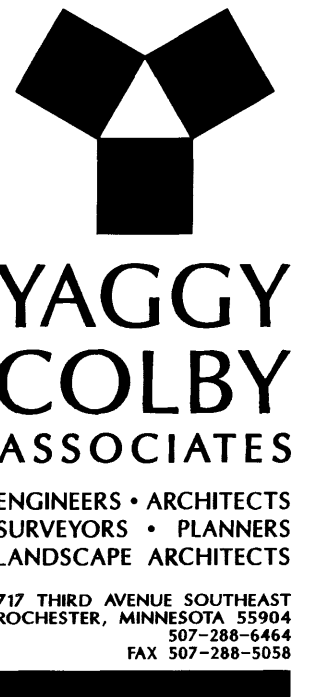


# EAGLE RIDGE SECOND SUBDIVISION



COUNTY REGISTER OF TITLES

Document Number 75572

I hereby certify that this instrument was filed in the Office of the County Register of Titles for record on this 27th day of March, 1997, at 4:12 o'clock P.m. and was duly recorded in Olmsted County Records.

Pamela J. Hamister, deputy  
Olmsted County Register of Titles

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Younge Development Co., a Minnesota Corporation, 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 of the Northeast Quarter of Section 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence easterly on an assumed azimuth from north of 89 degrees 12 minutes 05 seconds along the north line of said Northeast Quarter 130.49 feet to the westerly line of Eagle Ridge North Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence southerly 178 degrees 42 minutes 06 seconds azimuth along said westerly line 200.00 feet to the northwest corner of Outlot "A", Eagle Ridge First Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence easterly 89 degrees 12 minutes 05 seconds azimuth along the north line of said Outlot "A" 20.00 feet to the northwest corner of Block 1, said Eagle Ridge First Subdivision; thence southerly 178 degrees 42 minutes 06 seconds azimuth along the westerly line of said Block 1, a distance of 512.19 feet to the southwest corner of Lot 7, said Block 1, and the point of beginning; thence continue southerly 178 degrees 42 minutes 06 seconds azimuth along the easterly line of said Outlot "A" 401.46 feet; thence easterly 105 degrees 41 minutes 21 seconds azimuth along the northerly line of said Outlot "A" 551.63 feet; thence northerly 15 degrees 41 minutes 21 seconds azimuth 210.00 feet; thence northwesterly 285 degrees 41 minutes 21 seconds azimuth 50.38 feet; thence northerly 15 degrees 41 minutes 21 seconds azimuth 130.00 feet; thence easterly 105 degrees 41 minutes 21 seconds azimuth 40.74 feet; thence northerly 16 degrees 11 minutes 03 seconds azimuth 146.80 feet; thence easterly 66.36 feet along a nontangential curve concave northerly, having a radius of 680.00 feet, and a central angle of 05 degrees 35 minutes 28 seconds; thence northerly 10 degrees 35 minutes 35 seconds azimuth 205.48 feet to the south line of Block 2, said Eagle Ridge First Subdivision; thence westerly 288 degrees 37 minutes 12 seconds azimuth along said south line 228.15 feet; thence westerly 269 degrees 12 minutes 05 seconds azimuth along said south line 242.13 feet to the northeast corner of Lot 10, said Block 2; thence southerly 179 degrees 12 minutes 05 seconds azimuth along the east line of said Lot 10, and southerly extension thereof 190.00 feet; thence westerly 269 degrees 12 minutes 05 seconds azimuth along the southerly line of 4th Street SW, and westerly extension thereof 160.00 feet to the westerly line of Wimbledon Hills Drive SW; thence northerly 358 degrees 42 minutes 06 seconds azimuth 19.13 feet to the southeast corner of Lot 7, said Block 1, Eagle Ridge First Subdivision; thence westerly 268 degrees 42 minutes 06 seconds azimuth along the south line of said Lot 7, a distance of 150.00 feet to the point of beginning.

Said tract contains 8.38 acres more or less.

\* feet

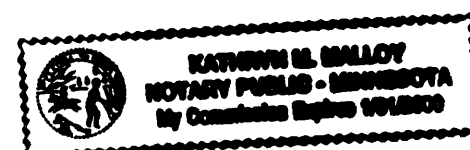
Have caused the same to be surveyed and platted as EAGLE RIDGE SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof, said Younge Development Co., has caused these presents to be signed by its proper Officer this 23rd day of October, 1996

Rodney A. Younge  
Rodney A. Younge, President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 23rd day of October, 1996, by Rodney A. Younge, President of Younge Development Co., a Minnesota Corporation on behalf of the Corporation.



Kathryn M. Malloy  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1997 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 27th day of March, 1997.

Bob Ryan  
Olmsted County Auditor/Treasurer  
By Laura Manthey Deputy

COUNTY SURVEYOR

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

This 10 day of October, 1996.

Edward P. Kusale  
Olmsted County Surveyor

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, JUDY KAY SCHERB, City Clerk, in and for the City of Rochester, do hereby certify that on the 11th day of SEPTEMBER, 1996, 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 27th day of MARCH, 1997.

Judy Kay Scherb  
City Clerk

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as EAGLE RIDGE 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 August 1, 1997; 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.

Michael J. Fritz  
Michael J. Fritz  
Minnesota L.S. No. 20703

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 10th day of October, 1996, by Michael J. Fritz, L.S. No. 20703.



Kathryn M. Malloy  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

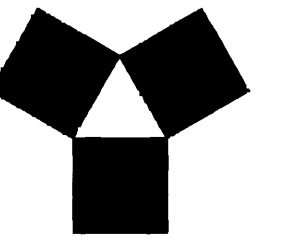
DRAFTSPERSON: R.A.S.

DATE: 08/15/96

COMPUTER FILE: 4050SF01.DWG

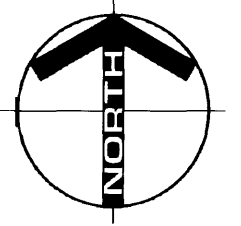
PROJECT NUMBER: 4050-96

# EAGLE RIDGE SECOND SUBDIVISION



**YAGGY COLBY ASSOCIATES**  
 ENGINEERS • ARCHITECTS  
 SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
 ROCHESTER, MINNESOTA 55904  
 507-288-5444  
 FAX 507-288-5058



**MONUMENTS**

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)
- No Monuments Found or Set

All monuments set have a plastic cap stamped R.L.S. 20703.

**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.

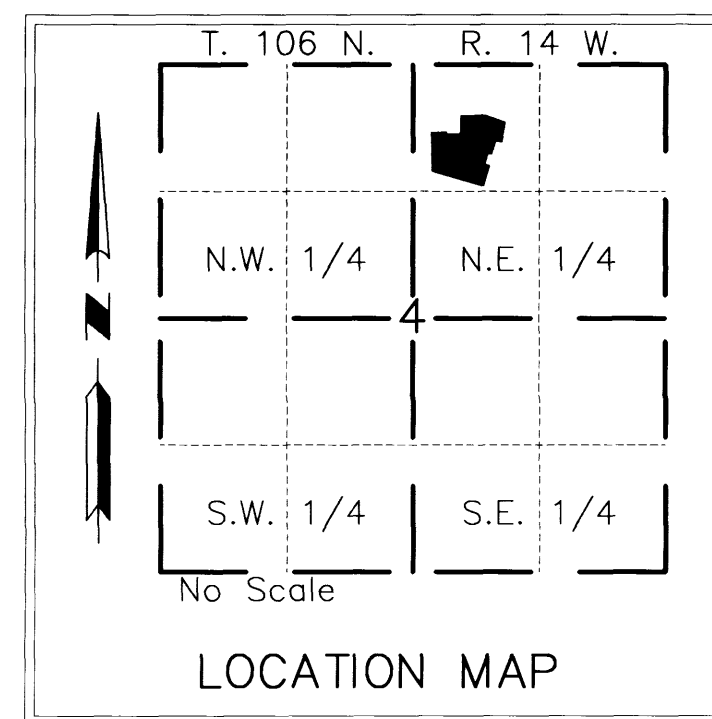
**DRAINAGE EASEMENT DEFINED**

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

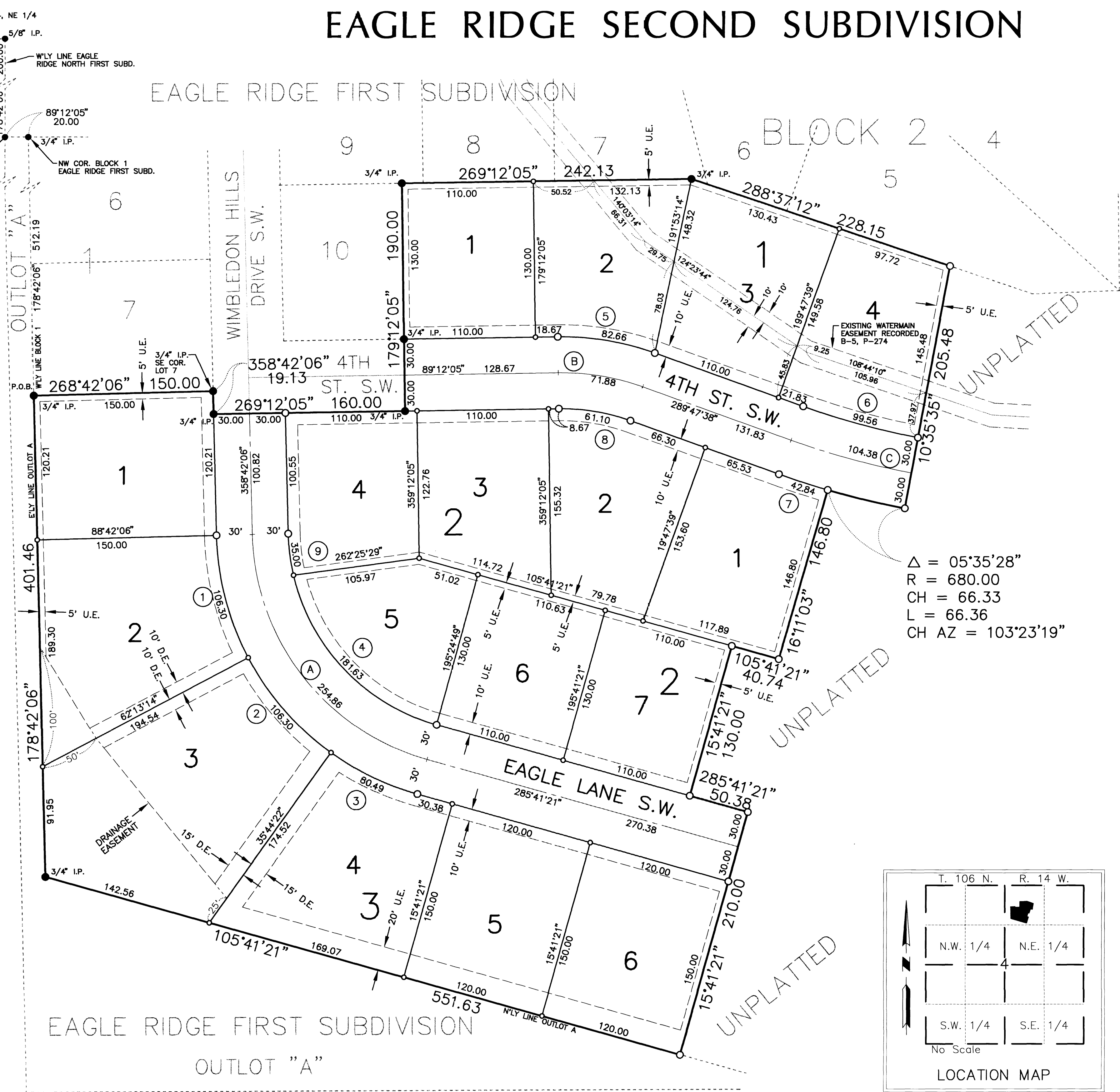
U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

$\Delta = 05^{\circ}35'28''$   
 $R = 680.00$   
 $CH = 66.33$   
 $L = 66.36$   
 $CH AZ = 103^{\circ}23'19''$



CURVE	RADIUS	LENGTH	CHORD	DELTA
1	230.00	106.30	105.36	26°28'52"
2	230.00	106.30	105.36	26°28'52"
3	230.00	80.49	80.08	20°03'02"
4	170.00	181.63	173.12	61°13'00"
5	230.00	82.66	82.22	20°35'33"
6	620.00	99.56	99.46	09°12'03"
7	680.00	42.84	42.83	03°36'35"
8	170.00	61.10	60.77	20°35'33"
9	170.00	35.00	34.94	11°47'46"
A	200.00	254.86	237.96	73°00'46"
B	200.00	71.88	71.50	20°35'33"
C	650.00	104.38	104.27	09°12'03"



PROJECT NUMBER: 4050-96 COMPUTER FILE: 4050SF01.DWG DATE: 08/15/96 DRAFTER/PERSON: R.A.S.