

# HIGHLAND RIDGE 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 the Southwest Quarter of Section 22, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 46 minutes 08 seconds along the west line of said Southwest Quarter 660.00 feet to the point of beginning; thence easterly 88 degrees 46 minutes 08 seconds azimuth 52.05 feet; thence easterly 145.48 feet on a tangential curve concave southerly, having a radius of 233.00 feet and a central angle of 35 degrees 46 minutes 26 seconds; thence southeasterly 124 degrees 32 minutes 34 seconds azimuth 399.45 feet; thence southeasterly 81.66 feet on a tangential curve concave northeasterly, having a radius of 267.00 feet and a central angle of 17 degrees 31 minutes 27 seconds; thence northeasterly 42 degrees 17 minutes 37 seconds azimuth 423.45 feet; thence northwesterly 293 degrees 17 minutes 37 seconds azimuth 527.00 feet; thence westerly 269 degrees 17 minutes 37 seconds azimuth 176.00 feet; thence northerly 358 degrees 46 minutes 08 seconds azimuth 445.06 feet to the north line of said Southwest Quarter; thence easterly 89 degrees 16 minutes 45 seconds azimuth along the north line of said Southwest Quarter 2415.89 feet to the northeast corner of said Southwest Quarter; thence southerly 178 degrees 43 minutes 54 seconds azimuth along the east line of said Southwest Quarter 2651.21 feet to the southeast corner of said Southwest Quarter; thence westerly 269 degrees 36 minutes 30 seconds azimuth along the south line of said Southwest Quarter 159.25 feet; thence northwesterly 317 degrees 51 minutes 02 seconds azimuth 1771.74 feet to the southeast corner of the Northwest Quarter of said Southwest Quarter; thence westerly 269 degrees 26 minutes 38 seconds azimuth along the south line of said Northwest Quarter of the Southwest Quarter 1032.52 feet; thence northwesterly 303 degrees 52 minutes 09 seconds azimuth 350.03 feet to the west line of said Southwest Quarter; thence northerly 358 degrees 46 minutes 08 seconds azimuth along said west line 460.12 feet to the point of beginning.

Said tract contains 93.72 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That John C. Meyer and Deborah C. Meyer, Husband and Wife, Owner, Proprietor and Mortgagee, and Milton A. Meyer and Ruth E. Meyer, Husband and Wife, of the following described property situated in the County of Olmsted, State of Minnesota to wit:

That part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 46 minutes 08 seconds along the west line of said Northwest Quarter of the Southwest Quarter 660.00 feet; thence easterly 88 degrees 46 minutes 08 seconds azimuth 52.05 feet; thence easterly 145.48 feet on a tangential curve concave southerly, having a radius of 233.00 feet and a central angle of 35 degrees 46 minutes 26 seconds; thence southeasterly 124 degrees 32 minutes 34 seconds azimuth 399.45 feet; thence southeasterly 81.66 feet on a tangential curve concave northeasterly, having a radius of 267.00 feet and a central angle of 17 degrees 31 minutes 27 seconds; thence northeasterly 42 degrees 17 minutes 37 seconds azimuth 423.45 feet; thence northwesterly 293 degrees 17 minutes 37 seconds azimuth 527.00 feet; thence southerly 200 degrees 02 minutes 34 seconds azimuth 340.00 feet to the point of beginning. (Platted as Lot 1, Block 4)

Said tract contains 3.90 acres more or less.

Have caused the same to be surveyed and platted as HIGHLAND RIDGE 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.

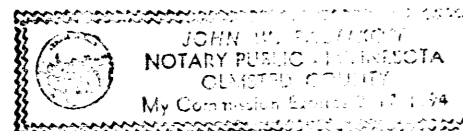
In witness whereof said R & D Developments, a Co-Partnership has caused these presents to be signed by its Co-Partners this 13<sup>th</sup> day of November, 1991.

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 November, 1991, by James Donlinger and Eugene Keller.



John W. Lagerstrom  
Notary Public, Olmsted County, MN  
My Commission Expires 2-17-94

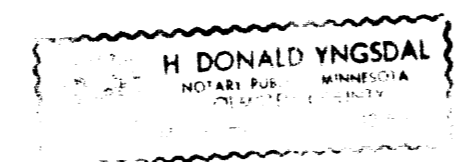
In witness whereof said John C. Meyer and Deborah C. Meyer have hereunto set their hands this 16 day of November, 1991.

John C. Meyer  
John C. Meyer

Deborah C. Meyer  
Deborah C. Meyer

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 18 day of November, 1991, by John C. Meyer and Deborah C. Meyer.



H. Donald Yngsdal  
Notary Public, Olmsted County, MN  
My Commission Expires 12-5-93

In witness whereof said Milton A. Meyer and Ruth E. Meyer have hereunto set their hands this 16 day of November, 1991.

Milton A. Meyer  
Milton A. Meyer

Ruth E. Meyer  
Ruth E. Meyer

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of November, 1991, by Milton A. Meyer and Ruth E. Meyer.



Doris A. Loeffler  
Notary Public, Olmsted County, MN  
My Commission Expires 5/5/93

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 17<sup>th</sup> day of December, 1991. In testimony whereof, I have signed my name and affixed a seal of said County this 31<sup>st</sup> day of January, 1992.

Bob Ryan  
Olmsted County Auditor  
Daniel G. Janssen, Deputy

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 12<sup>th</sup> day of November, 1991.

Mar Blomgren  
Board Chairperson  
Janet Hoffmann  
Town Clerk

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

The Olmsted County Environmental Commission has approved the plans for water supply and sewage treatment for this plat. At the time of recording this plat, Outlot "A" did not have an approved sewage treatment site.

Nancy K. Jennings  
Olmsted County Environmental Specialist

COUNTY RECORDER **619156**

Document Number

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 31<sup>st</sup> day of Dec, 1991, at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

Mary Collins  
Olmsted County Recorder  
Nancy Johnson, Deputy

COUNTY AUDITOR/TREASURER

Est. Taxes payable in the year 1992 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 31<sup>st</sup> day of January, 1992.

Bob Ryan  
Olmsted County Auditor/Treasurer  
Daniel G. Janssen, Deputy

COUNTY SURVEYOR

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

This 21<sup>st</sup> day of November, 1991.

Edward P. Kivisto  
Olmsted County Surveyor

OLMSTED COUNTY HIGHWAY DEPARTMENT

Approved by the Olmsted County Highway Department, pursuant to the roadway design standard variance granted by the Olmsted County Planning Advisory Commission and concurrence by the Township Board of Supervisors.

Michael Sheehan  
Olmsted County Engineer

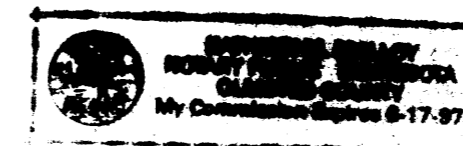
SURVEYOR'S CERTIFICATE

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

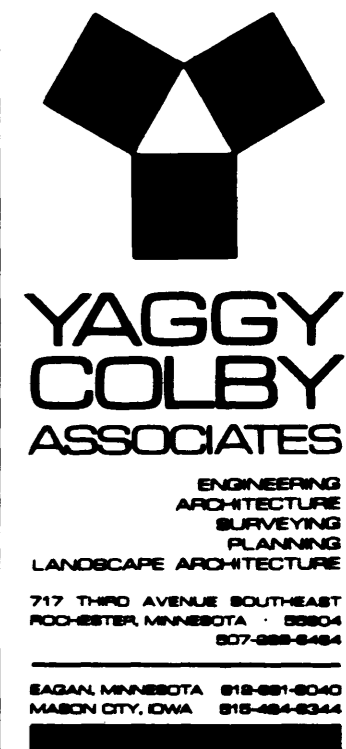
Donald R. Borcharding  
Donald R. Borcharding  
Minnesota R.L.S. 10162

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 7<sup>th</sup> day of November, 1991, by Donald R. Borcharding, R.L.S. 10162.



Donald R. Borcharding  
Notary Public, Olmsted County, MN  
My Commission Expires 6-17-97

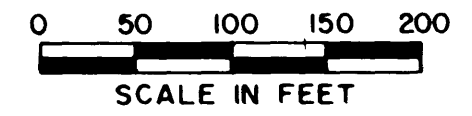
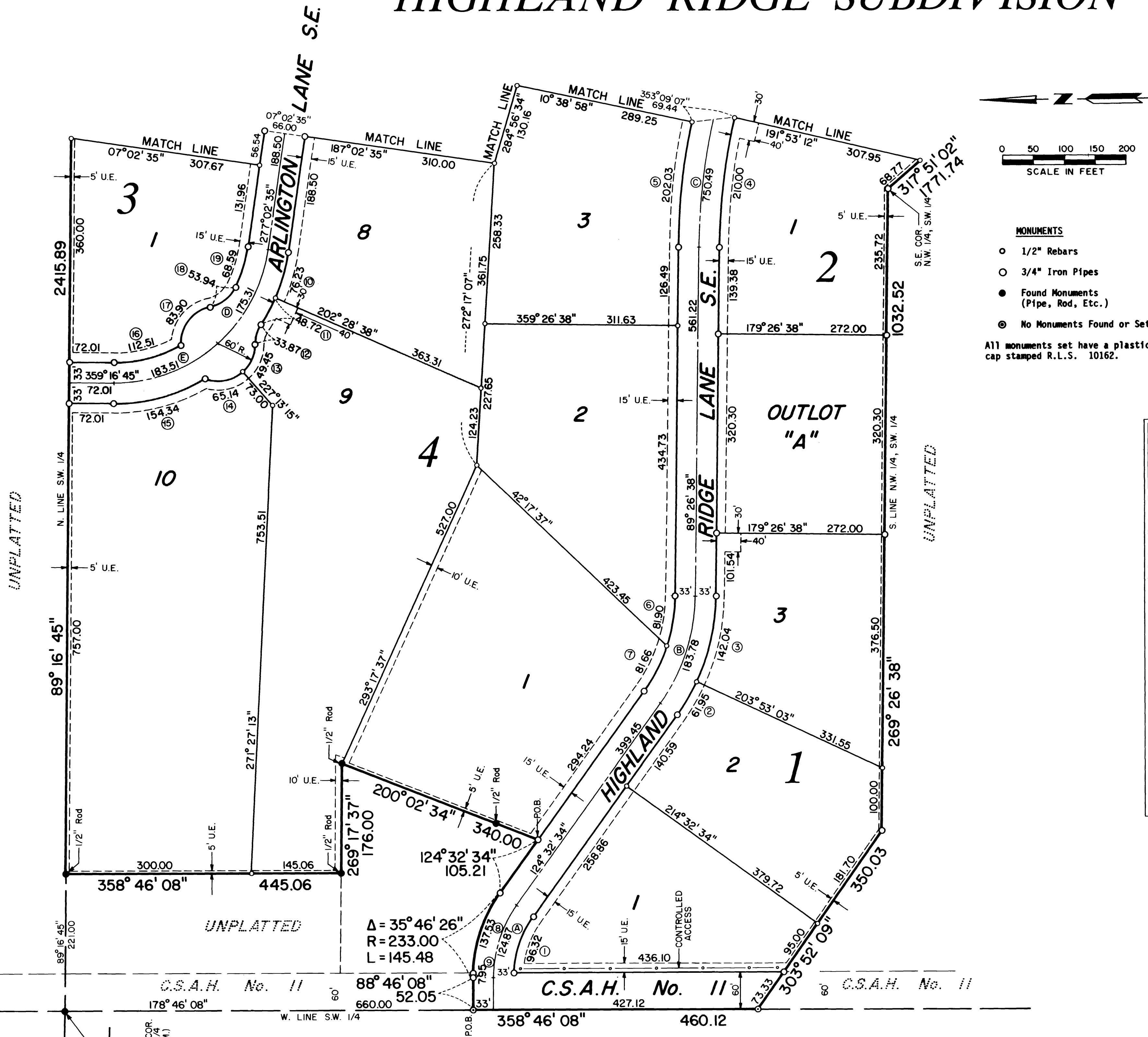


FINAL PLAT  
HIGHLAND RIDGE SUBDIVISION  
OLMSTED COUNTY, MINNESOTA

PROJECT NUMBER 3085  
DATE 9-27-91  
DRAWN BY J. Goodman

SHEET NUMBER  
1  
OF FOUR SHEETS

# HIGHLAND RIDGE SUBDIVISION



- 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. 10162.

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

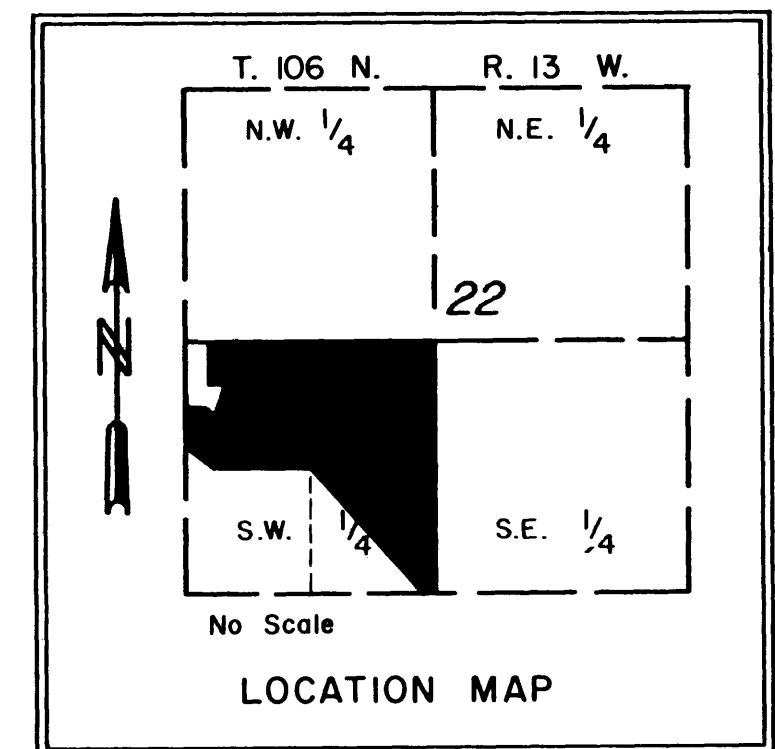
**UTILITY EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

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

U.E. = UTILITY EASEMENT

CURVE	Δ	R	L	CHORD
1	33°02'43"	167.00	96.32	94.99
2	10°39'31"	333.00	61.95	61.86
3	24°26'25"	333.00	142.04	140.97
4	12°26'34"	967.00	210.00	209.59
5	11°12'20"	1033.00	202.03	201.71
6	17°34'29"	267.00	81.90	81.58
7	17°31'27"	267.00	81.66	81.34
8	33°49'07"	233.00	137.53	135.54
9	01°57'19"	233.00	7.95	7.95
10	15°26'03"	283.00	76.23	76.00
11	09°51'50"	283.00	48.72	48.66
12	32°20'35"	60.00	33.87	33.42
13	47°13'22"	60.00	49.45	48.06
14	62°12'20"	60.00	65.14	61.99
15	31°14'54"	283.00	154.34	152.44
16	29°42'28"	217.00	112.51	111.26
17	80°07'08"	60.00	83.90	77.23
18	51°30'37"	60.00	53.94	52.14
19	18°06'35"	217.00	68.59	68.30
A	35°46'26"	200.00	124.87	122.86
B	35°05'56"	300.00	183.78	180.92
C	43°00'00"	1000.00	750.49	733.00
D	40°10'40"	250.00	175.31	171.74
E	42°03'30"	250.00	183.51	179.42

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

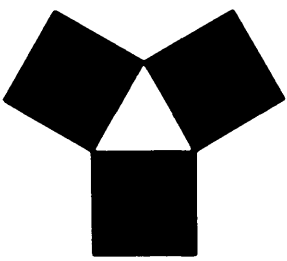


**YAGGY COLBY ASSOCIATES**  
ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING  
LANDSCAPE ARCHITECTURE  
717 THIRD AVENUE SOUTH-EAST  
ROCHESTER, MINNESOTA 55904  
507-285-8484  
507-285-8484  
EAGAN, MINNESOTA 55128-1200  
HARBOR CITY, IOWA 515-484-8344

**FINAL PLAT**  
**HIGHLAND RIDGE SUBDIVISION**  
**OLMSTED COUNTY, MINNESOTA**

PROJECT NUMBER 3085  
DATE 9-27-91  
DRAWN BY J. Goodman  
REVISIONS  
SHEET NUMBER  
**2**  
OF FOUR SHEETS

# HIGHLAND RIDGE SUBDIVISION

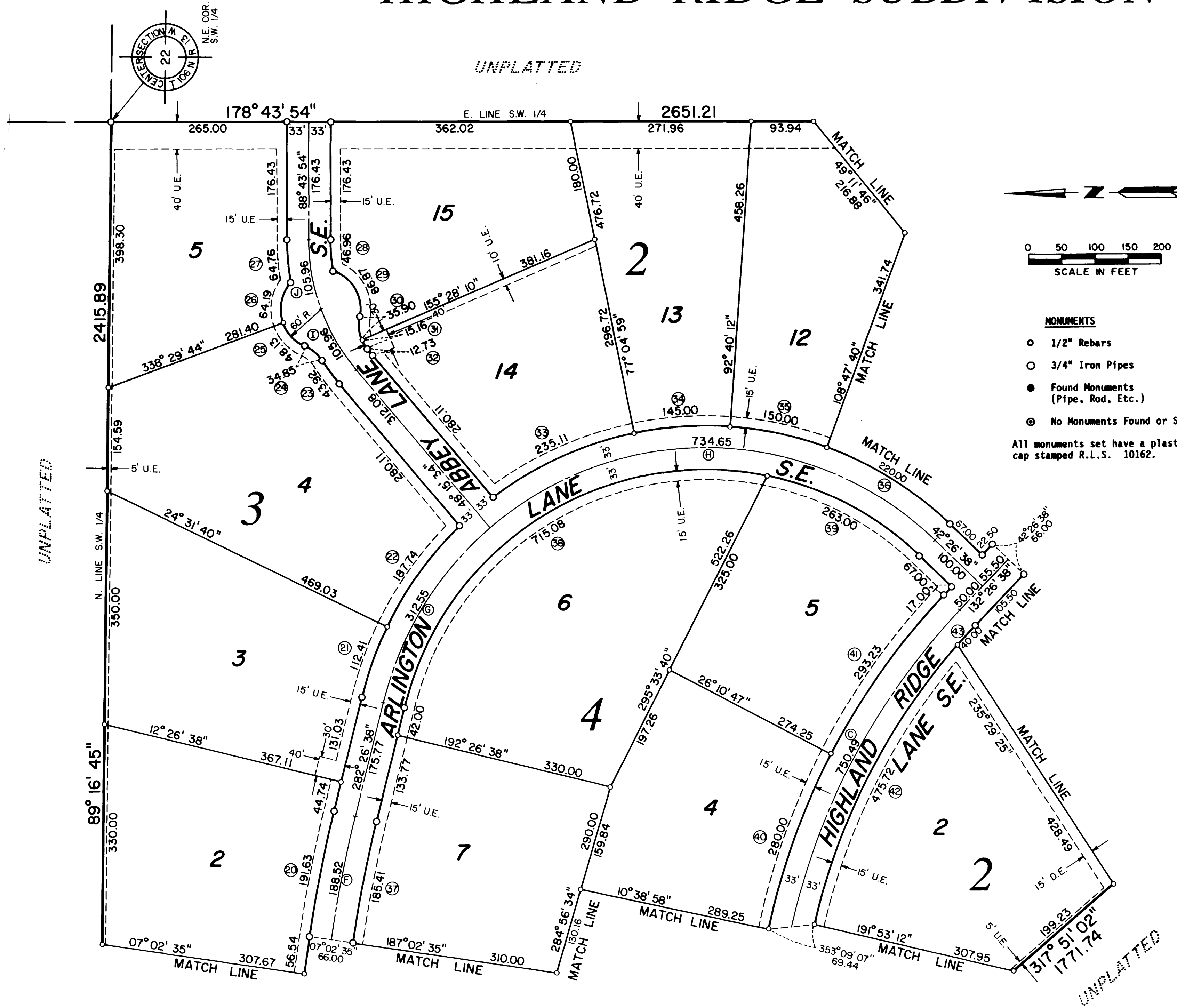


**YAGGY COLBY ASSOCIATES**

ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING  
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE SOUTH-EAST  
ROCKVILLE, MINNESOTA 55004  
612-988-8484

EAGAN, MINNESOTA 612-981-1040  
MADISON CITY, IOWA 612-684-8344



**BEARINGS**

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

**UTILITY EASEMENT DEFINED**

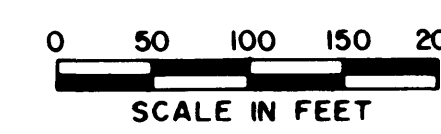
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

**DRAINAGE EASEMENT DEFINED**

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT



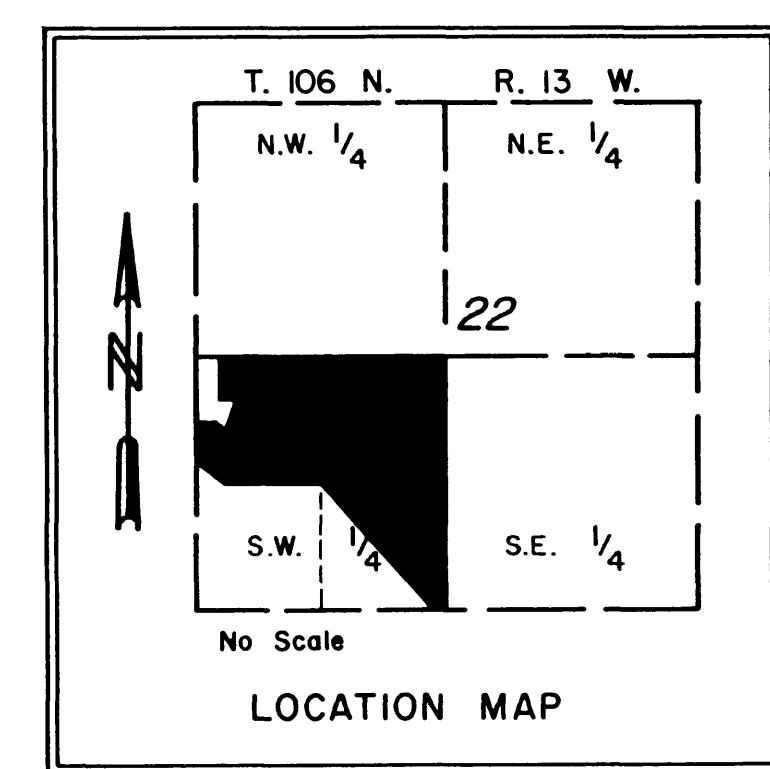
**MONUMENTS**

- 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. 10162.

CURVE	Δ	R	L	CHORD
20	05°24'03"	2033.00	191.63	191.56
21	12°05'02"	533.00	112.41	112.20
22	20°10'55"	533.00	187.74	186.78
23	07°33'22"	333.00	43.92	43.88
24	33°16'58"	60.00	34.85	34.37
25	45°57'46"	60.00	48.13	46.85
26	61°17'54"	60.00	64.19	61.17
27	11°08'34"	333.00	64.76	64.66
28	10°04'42"	267.00	46.96	46.90
29	82°57'22"	60.00	86.87	79.48
30	34°16'48"	60.00	35.90	35.36
31	14°28'41"	60.00	15.16	15.12
32	02°43'55"	267.00	12.73	12.73
33	25°16'26"	533.00	235.11	233.21
34	15°35'13"	533.00	145.00	144.55
35	16°07'28"	533.00	150.00	149.50
36	23°38'58"	533.00	220.00	218.44
37	05°24'03"	1967.00	185.41	185.34
38	87°43'58"	467.00	715.08	647.24
39	32°16'02"	467.00	263.00	259.54
40	15°31'49"	1033.00	280.00	279.14
41	16°15'51"	1033.00	293.23	292.24
42	28°11'14"	967.00	475.72	470.94
43	02°22'12"	967.00	40.00	40.00
C	43°00'00"	1000.00	750.49	733.00
F	05°24'03"	2000.00	188.52	188.45
G	35°48'56"	500.00	312.55	307.49
H	84°11'04"	500.00	734.65	670.33
I	20°14'10"	300.00	105.96	105.41
J	20°14'10"	300.00	105.96	105.41

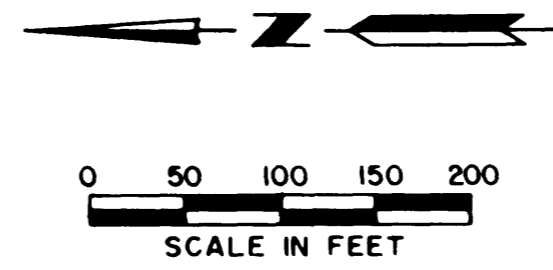
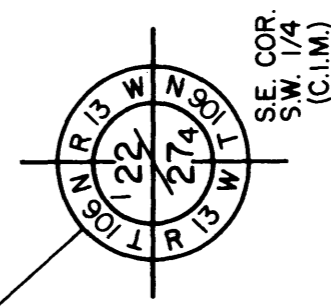
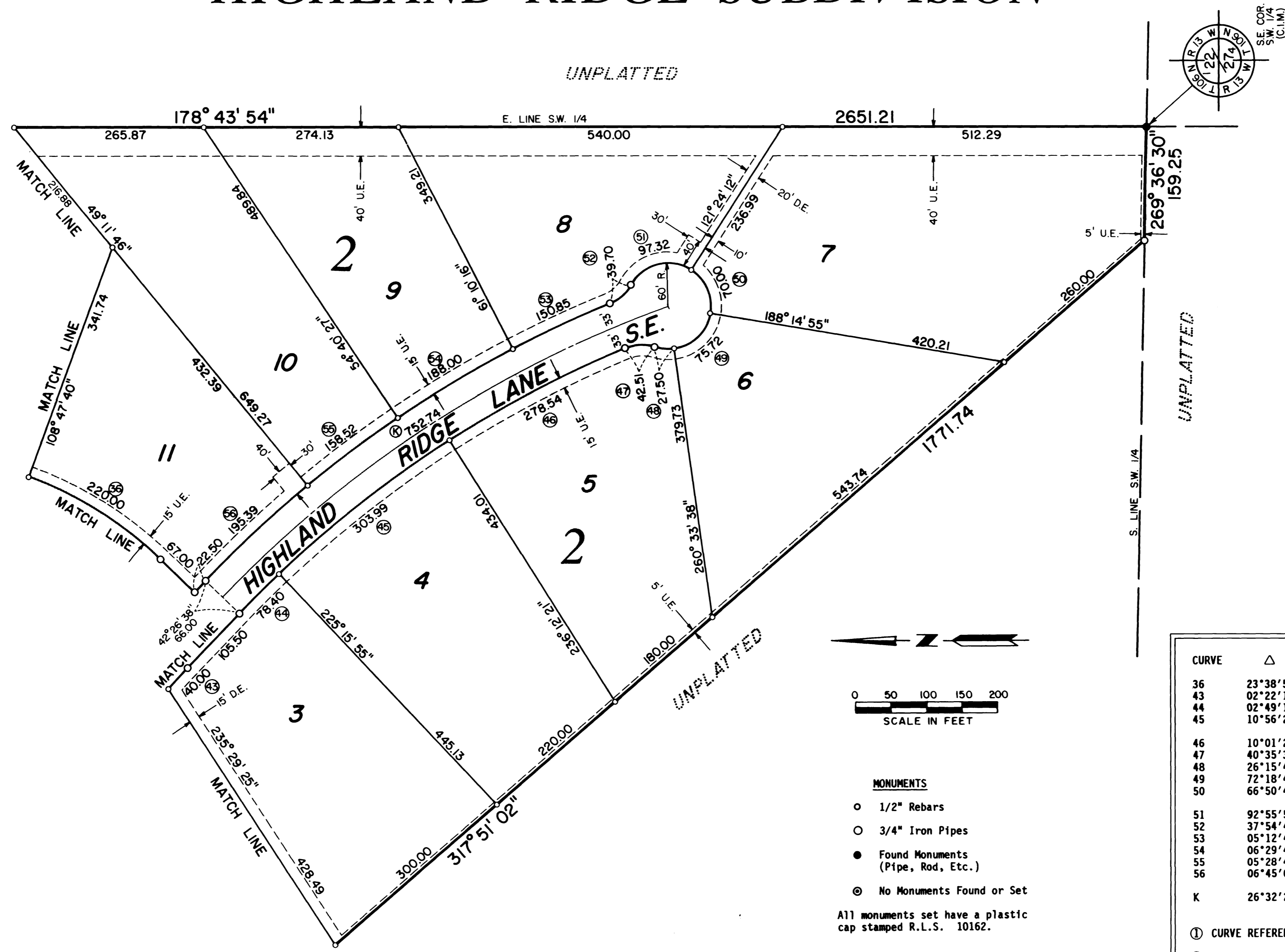
- ① CURVE REFERENCE NO. (PROP. LINE)
- Ⓐ CURVE REFERENCE LETTER (CENTER LINE)



**FINAL PLAT**  
**HIGHLAND RIDGE SUBDIVISION**  
**OLMSTED COUNTY, MINNESOTA**

PROJECT NUMBER 3085  
 DATE 9-27-91  
 DRAWN BY J. Goodman  
 REVISIONS  
 SHEET NUMBER 3  
 OF FOUR SHEETS

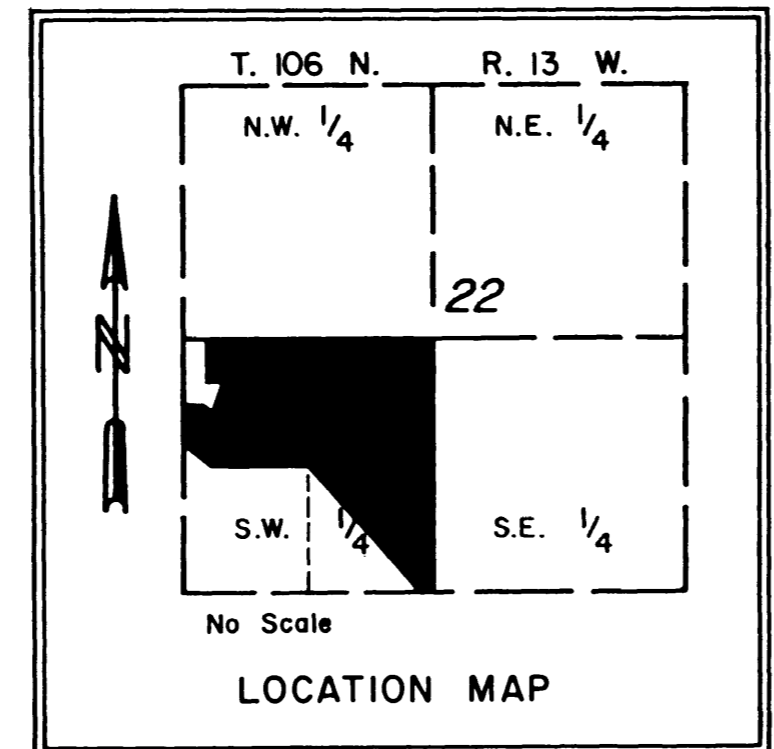
# HIGHLAND RIDGE SUBDIVISION



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  - 3/4" Iron Pipes
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CURVE	Δ	R	L	CHORD
36	23°38'58"	533.00	220.00	218.44
43	02°22'12"	967.00	40.00	40.00
44	02°49'17"	1592.00	78.40	78.39
45	10°56'26"	1592.00	303.99	303.53
46	10°01'29"	1592.00	278.54	278.19
47	40°35'32"	60.00	42.51	41.62
48	26°15'44"	60.00	27.50	27.26
49	72°18'43"	60.00	75.72	70.80
50	66°50'43"	60.00	70.00	66.10
51	92°55'56"	60.00	97.32	87.00
52	37°54'46"	60.00	39.70	38.98
53	05°12'46"	1658.00	150.85	150.79
54	06°29'49"	1658.00	188.00	187.90
55	05°28'41"	1658.00	158.52	158.46
56	06°45'08"	1658.00	195.39	195.28
K	26°32'27"	1625.00	752.74	746.03

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



**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.

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

U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT

**YAGGY COLBY ASSOCIATES**  
 ENGINEERING  
 ARCHITECTURE  
 SURVEYING  
 PLANNING  
 LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTH EAST  
 ROCHESTER, MINNESOTA 55904  
 507-288-8484

82401 WABEETA 818-891-8040  
 MARION CITY, IOWA 519-484-8344

**FINAL PLAT**  
**HIGHLAND RIDGE SUBDIVISION**  
**OLMSTED COUNTY, MINNESOTA**

PROJECT NUMBER 3085  
 DATE 9-27-91  
 DRAWN BY J. Goodman

REVISIONS

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SHEET NUMBER  
**4**  
 OF FOUR SHEETS