

SPRUCE MEADOWS SECOND SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife, owners and proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 35 minutes 08 seconds along the south line of said Southeast Quarter 669.70 feet; thence northerly 344 degrees 17 minutes 09 seconds azimuth 51.84 feet to a line 50.00 feet northerly of the south line of said Southeast Quarter and the point of beginning; thence continue northerly 344 degrees 17 minutes 09 seconds azimuth 644.73 feet; thence westerly 254 degrees 16 minutes 46 seconds azimuth 148.96 feet; thence southerly 164 degrees 16 minutes 46 seconds azimuth 37.94 feet; thence westerly 254 degrees 16 minutes 46 seconds azimuth 176.00 feet to the easterly right-of-way line of 11th Avenue SE (C.S.A.H. No. 1); thence southerly 164 degrees 16 minutes 46 seconds azimuth along said easterly right-of-way line 190.78 feet; thence southerly 324.77 feet along said easterly right-of-way line on a tangential curve concave westerly, having a radius of 5779.58 feet and a central angle of 03 degrees 13 minutes 11 seconds to a line 50.00 feet northerly of the south line of said Southeast Quarter; thence easterly 89 degrees 35 minutes 08 seconds azimuth along a line parallel with the south line of said Southeast Quarter 346.29 feet to the point of beginning.

Said tract contains 4.35 acres more or less.

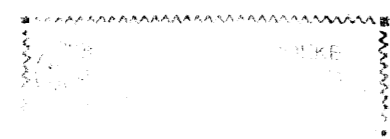
Has caused the same to be surveyed and platted as SPRUCE MEADOWS SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfare, and also dedicate the easements as shown on this plat for utility purposes only.

In witness whereof said Arnold J. Bomgaars and Rebecca A. Bomgaars have hereunto set their hands this 20 day of February, 2002.

Arnold J. Bomgaars
Arnold J. Bomgaars
Rebecca A. Bomgaars
Rebecca A. Bomgaars

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20 day of February, 2002 by Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife.



Thomas H. Hoeh
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 16th day of JULY, 2001, 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 29th day of MAY, 2002.

Judy K. Scherr
Judy K. Scherr
City Clerk
City of Rochester

COUNTY SURVEYOR

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

This 12 day of February, 2002.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as SPRUCE MEADOWS SECOND 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 placed in the ground by February 1, 2003, that the outside boundary lines are correctly designated, and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Douglas G. Rude
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 11th day of February, 2002 by Douglas G. Rude, L.S. No. 22422.



Luc E. Madson
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

COUNTY REGISTER OF TITLES

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 30th day of May, 2003.

Document Number T-100329

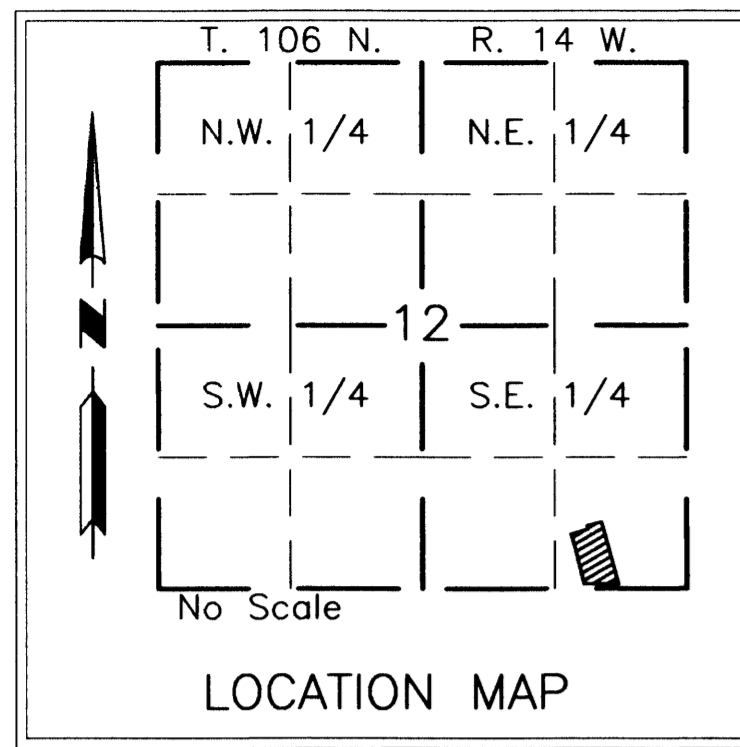
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of May, 2003 at 10 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel G. Hall
Olmsted County Registrar of Titles
By Cathy Buehler Deputy

PROJECT NUMBER: 7160 COMPUTER FILE: 7160 S FNPL 01.DWG DATE: 12/19/00 DRAFTSPERSON: F.J.G.

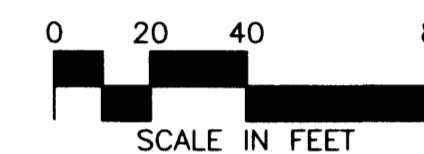
872 A

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MONUMENTS

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 22422.

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.

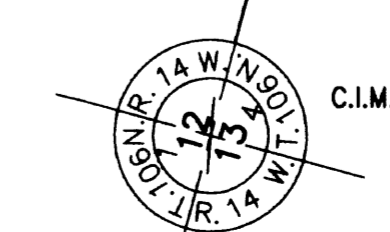
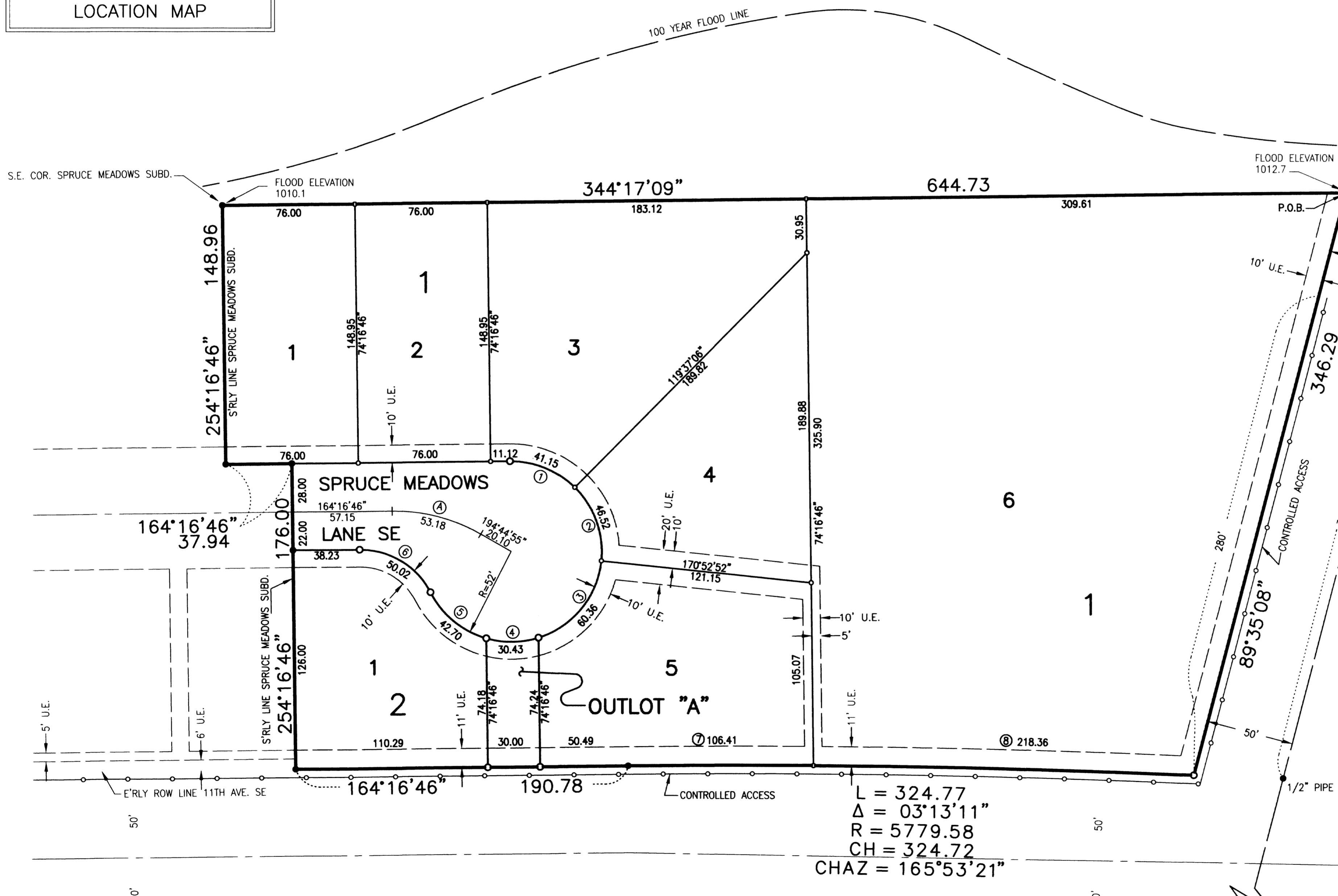
U.E. = UTILITY EASEMENT

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.

○ — ○ = CONTROLLED ACCESS

NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHORD AZ.
1	41.15	45°20'20"	52.00	40.08	186°56'56"
2	46.52	51°15'45"	52.00	44.99	235°14'59"
3	60.36	66°30'19"	52.00	57.03	294°08'01"
4	30.43	33°31'55"	52.00	30.00	344°09'08"
5	42.70	47°02'49"	52.00	41.51	24°26'29"
6	50.02	63°41'08"	45.00	47.48	16°07'20"
7	106.41	01°03'18"	5779.58	106.41	344°48'25"
8	218.36	02°09'53"	5779.58	218.34	346°25'00"
A	53.18	30°28'09"	100.00	52.55	359°30'50"



872 B

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