

# FOLWELL RIDGE SUBDIVISION



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

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Platinum Development Group, 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 the Northwest Quarter of Section 3, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 10 minutes 40 seconds along the south line of said Northwest Quarter 330.00 feet to the southwest corner of Lot 48, HILLCREST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, and the point of beginning; thence northerly 359 degrees 00 minutes 36 seconds azimuth along the west line of Lots 44, 45 and 48 of said HILLCREST SUBDIVISION 1002.98 feet to the southeast corner of Lot 42 of said HILLCREST SUBDIVISION; thence westerly 269 degrees 06 minutes 13 seconds azimuth along the south line of said Lot 42, a distance of 330.00 feet to the southwest corner of said Lot 42; thence northerly 359 degrees 00 minutes 36 seconds azimuth along the west line of said Lot 42, a distance of 313.55 feet to the northwest corner of said Lot 42; thence easterly 89 degrees 04 minutes 51 seconds azimuth along the north line of Lot 41 AND Lot 42 of said HILLCREST SUBDIVISION and the easterly extension thereof 1136.85 feet to the northwest corner of Lot 1, Block 1, HIAWATHA ADULT HOME SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 178 degrees 51 minutes 48 seconds azimuth along the west line of said Lot 1, a distance of 347.09 feet to the southwest corner of said Lot 1; thence southwesterly 233 degrees 44 minutes 58 seconds azimuth along the north line of FOLWELL WEST THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 52.67 feet; thence westerly 269 degrees 59 minutes 40 seconds azimuth along said north line 60.00 feet to the northwest corner of Lot 3, Block 1 of said FOLWELL WEST THIRD SUBDIVISION; thence southerly 179 degrees 59 minutes 40 seconds azimuth along the west line of said Block 1 a distance of 324.00 feet to the southwest corner of Lot 5 of said Block 1; thence easterly 89 degrees 59 minutes 40 seconds azimuth along the southerly line of said Block 1 and then along the southerly line of Lot 1, Block 2 of said FOLWELL WEST THIRD SUBDIVISION 295.00 feet to the southeast corner of said Lot 1; thence southerly 178 degrees 54 minutes 53 seconds azimuth along the west line of said Block 2, a distance of 613.09 feet to the south line of said Northwest Quarter thence westerly 269 degrees 10 minutes 40 seconds azimuth along said south line of the Northwest Quarter 995.15 feet to the point of beginning.

Said tract contains 28.63 acres more or less.

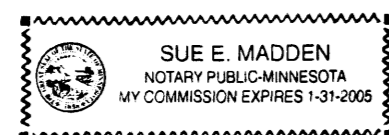
Have caused the same to be surveyed and platted as FOLWELL RIDGE SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Platinum Development Group has caused these presents to be signed by its proper Officer this 26<sup>th</sup> day of August, 2003

Mark Hemann, President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of August, 2003 by Mark Hemann, President of Platinum Development Group, on behalf of the Group.



SUE E. MADDEN  
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 9<sup>th</sup> day of DECEMBER, 2003, 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 9<sup>th</sup> day of SEPTEMBER, 2003.

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 27 day of August, 2003.

Edward P. Kuisle  
Olmsted County Surveyor

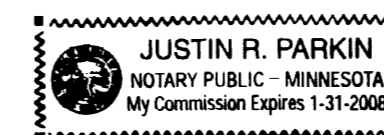
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as FOLWELL RIDGE SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredth of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by November 20, 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  
Minnesota L.S. No. 22422

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 26<sup>th</sup> day of August, 2003, by Douglas G. Rude, L.S. No. 22422.



Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

### PROPERTY RECORDS AND LICENSING

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 10<sup>th</sup> day of Sept., 2003.

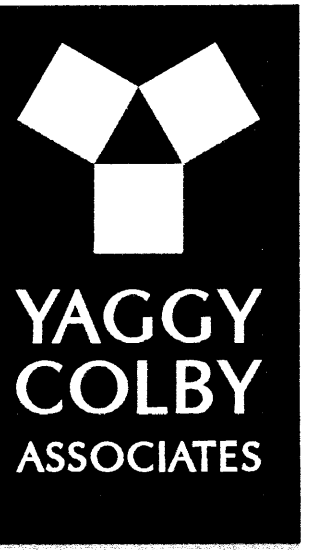
Document Number A-988996

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 10<sup>th</sup> day of Sept., 2003, at 4:12 o'clock P.m. and was duly recorded in Olmsted County Records.

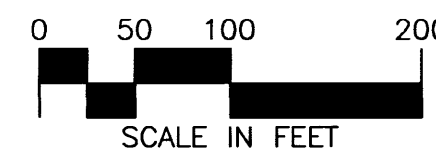
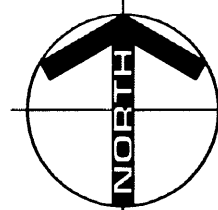
Daniel J. Hall  
Olmsted County Director of  
Property Records and Licensing  
By Wendy von Wald Deputy

PROJECT NUMBER: 7837  
COMPUTER FILE: 7837 S FNPL\_01.dwg  
DATE: 11/25/02  
DRAFTSPERSON: P.G.O.

# FOLWELL RIDGE SUBDIVISION



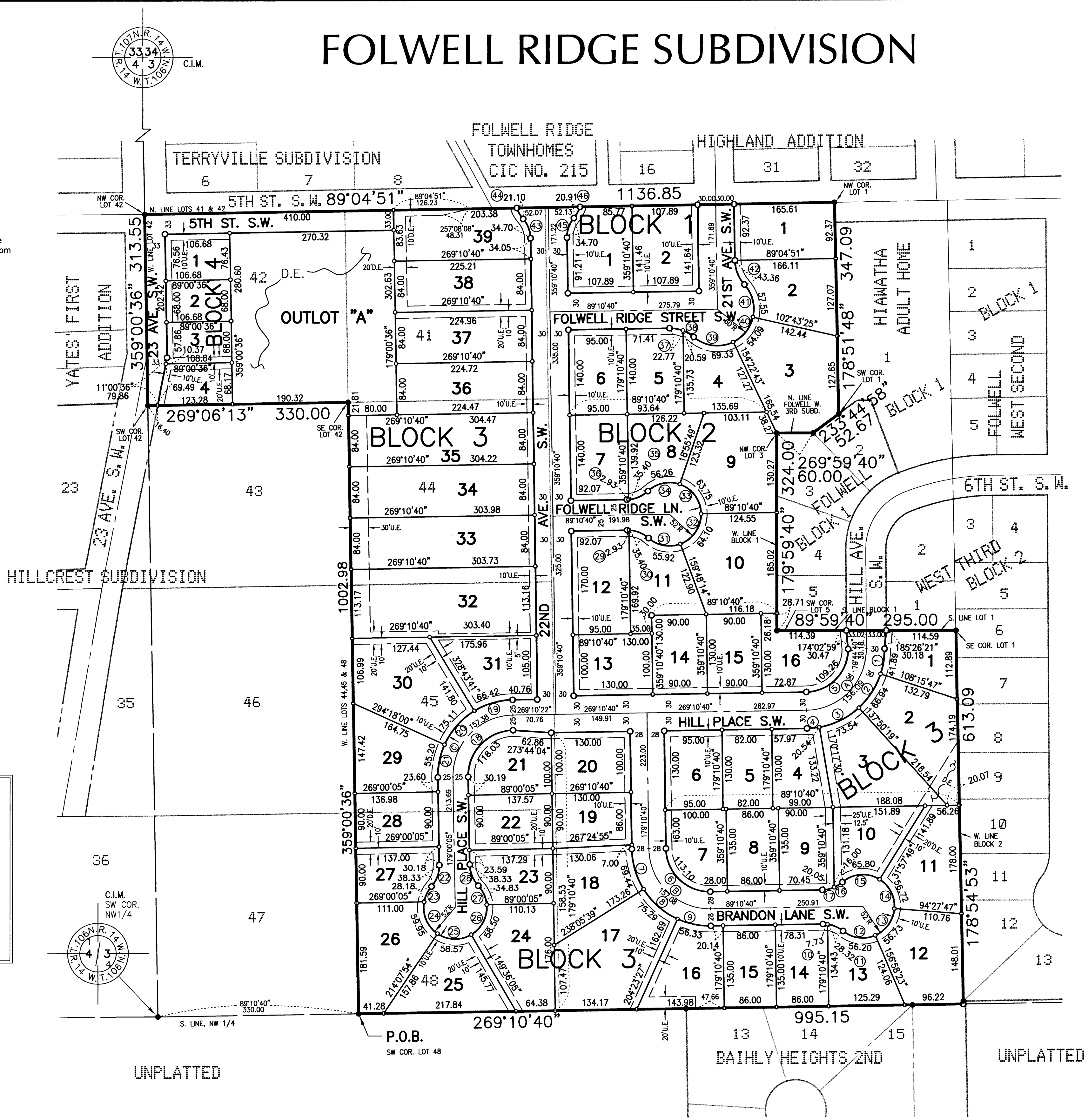
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**BEARINGS**  
Plat bearings are Minnesota State Plane  
Grid Azimuths measured to the right from  
grid north.

- 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.



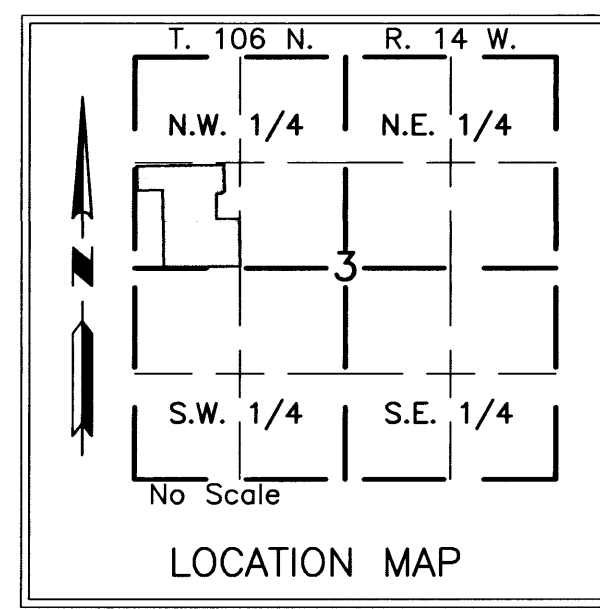
**UTILITY EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

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

D.E. = DRAINAGE EASEMENT

CURVE DATA					
CURVE	LENGTH	DELTA	RADIUS	CHORD AZI	CHORD LENGTH
1	41.89	18°27'49"	130.00	188°58'34"	41.71
2	66.94	29°30'15"	130.00	212°57'36"	66.21
3	73.54	32°24'48"	130.00	243°55'08"	72.57
4	20.54	09°03'08"	130.00	264°39'06"	20.52
5	109.26	89°26'00"	70.00	224°27'40"	98.50
6	113.10	90°00'00"	72.00	134°08'25"	101.82
7	69.44	31°05'01"	128.00	163°38'10"	68.59
8	75.29	33°42'12"	128.00	131°14'33"	74.21
9	56.33	25°12'47"	128.00	101°47'04"	55.87
10	7.73	08°30'44"	52.00	93°26'02"	7.72
11	28.32	31°12'10"	52.00	113°17'29"	27.97
12	56.20	61°55'12"	52.00	97°55'59"	53.50
13	56.73	62°30'36"	52.00	35°43'05"	53.96
14	56.72	62°29'58"	52.00	333°12'48"	53.95
15	65.80	72°30'03"	52.00	265°42'47"	61.50
16	16.00	17°37'39"	52.00	238°16'35"	15.94
17	20.05	22°05'15"	52.00	258°08'02"	19.92
18	118.03	90°10'17"	75.00	224°05'14"	106.22
19	66.42	30°26'37"	125.00	253°57'04"	65.64
20	75.11	34°25'37"	125.00	221°30'57"	73.98
21	55.20	25°18'03"	125.00	191°39'07"	54.75
22	38.33	42°14'09"	52.00	200°07'09"	37.47
23	28.18	31°02'56"	52.00	205°42'46"	27.84
24	59.95	66°03'24"	52.00	157°09'36"	56.69
25	58.57	64°31'49"	52.00	91°52'00"	55.52
26	58.50	64°27'36"	52.00	27°22'17"	55.47
27	34.83	38°22'33"	52.00	335°57'13"	34.18
28	38.33	42°14'09"	52.00	337°53'01"	37.47
29	2.93	03°13'41"	52.00	90°47'30"	2.93
30	35.40	39°00'28"	52.00	111°54'35"	34.72
31	55.92	61°36'35"	52.00	100°36'32"	53.26
32	64.10	70°37'34"	52.00	34°29'27"	60.12
33	63.75	70°14'51"	52.00	324°03'15"	59.84
34	56.26	61°59'18"	52.00	257°56'10"	53.55
35	35.40	39°00'28"	52.00	246°26'45"	34.72
36	2.93	03°13'41"	52.00	267°33'50"	2.93
37	22.77	21°44'39"	60.00	100°02'59"	22.63
38	20.59	19°39'56"	60.00	120°45'17"	20.49
39	69.33	66°12'32"	60.00	97°28'59"	65.54
40	54.09	51°39'18"	60.00	38°33'04"	52.28
41	57.55	54°57'19"	60.00	345°14'45"	55.37
42	43.36	41°24'35"	60.00	338°28'23"	42.43
43	34.70	40°34'11"	49.00	338°53'35"	33.98
44	20.91	21°46'55"	55.00	329°29'57"	20.78
45	34.70	40°34'11"	49.00	19°27'45"	33.98
46	21.10	21°58'32"	55.00	28°45'35"	20.97
A	156.09	89°26'00"	100.00	224°27'40"	140.72
B	157.08	90°00'00"	100.00	134°10'40"	141.42
C	157.38	90°10'17"	100.00	224°05'14"	141.63



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