

CRIMSON RIDGE 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 Arcon Development, Inc., a Minnesota corporation, being owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

The North Half of the Southwest Quarter of Section 10, Township 107 North, Range 14 West, Olmsted County, Minnesota.

Said tract contains 78.72 acres more or less.

Has caused the same to be surveyed and platted as CRIMSON RIDGE SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares, and cul de sacs, and dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said Arcon Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 22ND day of OCTOBER, 2003.

By: Scott Johnson
Its: PRESIDENT

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 22ND day of OCTOBER, 2003, by Scott Johnson, PRESIDENT of Arcon Development, Inc., a Minnesota corporation, on behalf of the corporation.



Blair D. Guyer
Notary Public, Hennepin County, MN
My Commission Expires January 31, 2005.

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMTSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 24TH day of AUGUST, 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 28TH day of OCTOBER, 2003.

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 24 day of October, 2003.
Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

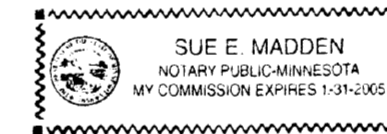
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CRIMSON RIDGE 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 September 18, 2004; 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 on said plat other than as shown.

Peter G. Oetliker
Peter G. Oetliker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing Surveyor's Certificate was acknowledged before me this 24 day of October, 2003, by Peter G. Oetliker, L.S. No. 41887.



Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

COUNTY 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 28TH day of OCTOBER, 2003.

Document Number A-996691

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28TH day of OCTOBER, 2003, at 1 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

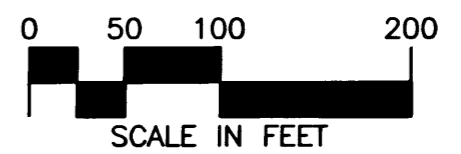
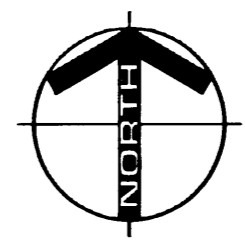
PROJECT NUMBER: 7659
COMPUTER FILE: 7659F-PLA101.dwg
DATE: 10/02/03
DRAFTSPERSON: JRP

CRIMSON RIDGE SUBDIVISION

UNPLATTED

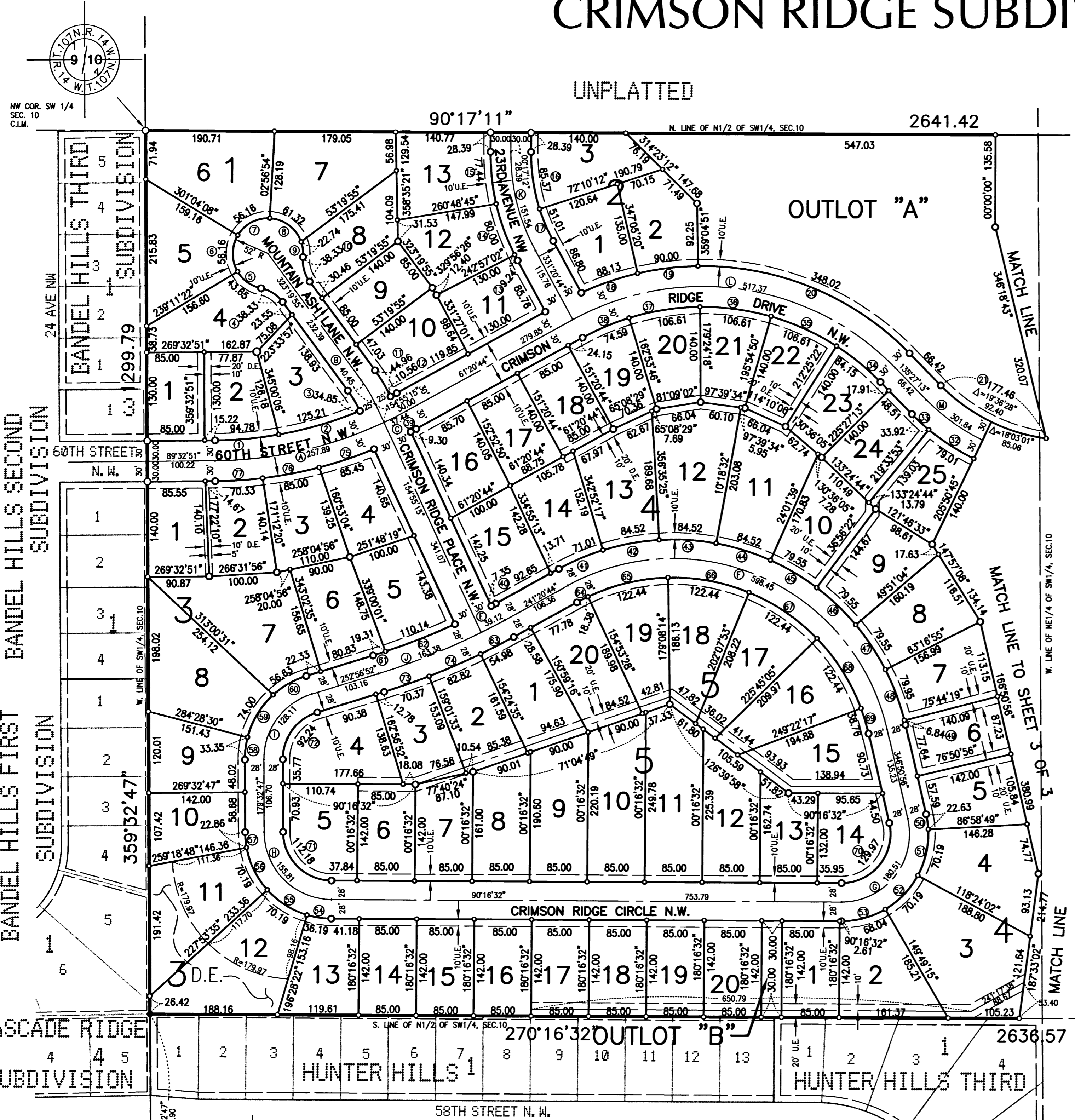


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MONUMENTS
• Set 1/2" Rebars
• Set 3/4" Iron Pipes
• Found Monuments (Pipe, Rod, Etc.)
All monuments set have a plastic cap stamped L.S. 41887.

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

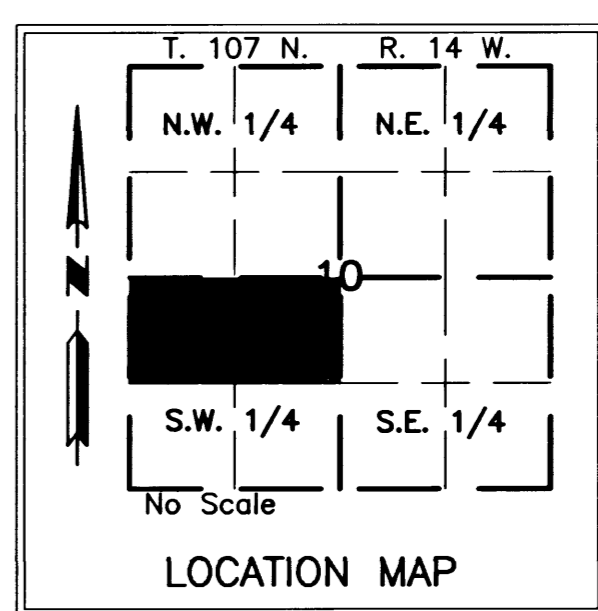


NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	94.78	09°31'37"	570.00	94.67	84°47'02"
2	125.21	12°35'09"	570.00	124.96	73°43'39"
3	34.85	11°24'33"	175.00	34.79	32°02'12"
4	38.33	42°14'09"	52.00	37.47	122°12'51"
5	43.65	48°05'36"	52.00	42.38	305°08'34"
6	56.16	61°52'46"	52.00	53.47	00°07'45"
7	56.16	61°52'46"	52.00	53.47	62°00'31"
8	61.32	67°34'03"	52.00	57.83	126°43'55"
9	22.74	25°03'07"	52.00	22.56	173°02'30"
10	38.33	42°14'09"	52.00	37.47	164°27'00"
11	44.96	01°26'57"	225.00	44.89	149°03'24"
12	10.56	01°03'42"	570.00	10.56	61°52'35"
13	9.24	01°36'18"	330.00	9.24	152°08'53"
14	80.00	13°53'24"	330.00	79.80	339°53'44"
15	77.44	11°44'34"	330.00	77.27	353°33'49"
16	85.37	18°06'59"	270.00	85.02	171°13'42"
17	51.01	10°49'29"	270.00	50.93	156°45'28"
18	88.13	11°44'34"	430.00	87.97	71°13'03"
19	90.00	11°59'32"	430.00	89.84	263°05'06"
20	348.02	46°22'22"	430.00	338.60	112°16'02"
21	177.46	37°39'29"	270.00	174.28	112°27'30"
32	79.01	13°43'08"	330.00	78.83	302°42'19"
33	33.92	05°53'20"	330.00	33.90	132°30'33"
34	84.15	13°01'51"	370.00	83.97	308°56'18"
35	106.61	16°30'32"	370.00	106.24	294°10'06"
36	106.61	16°30'32"	370.00	106.24	277°39'34"
37	106.61	16°30'32"	370.00	106.24	81°09'02"
38	74.59	11°33'02"	370.00	74.46	67°07'15"
39	9.30	00°50'46"	630.00	9.30	241°46'06"
40	7.35	00°26'00"	972.00	7.35	241°33'44"
41	71.01	11°31'35"	353.00	70.89	67°06'30"
42	84.52	13°43'07"	353.00	84.32	259°43'51"
43	84.52	13°43'07"	353.00	84.32	93°26'58"
44	84.52	13°43'07"	353.00	84.32	107°10'06"
45	79.55	12°54'42"	353.00	79.38	120°29'00"
46	79.55	12°54'42"	353.00	79.38	313°23'43"
47	79.55	12°54'42"	353.00	79.38	146°18'25"
48	79.95	12°58'34"	353.00	79.77	159°15'03"
49	6.84	01°06'36"	353.00	6.84	346°17'38"

50	22.63	10°07'53"	128.00	22.60	351°54'52"
51	70.19	31°25'13"	128.00	69.32	192°41'26"
52	70.19	31°25'13"	128.00	69.32	224°06'39"
53	68.04	30°27'17"	128.00	67.24	75°02'54"
54	36.19	16°11'50"	128.00	36.06	98°22'27"
55	70.19	31°25'13"	128.00	69.32	302°10'59"
56	70.19	31°25'13"	128.00	69.32	333°36'12"
57	22.86	10°13'59"	128.00	22.83	354°25'47"
58	33.35	14°55'44"	128.00	33.26	187°00'38"
59	74.00	33°07'34"	128.00	72.98	211°02'17"
60	56.63	25°20'47"	128.00	56.16	60°16'28"
61	19.31	01°08'17"	972.00	19.31	72°22'43"
62	110.14	06°29'33"	972.00	110.08	68°33'48"
63	54.98	03°03'51"	1028.00	54.97	62°52'39"
64	18.38	03°32'45"	297.00	18.38	243°07'06"
65	122.44	23°37'12"	297.00	121.57	76°42'04"
66	122.44	23°37'12"	297.00	121.57	100°19'16"
67	122.44	23°37'12"	297.00	121.57	123°56'29"
68	122.44	23°37'12"	297.00	121.57	147°33'41"
69	38.76	07°28'39"	297.00	38.73	163°06'36"
70	129.97	103°25'36"	72.00	113.03	218°33'44"
71	112.18	89°16'15"	72.00	101.17	134°54'39"
72	92.24	73°24'05"	72.00	86.06	36°14'49"
73	70.37	03°55'19"	1028.00	70.35	70°59'13"
74	82.82	04°36'58"	1028.00	82.80	246°43'04"
75	85.45	07°46'15"	630.00	85.38	251°32'09"
76	85.00	07°43'49"	630.00	84.94	259°17'11"
77	70.33	06°23'45"	630.00	70.29	86°20'58"
A	257.89	24°37'36"	600.00	255.91	77°14'03"
B	40.45	11°35'20"	200.00	40.38	329°07'35"
C	37.44	03°34'31"	600.00	37.44	63°07'59"
E	39.12	02°14'30"	1000.00	39.12	62°27'59"
F	598.45	105°30'12"	325.00	517.41	114°05'50"
G	180.51	103°25'36"	100.00	156.98	218°33'44"
H	155.81	89°16'15"	100.00	140.52	314°54'39"
I	128.11	73°24'05"	100.00	119.53	36°14'49"
J	163.38	09°21'39"	1000.00	163.19	68°16'03"
K	151.53	28°56'28"	300.00	149.93	165°48'58"
L	517.37	74°06'29"	400.00	482.05	98°23'58"
M	301.84	57°38'51"	300.00	289.27	286°37'48"

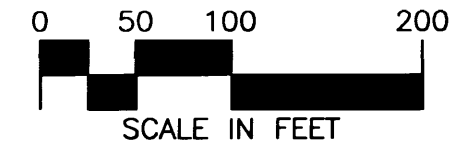
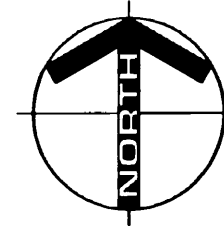
DRAINAGE EASEMENT DEFINED
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.
D.E. = DRAINAGE EASEMENT

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



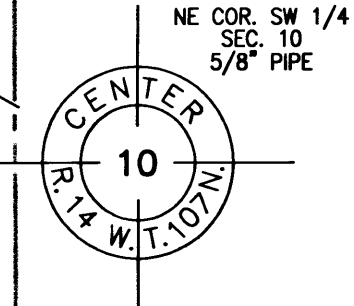
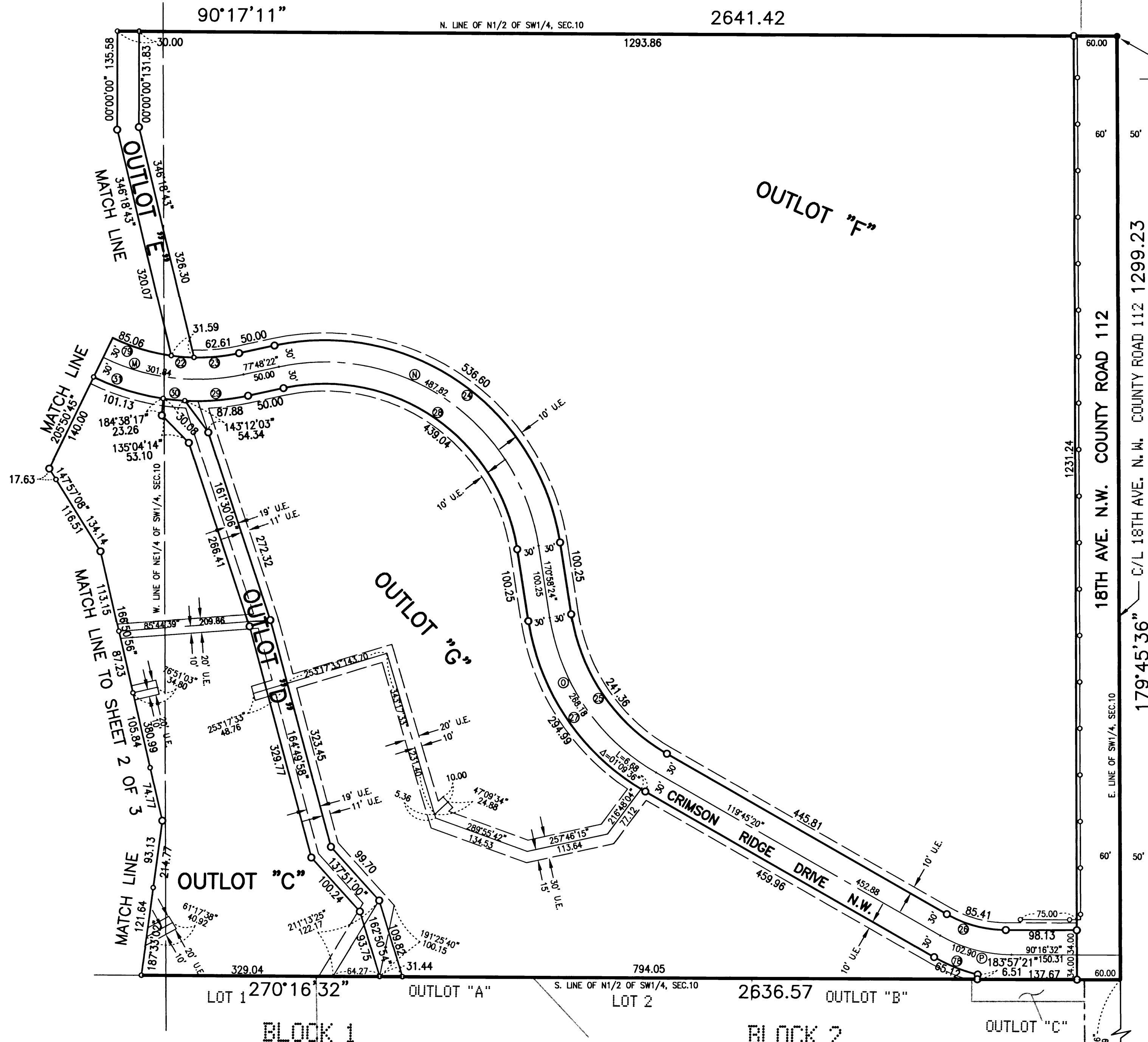
PROJECT NUMBER: 7659
COMPUTER FILE: 7659F-PLAT01.dwg
DATE: 10/02/03
DRAFTSPERSON: JRP

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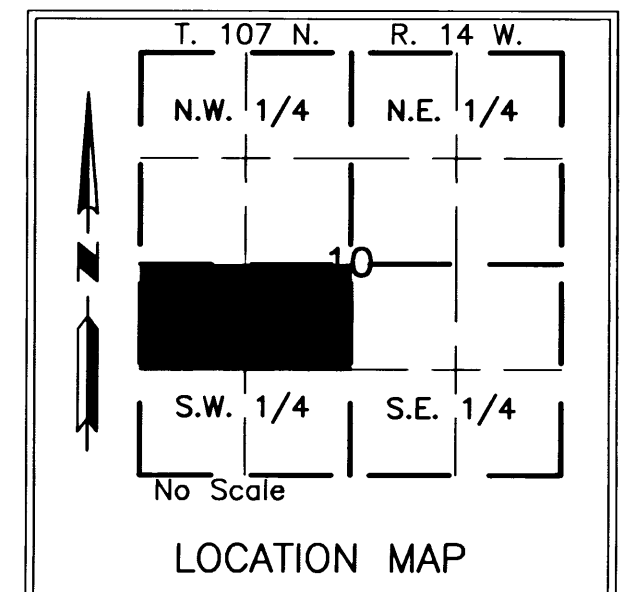
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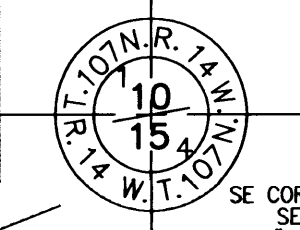
- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 41887.

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

NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
22	31.59	06°42'10"	270.00	31.57	94°26'39"
23	62.61	13°17'12"	270.00	62.47	84°26'58"
24	536.60	93°10'02"	330.00	479.41	124°23'23"
25	241.36	51°13'04"	270.00	233.40	145°21'52"
26	85.41	29°28'48"	166.00	84.47	105°00'56"
27	294.99	51°13'04"	330.00	285.27	325°21'52"
28	439.04	93°10'02"	270.00	392.24	304°23'23"
29	87.88	15°15'31"	330.00	87.62	265°26'07"
30	30.08	05°13'24"	330.00	30.07	275°40'34"
31	101.13	17°33'28"	330.00	100.73	287°04'01"
78	65.11	15°56'35"	234.00	64.90	111°47'02"
79	85.06	18°03'01"	270.00	84.71	106°49'14"
M	301.84	57°38'51"	300.00	289.27	286°37'48"
N	487.82	93°10'02"	300.00	435.83	124°23'23"
O	268.18	51°13'04"	300.00	259.34	325°21'52"
P	102.90	29°28'48"	200.00	101.77	105°56'01"



UNPLATTED



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D.E. = DRAINAGE EASEMENT

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

A UTILITY EASEMENT IS DEDICATED OVER OUTLOT "E".

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

901 C

PROJECT NUMBER: 7659
COMPUTER FILE: 7659F-PLAT01.dwg
DATE: 10/02/03
DRAFTSPERSON: JRP