

STONEHEDGE ESTATES SECOND SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-286-6464
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EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Stonehedge Land Development, LLC, a Minnesota Limited Liability Company, owner and proprietor of the following property, situated in Olmsted County, State of Minnesota, to wit:

That part of the West Half of the Northwest Quarter of Section 19, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 02 minutes 14 seconds along the west line of said Northwest Quarter 733.39 feet to the point of beginning; thence continue northerly 359 degrees 02 minutes 14 seconds azimuth along said west line 896.06 feet; thence southeasterly 115 degrees 02 minutes 18 seconds azimuth 100.07 feet; thence southeasterly 117 degrees 45 minutes 45 seconds azimuth 95.60 feet; thence southeasterly 120 degrees 13 minutes 45 seconds azimuth 95.34 feet; thence southeasterly 122 degrees 16 minutes 01 seconds azimuth 91.45 feet; thence southeasterly 121 degrees 20 minutes 41 seconds azimuth 76.60 feet; thence southeasterly 114 degrees 06 minutes 55 seconds azimuth 356.00 feet; thence southeasterly 120 degrees 12 minutes 41 seconds azimuth 121.61 feet; thence southeasterly 136 degrees 58 minutes 39 seconds azimuth 127.49 feet; thence southeasterly 154 degrees 18 minutes 46 seconds azimuth 127.49 feet; thence southerly 168 degrees 49 minutes 52 seconds azimuth 110.06 feet; thence southerly 170 degrees 58 minutes 05 seconds azimuth 188.00 feet; thence southerly 161 degrees 17 minutes 09 seconds azimuth 70.84 feet; thence southerly 159 degrees 23 minutes 11 seconds azimuth 94.00 feet; thence southerly 168 degrees 41 minutes 59 seconds azimuth 116.61 feet; thence easterly 28.87 feet on a nontangential curve concave southerly, having a radius of 1230.00 feet, a central angle of 01 degrees 20 minutes 42 seconds, and a chord azimuth of 79 degrees 29 minutes 39 seconds; thence southerly 170 degrees 10 minutes 00 seconds azimuth 60.00 feet; thence westerly 20.39 feet along a nontangential curve concave southerly, having a radius of 1170.00, a central angle of 00 degrees 59 minutes 55 seconds, and a chord azimuth of 259 degrees 40 minutes 03 seconds; thence southerly 171 degrees 05 minutes 45 seconds azimuth 130.19 feet to the northerly line of STONEHEDGE ESTATES SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 260 degrees 55 minutes 22 seconds azimuth along said northerly line 93.74 feet to the northwest corner of Lot 1, Block 3 of said STONEHEDGE ESTATES SUBDIVISION; thence southwestly 243 degrees 58 minutes 16 seconds azimuth along said northerly line 160.70 feet; thence northwesterly 334 degrees 58 minutes 13 seconds azimuth 195.84 feet; thence northeasterly 12.38 feet on a nontangential curve concave southeasterly, having a radius of 1228.00 feet, a central angle of 00 degrees 34 minutes 40 seconds, and a chord azimuth of 65 degrees 15 minutes 33 seconds; thence northwesterly 335 degrees 32 minutes 53 seconds azimuth 134.11 feet; thence westerly 247 degrees 47 minutes 37 seconds azimuth 92.37 feet; thence southwesterly 244 degrees 03 minutes 19 seconds azimuth 166.74 feet; thence westerly 249 degrees 33 minutes 24 seconds azimuth 72.22 feet; thence westerly 266 degrees 15 minutes 31 seconds azimuth 77.19 feet; thence northwesterly 329 degrees 26 minutes 42 seconds azimuth 98.49 feet; thence northerly 359 degrees 02 minutes 14 seconds azimuth 294.00 feet; thence westerly 269 degrees 02 minutes 14 seconds azimuth 186.00 feet; thence northerly 359 degrees 02 minutes 14 seconds azimuth 37.00 feet; thence westerly 269 degrees 02 minutes 14 seconds azimuth 140.00 feet to the point of beginning.

Said tract contains 21.34 acres more or less.

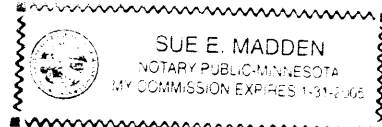
Has caused the same to be surveyed and platted as STONEHEDGE ESTATES SECOND SUBDIVISION and does hereby donate and dedicate to the public for public use forever the thoroughfares, cul de sac, and also dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said Stonehedge Land Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 5th day of Nov, 2003

Sherm W. Stofflet
Sherm W. Stofflet
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5th day of November, 2003, by Sherm W. Stofflet, Chief Manager of Stonehedge Land Development, LLC, on behalf of the company.



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

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, ~~Judy K. Schorr~~ Valori Langseth Deputy City Clerk, in and for the City of Rochester, do hereby certify that on the 12th day of Nov, 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 12th day of Nov, 2003.

Valori Langseth
Judy K. Schorr ~~Valori Langseth~~
City Clerk, Deputy
City of Rochester

COUNTY SURVEYOR

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

This 6 day of November, 2003.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

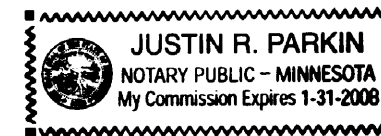
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as STONEHEDGE ESTATES 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 September 30, 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 designated on said plat other than as shown.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 5th day of November, 2003, by Peter G. Oetliker, L.S. No. 41887.



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

PROPERTY RECORDS AND LICENSING

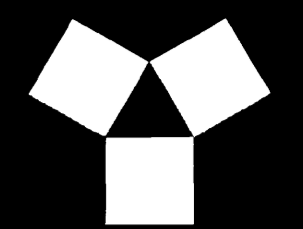
Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 12th day of NOVEMBER, 2003.

Document Number A-999062

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

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

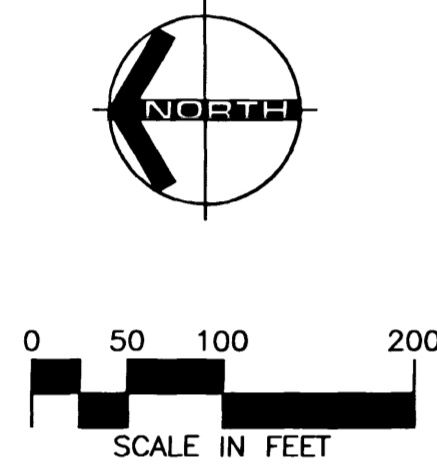
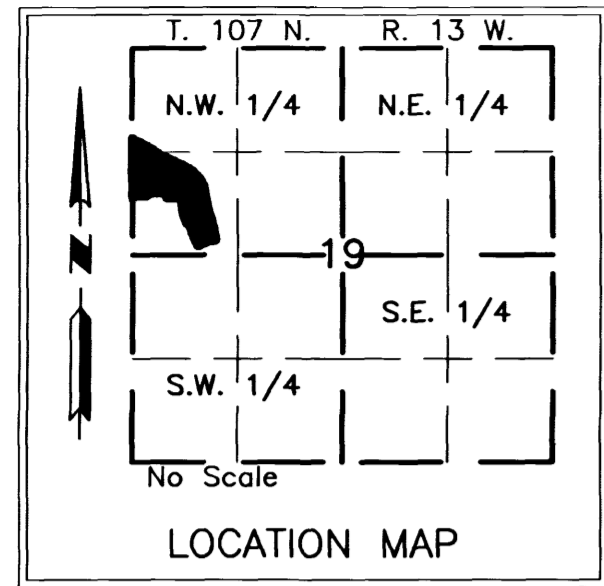
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YAGGY COLBY ASSOCIATES

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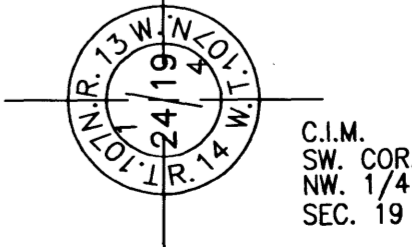
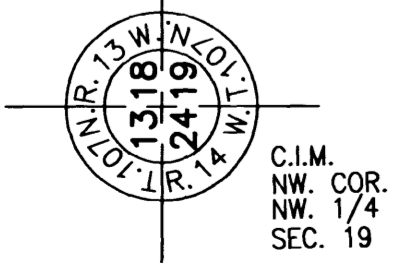
MONUMENTS

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

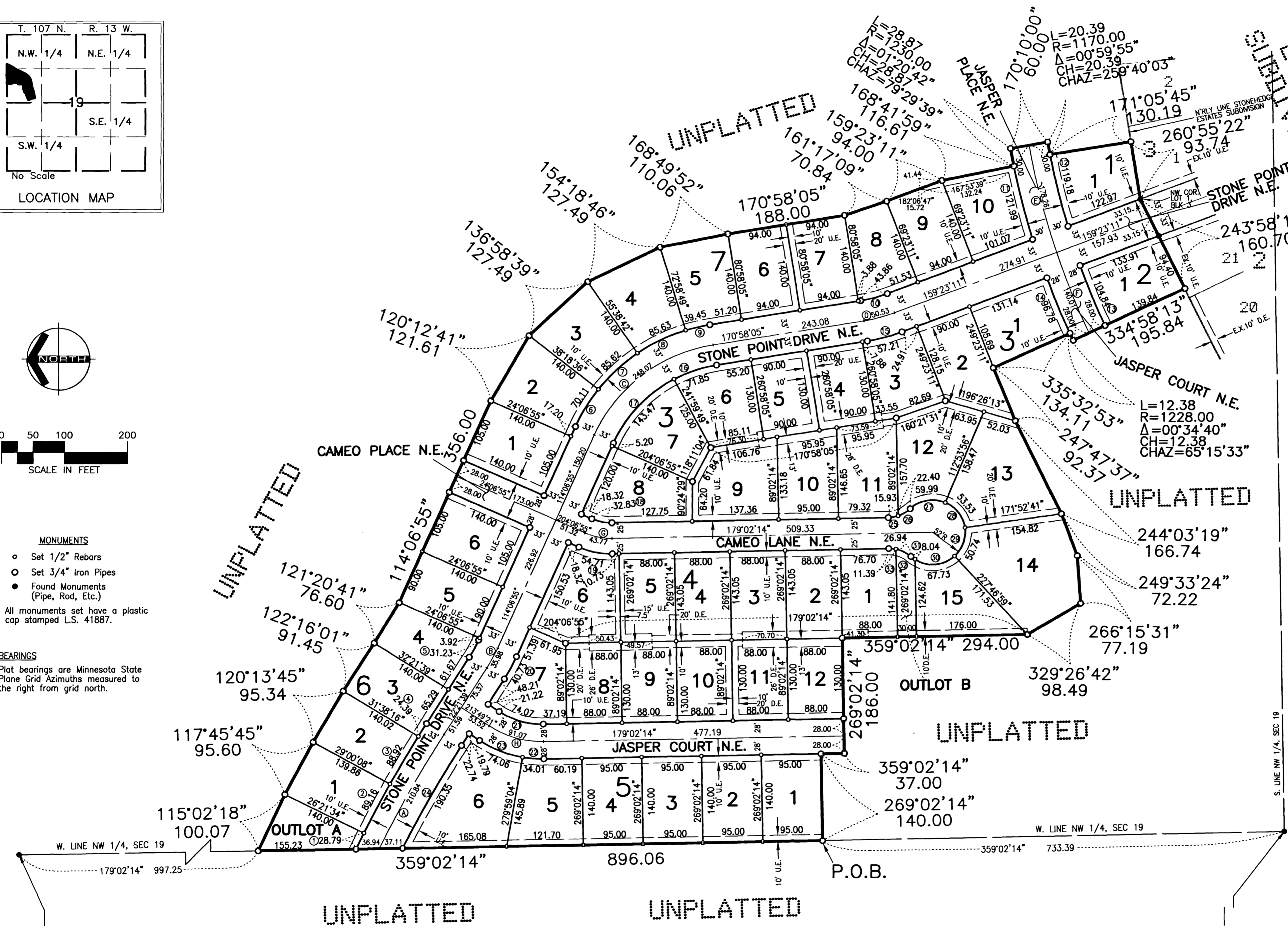
All monuments set have a plastic cap stamped L.S. 41887.

BEARINGS

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



CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	28.79	00°51'12"	1933.00	28.79	295°55'58"
2	89.16	02°38'34"	1933.00	89.15	297°40'51"
3	88.92	02°38'08"	1933.00	88.91	300°19'12"
4	24.39	00°43'23"	1933.00	24.39	301°59'57"
5	31.23	08°14'44"	217.00	31.20	118°14'17"
6	70.11	14°11'41"	283.00	69.93	301°12'45"
7	85.62	17°20'06"	283.00	85.30	316°58'39"
8	85.63	17°20'07"	283.00	85.30	334°18'46"
9	39.45	07°59'16"	283.00	39.42	346°58'27"
10	43.86	11°34'54"	217.00	43.79	165°10'38"
11	121.99	05°40'56"	1230.00	121.94	255°58'50"
12	119.18	05°50'10"	1170.00	119.12	256°15'00"
13	104.84	05°07'31"	1172.00	104.80	247°31'59"
14	96.78	04°30'55"	1228.00	96.75	247°48'20"
15	57.21	11°34'54"	283.00	57.11	165°10'38"
16	71.85	18°58'16"	217.00	71.52	341°28'57"
17	143.47	37°52'54"	217.00	140.87	313°03'22"
18	32.83	25°04'41"	75.00	32.57	191°34'35"
19	54.71	25°04'41"	125.00	54.28	191°34'35"
20	40.73	08°14'44"	283.00	40.69	118°14'17"
21	74.07	34°47'07"	122.00	72.94	196°25'48"
22	34.01	10°56'50"	178.00	33.96	184°30'39"
23	74.06	23°50'17"	178.00	73.52	201°54'12"
24	190.35	05°50'30"	1867.00	190.27	299°26'24"
25	15.93	17°33'08"	52.00	15.87	170°15'14"
26	22.40	24°41'01"	52.00	22.23	149°8'36"
27	59.99	66°05'50"	52.00	56.72	169°51'01"
28	53.53	58°58'45"	52.00	51.20	232°23'19"
29	50.74	55°54'18"	52.00	48.75	289°49'50"
30	67.73	74°37'41"	52.00	63.04	175°05'50"
31	8.04	08°51'43"	52.00	8.03	216°50'32"
32	26.94	29°40'58"	52.00	26.64	206°25'55"
33	11.39	12°33'11"	52.00	11.37	185°18'50"
A	210.84	06°21'29"	1900.00	210.73	119°10'54"
B	35.98	08°14'44"	250.00	35.95	118°14'17"
C	248.07	56°51'10"	250.00	238.02	142°32'30"
D	50.53	11°34'54"	250.00	50.45	165°10'38"
E	178.26	08°30'40"	1200.00	178.10	75°54'39"
F	140.01	06°41'06"	1200.00	139.93	248°18'46"
G	43.77	25°04'41"	100.00	43.42	191°34'35"
H	91.07	34°47'07"	150.00	89.67	196°25'48"



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

PROJECT NUMBER: 7918 DATE: 9/20/03 DRAFTSPERSON: JRP COMPUTER FILE: 7918F-PLAT.gwg