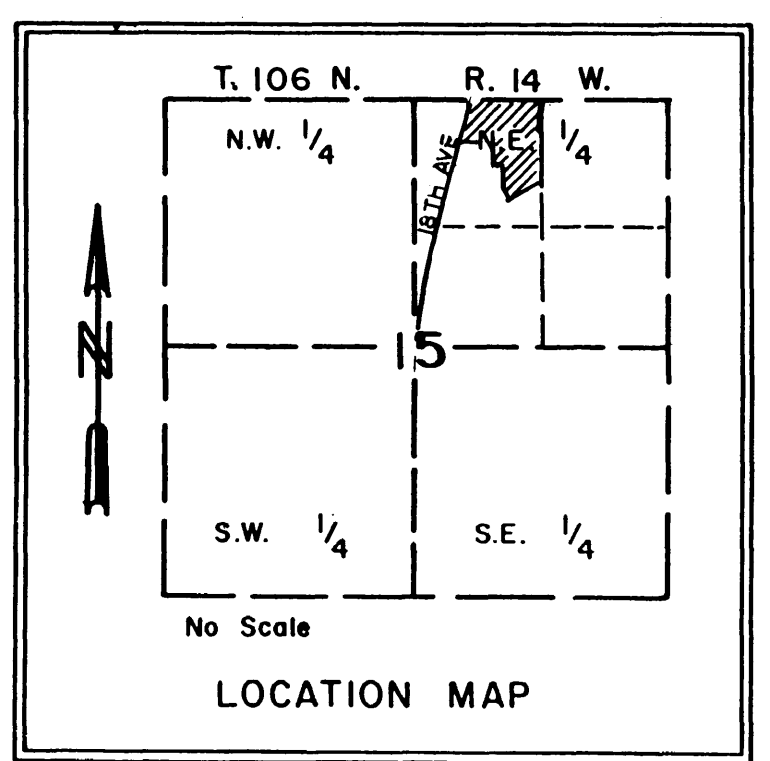
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

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.



FINAL PLAT
PINE RIDGE ESTATES FIRST SUBDIVISION
ROCHESTER, MINNESOTA

PROJECT NUMBER 3001

DATE MARCH 22, 1991

DRAWN BY

REVISIONS

SHEET NUMBER