

# TROPHY LAKE ESTATES TWO

## COMMON INTEREST COMMUNITY NUMBER 216

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Trophy Lake II Properties, LLC, a Minnesota Limited Liability Company as owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter, the Northeast Quarter, and the Southwest Quarter of Section 6, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the north quarter corner of said section 6; thence westerly on an assumed bearing along the north line of the northwest quarter of said section 6, North 88°40'55" West, 684.25 feet to point of beginning; thence South 01°31'22" West, 762.01 feet; thence South 88°51'07" East, 717.91 feet; thence North 66°00'12" East, 68.14 feet; thence South 88°51'07" East, 407.71 feet; thence South 00°54'14" West, 196.31 feet; thence South 54°43'25" West, 317.73 feet; thence South 35°16'35" East, 30.61 feet; thence South 10°05'22" West, 895.21 feet; thence South 02°13'31" West, 622.49 feet to the centerline of County Road No. 13; thence along said centerline the following three (3) courses and distances: (1) thence South 59°57'57" West, 70.95 feet to the beginning of a curve concave to the northwest having a radius of 10711.49 feet; (2) thence along the arc of said curve through a central angle of 03°24'43", 637.89 feet; (3) thence South 63°22'40" West, 896.63 feet to the west line of the east half of the southwest quarter of said section; thence along said west line, North 00°54'14" East, 432.20 feet to the southwest corner of the southeast quarter of the northwest quarter of said section; thence along the south line of the northwest quarter of said section, South 88°44'58" West, 150.81 feet; thence North 00°57'54" East, 1503.18 feet; thence South 89°01'50" East, 150.81 feet to the west line of the east half of the northwest quarter of said section; thence along the west line of the east half of the northwest quarter of said section, North 00°58'10" East, 1485.00 feet to the north line of the northwest quarter of said section; thence along said north line the following two (2) courses and distances: (1) thence South 89°10'31" East, 583.02 feet; (2) thence South 88°40'55" East, 42.58 feet to the point of beginning.

Containing 94.85 acres, more or less, and subject to existing easements and restrictions of record.

Have caused the same to be surveyed and platted as TROPHY LAKE ESTATES TWO COMMON INTEREST COMMUNITY NUMBER 216 and do hereby dedicate the utility and drainage easements as shown on this plat, and do hereby donate and dedicate to the public for public use forever the County Road 13 S.W. right-of-way as shown on this plat.

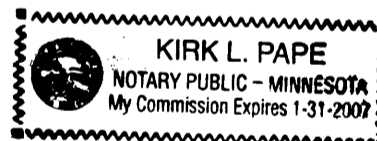
In witness whereof, said Trophy Lake II Properties, LLC, has caused these presents to be signed by its Chief Manager, Grant Hustad, Jr., this 10<sup>th</sup> day of April, 2003.

  
Grant Hustad, Jr., Chief Manager

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of April, 2003, by Grant Hustad, Jr., Chief Manager, of Trophy Lake II Properties, LLC, on behalf of the Company.

  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2007



### TOWNSHIP BOARD

The Township Board of Supervisors of New Haven Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony thereof, we have signed our names this 4<sup>th</sup> day of February, 2003.

   
Township Board Chairman      Township Board Clerk

### ENVIRONMENTAL COMMISSION

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

  
Olmsted County Environmental Specialist

### COUNTY ENGINEER

Approved this 3<sup>rd</sup> day of April, 2003, by Olmsted County Engineer.

  
Michael Sheehan, County Engineer

### PLANNING COMMISSION

We, the members of the Olmsted County Planning Advisory Commission, do hereby certify that we have examined the plat as shown and that it conforms to the provisions of the Subdivision Ordinance of Olmsted County.

\_\_\_\_\_  
Commission Chairman

### COUNTY APPROVAL

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 8<sup>th</sup> day of April, 2003.

  
Olmsted County Board Chairman

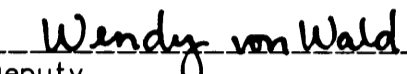
### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein above described have been paid, there are no delinquent taxes and transfer has been entered this 21<sup>st</sup> day of APRIL, 2003.

DOCUMENT NUMBER A-964696

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21<sup>st</sup> day of APRIL, 2003, at 2 o'clock P.m. and was duly recorded in the Olmsted County Records.

  
Director of Property Records & Licensing

  
Deputy


### COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 24<sup>th</sup> day of MARCH, 2003.

  
Ed Kuisle, County Surveyor

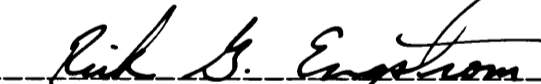
### SURVEYOR'S CERTIFICATE

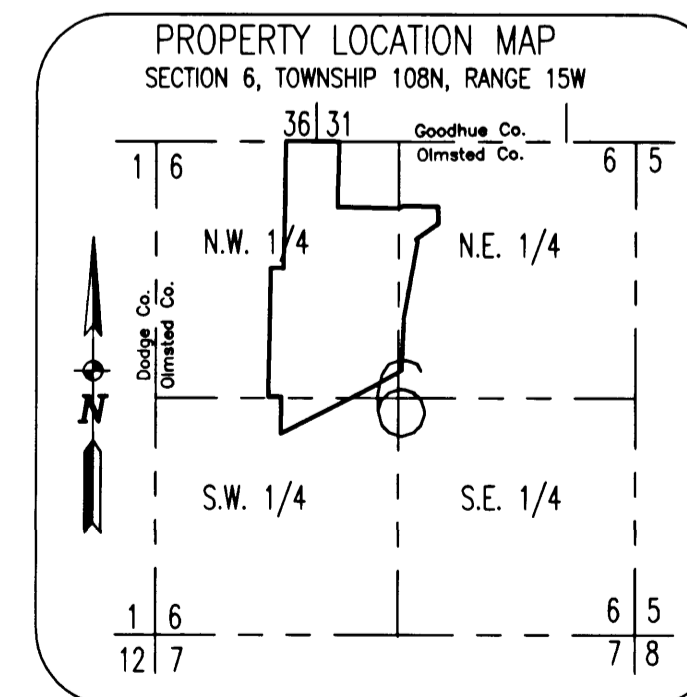
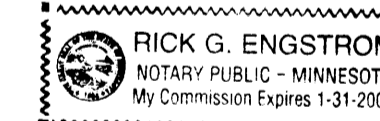
I do hereby certify that I have surveyed and platted the property described on this plat as TROPHY LAKE ESTATES TWO COMMON INTEREST COMMUNITY NUMBER 216, that this plat is a correct representation of the survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined by MS 505.02, Subd. 1, or public highways to be designated other than as shown.

  
Kirk L. Pape, P.L.S.  
Minnesota License No. 40317

State of Minnesota  
County of Olmsted

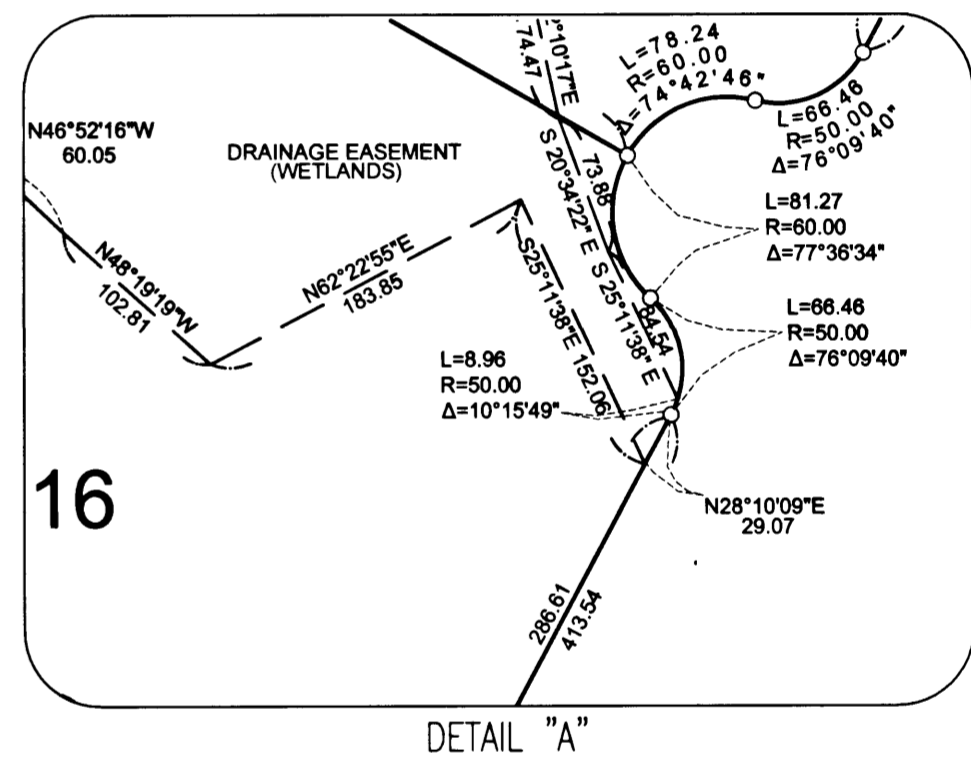
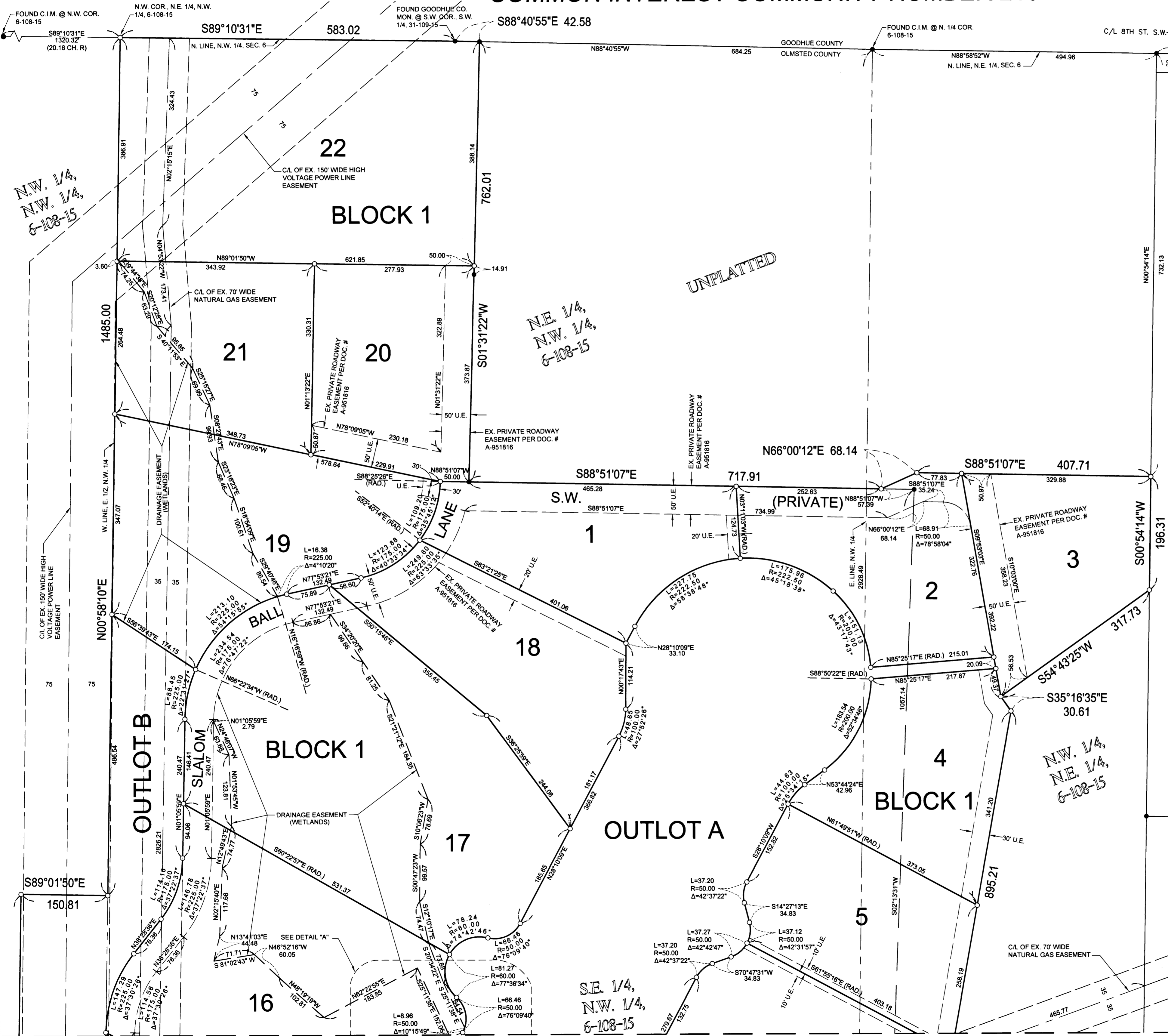
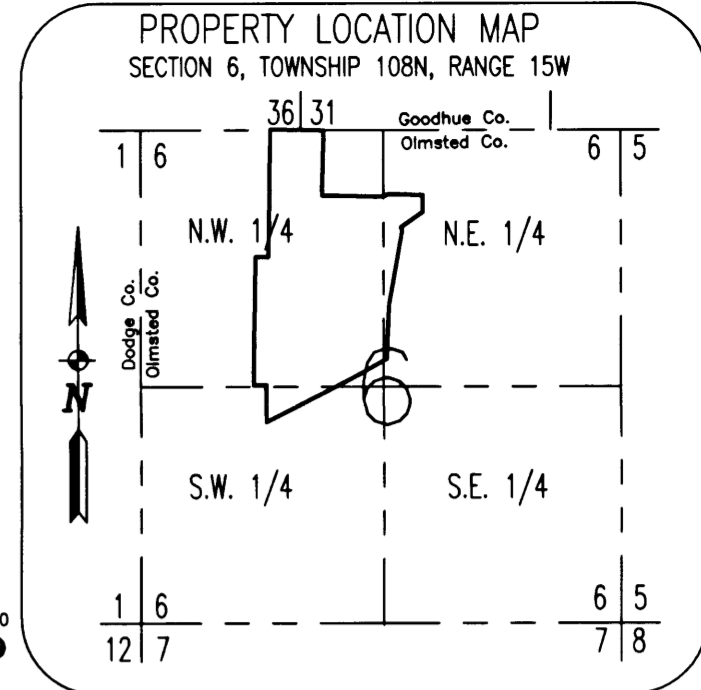
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 24<sup>th</sup> day of March, 2003.

  
Notary Public, Olmsted County, Minnesota  
My commission expires: 1-31-2005



# TROPHY LAKE ESTATES TWO

## COMMON INTEREST COMMUNITY NUMBER 216



**DRAINAGE EASEMENT DEFINED:**  
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

**UTILITY EASEMENT DEFINED:**  
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

**CONTROLLED ACCESS SHOWN AS THUS:**  
AND DEFINED AS: INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08

**NOTE:**  
ALL OF OUTLOT A AND OUTLOT B ARE DRAINAGE AND UTILITY EASEMENTS

**BASIS OF BEARINGS:**  
ALL BEARINGS ARE IN RELATIONSHIP TO THE EAST LINE OF THE N.W. 1/4, SECTION 6, TOWNSHIP 108 N., RANGE 15 W., WHICH IS ASSUMED TO BEAR NORTH 00°54'19" EAST.

**LEGEND**

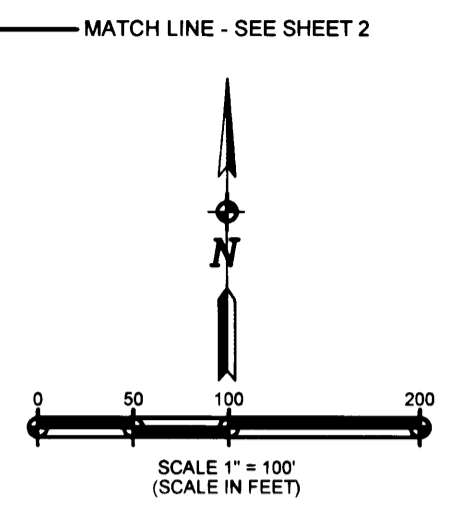
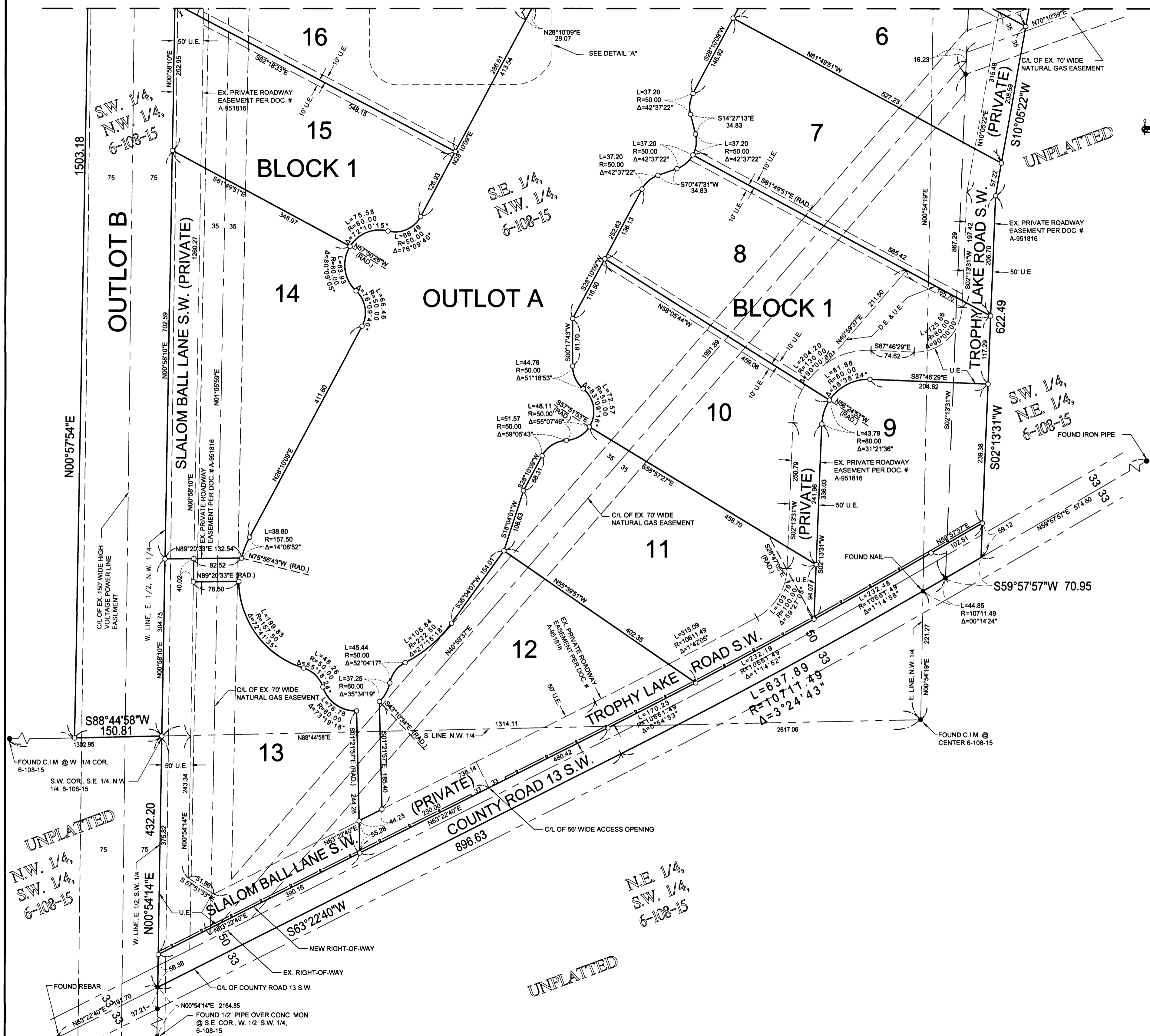
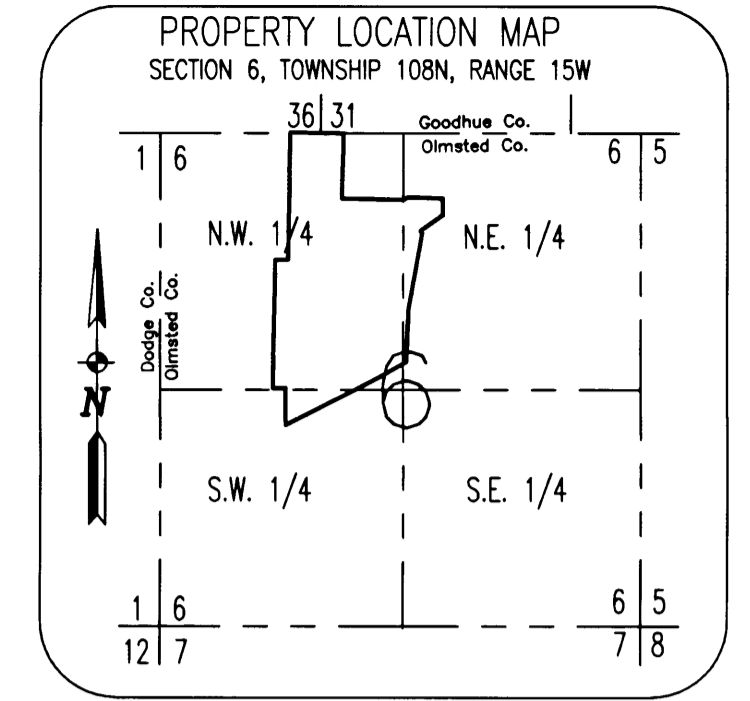
- SET MONUMENT (REBAR WITH CAP STAMPED PLS 40317.)
- FOUND MONUMENT (1/2" IRON PIPE W/CAP 14888) UNLESS OTHERWISE NOTED
- U.E. - UTILITY EASEMENT
- - - D.E. - DRAINAGE EASEMENT
- EX. - EXISTING
- (R) - RECORD DIMENSION

854B

**Pape Engineering & Land Surveying, Inc.**  
601 36th St. SW, Rochester, MN 55902 (507) 282-2333  
PROJECT NO. 1027

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S.W. 1/4, N.W. 1/4, 6-108-15

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S.W. 1/4, N.E. 1/4, 6-108-15

N.W. 1/4, S.W. 1/4, 6-108-15

N.E. 1/4, S.W. 1/4, 6-108-15

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