

PINEWOOD 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 BY US, LLC, a Minnesota limited liability company, owner and proprietor of the following described property, situated in Olmsted County, State of Minnesota, to wit:

That part of the East Half of the Southeast Quarter of Section 18, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 29 minutes 05 seconds along the east line of said Southeast Quarter 501.17 feet to the point of beginning; thence continuing northerly 359 degrees 29 minutes 05 seconds azimuth along said east line 1359.47 feet; thence westerly 277 degrees 22 minutes 24 seconds azimuth 190.21 feet; thence northerly 07 degrees 57 minutes 24 seconds azimuth 7.77 feet; thence westerly 277 degrees 22 minutes 24 seconds azimuth 292.39 feet; thence westerly 277 degrees 57 minutes 24 seconds azimuth 75.00 feet; thence northerly 04 degrees 05 minutes 00 seconds azimuth 334.94 feet to the center line of Pinewood Road SE; thence westerly 277 degrees 57 minutes 24 seconds azimuth along said center line 154.44 feet; thence southerly 180 degrees 36 minutes 26 seconds azimuth 874.82 feet; thence westerly 279 degrees 24 minutes 24 seconds azimuth 466.98 feet; thence northerly 00 degrees 34 minutes 24 seconds azimuth 871.24 feet to said center line; thence westerly 279 degrees 25 minutes 12 seconds azimuth along said center line 187.03 feet to the west line of said East Half of said Southeast Quarter; thence southerly 179 degrees 21 minutes 49 seconds azimuth along said west line 1977.23 feet; thence northeasterly 42 degrees 57 minutes 31 seconds azimuth 452.08 feet; thence southeasterly 136 degrees 45 minutes 39 seconds azimuth 274.65 feet; thence northeasterly 44.81 feet on a nontangential curve concave southeasterly, having a radius of 717.00 feet, a central angle of 03 degrees 34 minutes 52 seconds, and a chord azimuth of 48 degrees 33 minutes 05 seconds; thence southeasterly 140 degrees 20 minutes 31 seconds azimuth 389.85 feet; thence northeasterly 22 degrees 35 minutes 05 seconds azimuth 207.16 feet; thence easterly 79 degrees 25 minutes 03 seconds azimuth 132.56 feet; thence easterly 89 degrees 29 minutes 13 seconds azimuth 328.48 feet to the point of beginning.

Said tract contains 40.32 acres more or less.

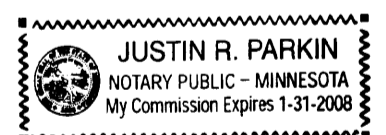
Have caused the same to be surveyed and platted as PINEWOOD RIDGE SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares, cul de sac, and also dedicate the easements as shown on this plat for utility and drainage purposes only.

In witness whereof said BY US, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 18th day of December, 2003.

Andrew J. Dunlap
Andrew J. Dunlap
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 18th day of December, 2003, by Andrew J. Dunlap, President of By Us, LLC, on behalf of the company.



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

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Valori Langseth, Deputy
~~Judy K. Scherer, City Clerk~~, in and for the City of Rochester, do hereby certify that on the 20th day of October, 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 29th day of December, 2003

Valori Langseth
~~Judy K. Scherer~~ Valori Langseth
City Clerk Deputy

COUNTY SURVEYOR

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

This 18 day of Dec, 2003

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

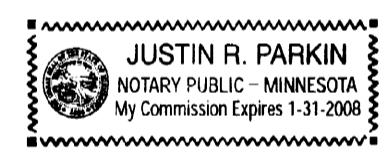
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PINEWOOD 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 November 24, 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 18th day of December, 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 ~~18th~~ 31st day of DECEMBER, 2003.

Document Number A-1006709

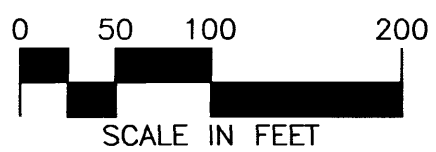
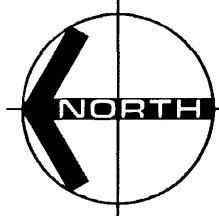
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21st day of DECEMBER, 2003, at 13 o'clock P.m. and was duly recorded in Olmsted County Records.

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

921A

PROJECT NUMBER 8196
COMPUTER FILE 8196F-PLAT.DWG
DATE 10/30/03
DRAFTSPERSON:JRP

PINEWOOD RIDGE SUBDIVISION



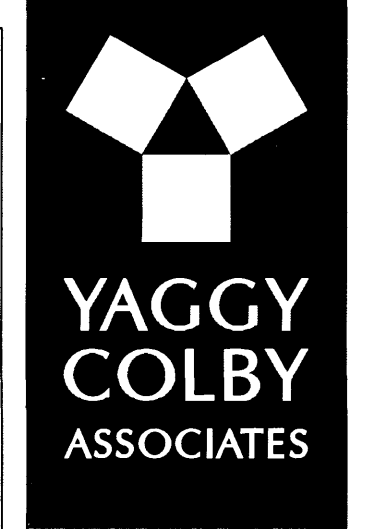
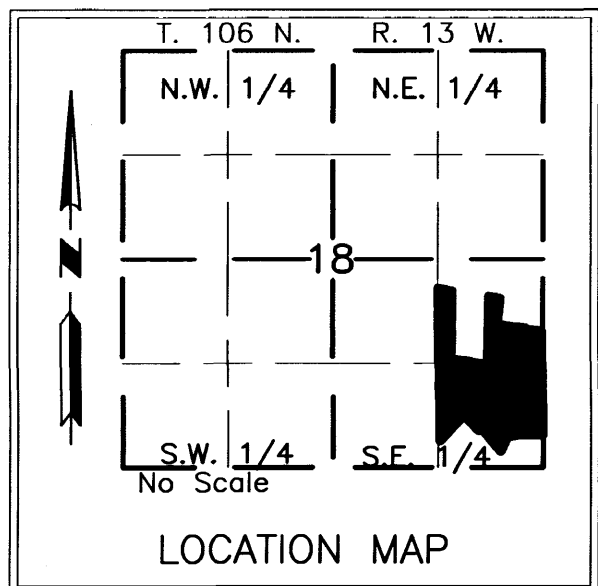
BEARINGS
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

C.I.M. N.E. COR. S.E. 1/4 SEC. 18

AUDITOR'S PLAT "E"

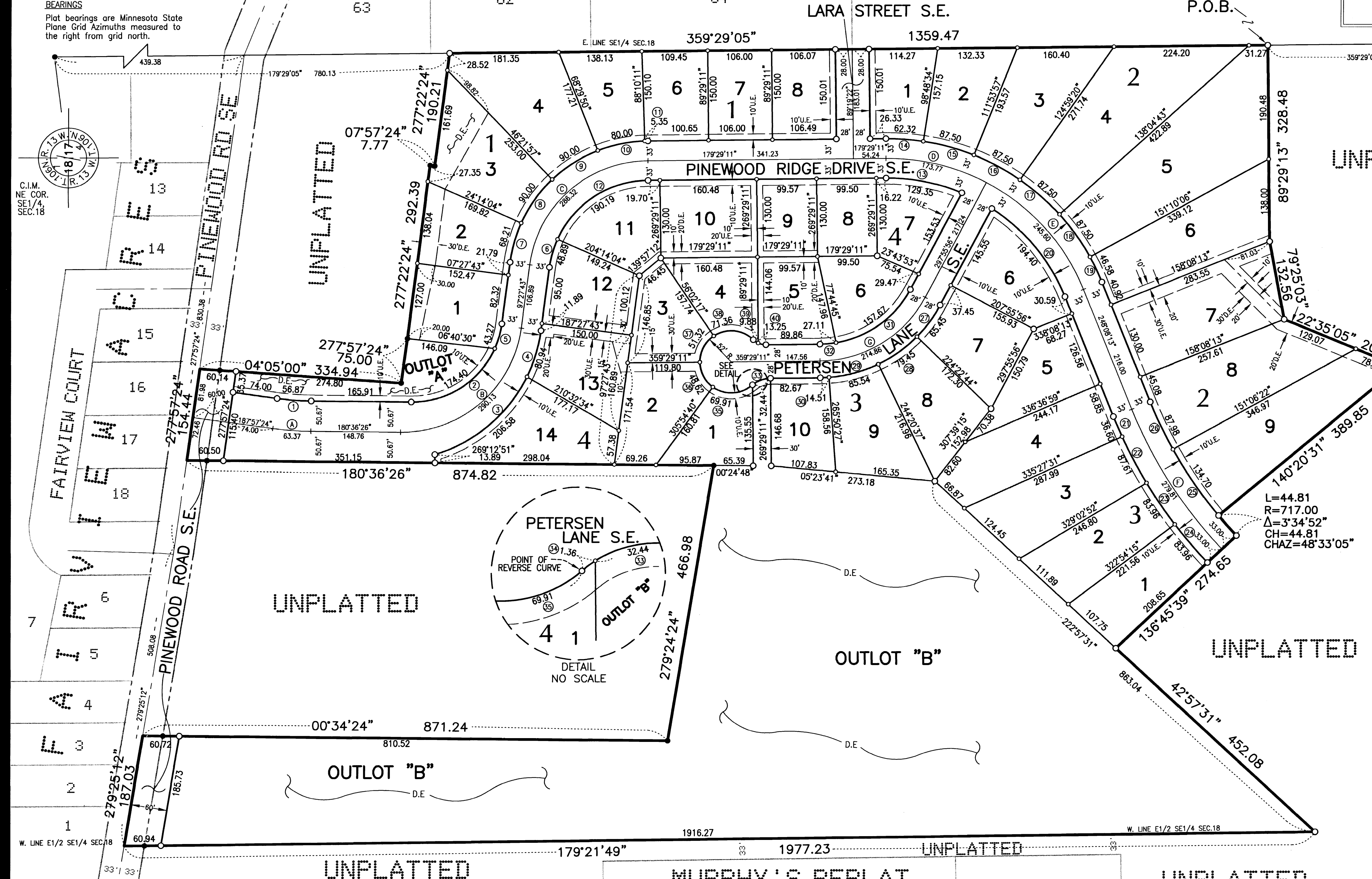
LARA STREET S.E.

P.O.B.



YAGGY COLBY ASSOCIATES
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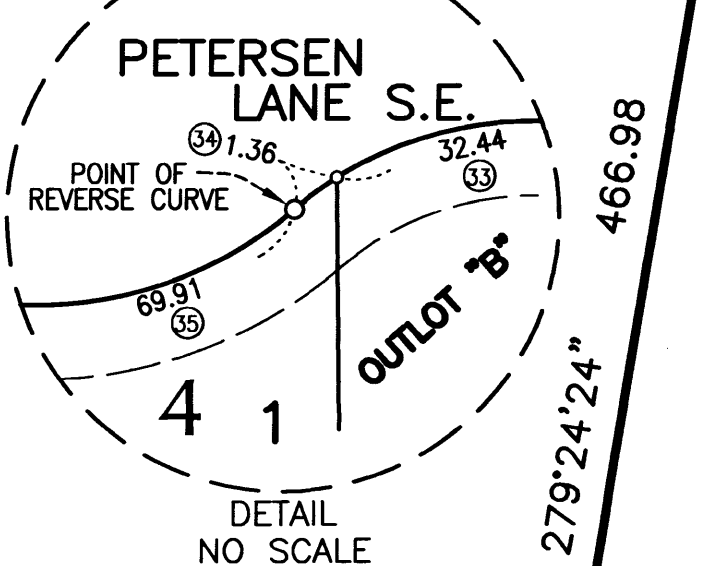
C.I.M. SE COR. S.E. 1/4 SEC. 18



CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
A	63.37	07°20'58"	494.00	63.32	184°16'55"
B	290.13	83°08'43"	199.93	265.34	139°02'04"
C	286.32	82°01'28"	200.00	262.49	138°28'27"
D	173.77	28°26'45"	350.00	171.99	193°42'34"
E	245.60	40°12'17"	350.00	240.59	228°02'04"
F	279.81	21°22'34"	750.00	278.19	237°26'55"
G	214.86	61°33'15"	200.00	204.68	328°42'34"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	56.87	07°20'58"	443.33	56.83	184°16'55"
2	174.40	66°36'55"	150.00	164.74	147°17'58"
3	206.58	47°20'40"	250.00	200.75	139°41'07"
4	80.94	18°33'05"	250.00	80.59	106°44'15"
5	43.28	16°31'48"	150.00	43.13	105°43'37"
6	48.89	16°46'21"	167.00	48.71	105°50'53"
7	68.21	16°46'21"	233.00	67.96	105°50'53"
8	90.00	22°07'53"	233.00	89.44	125°18'01"
9	90.00	22°07'53"	233.00	89.44	147°25'54"
10	80.00	19°40'21"	233.00	79.61	168°20'00"
11	5.35	01°19'00"	233.00	5.35	178°49'41"
12	190.19	65°15'07"	167.00	180.08	146°51'38"
13	129.35	23°22'42"	317.00	128.45	191°10'32"
14	62.32	09°19'23"	383.00	62.25	184°08'52"
15	87.50	13°05'23"	383.00	87.31	195°21'15"
16	87.50	13°05'23"	383.00	87.31	208°26'38"
17	87.50	13°05'23"	383.00	87.31	221°32'02"
18	87.50	13°05'23"	383.00	87.31	234°37'25"
19	46.58	06°58'07"	383.00	46.55	244°39'09"
20	194.40	35°08'14"	317.00	191.37	230°34'06"
21	36.60	02°40'42"	783.00	36.60	246°47'52"
22	87.61	06°24'39"	783.00	87.56	242°15'11"
23	83.96	06°08'37"	783.00	83.92	235°58'33"
24	83.96	06°08'36"	783.00	83.92	229°49'57"
25	134.70	10°45'51"	717.00	134.50	235°43'26"
26	87.98	07°01'51"	717.00	87.93	244°37'17"
27	65.45	16°26'48"	228.00	65.22	306°09'20"
28	79.45	19°57'53"	228.00	79.05	324°21'40"
29	85.54	21°29'50"	228.00	85.04	345°05'32"
30	14.51	03°38'44"	228.00	14.50	357°39'49"
31	157.67	52°31'17"	172.00	152.20	324°11'34"
32	27.12	09°01'58"	172.00	27.09	354°58'12"
33	32.44	38°58'15"	47.70	31.82	160°00'04"
34	1.36	01°37'43"	47.70	1.36	139°42'05"
35	69.90	77°01'27"	52.00	64.76	177°23'57"
36	48.62	53°34'31"	52.00	46.87	242°41'56"
37	51.32	56°33'06"	52.00	49.27	297°45'44"
38	71.36	78°37'24"	52.00	65.89	5°20'59"
39	9.88	19°17'17"	29.34	9.83	35°01'03"
40	13.25	25°53'13"	29.34	13.14	12°25'48"

L=44.81
R=717.00
Δ=3°34'52"
CH=44.81
CHAZ=48°33'05"



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

A drainage easement is dedicated over all of Outlot "A" and Outlot "B"

PROJECT NUMBER: 8196
COMPUTER FILE: 8196E-PLAT.DWG
DATE: 10/30/03
DRAFTSPERSON: JRP