

# CRIMSON RIDGE SECOND 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, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

Outlots G and F, CRIMSON RIDGE SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota.

Said tract contains 32.14 acres more or less.

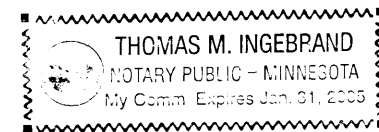
Have caused the same to be surveyed and platted as CRIMSON RIDGE SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares, cul de sac, and dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said Arcon Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 9<sup>th</sup> day of JANUARY, 2004

By: Scott Johnson  
its: PRESIDENT

STATE OF MINNESOTA  
COUNTY OF HENEPIN

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of JANUARY, 2004, by SCOTT JOHNSON, PRESIDENT of Arcon Development, Inc., a Minnesota corporation, on behalf of the corporation.



Thomas M. Ingepand  
Notary Public, HENEPIN 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 1<sup>ST</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 2<sup>ND</sup> day of JANUARY, 2004.

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 20 day of JANUARY, 2004.

Edward P. Kuisle  
Edward P. Kuisle  
Olmsted County Surveyor

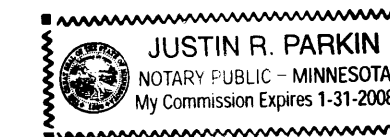
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CRIMSON RIDGE 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 December 31, 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 8<sup>th</sup> day of JANUARY, 2004, by Peter G. Oetliker, L.S. No. 41887.



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

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2004 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 2<sup>ND</sup> day of JANUARY, 2004.

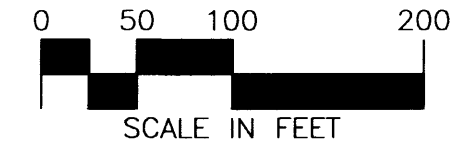
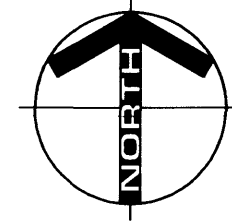
Document Number A-1009066

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 2<sup>ND</sup> day of JANUARY, 2004, at 2 o'clock P.m. and was duly recorded in Olmsted County Records.

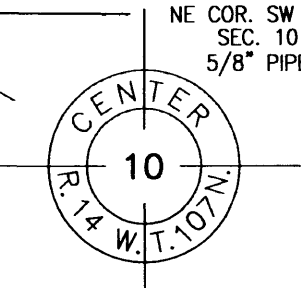
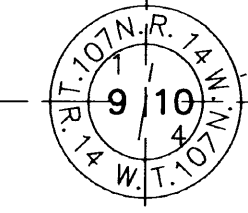
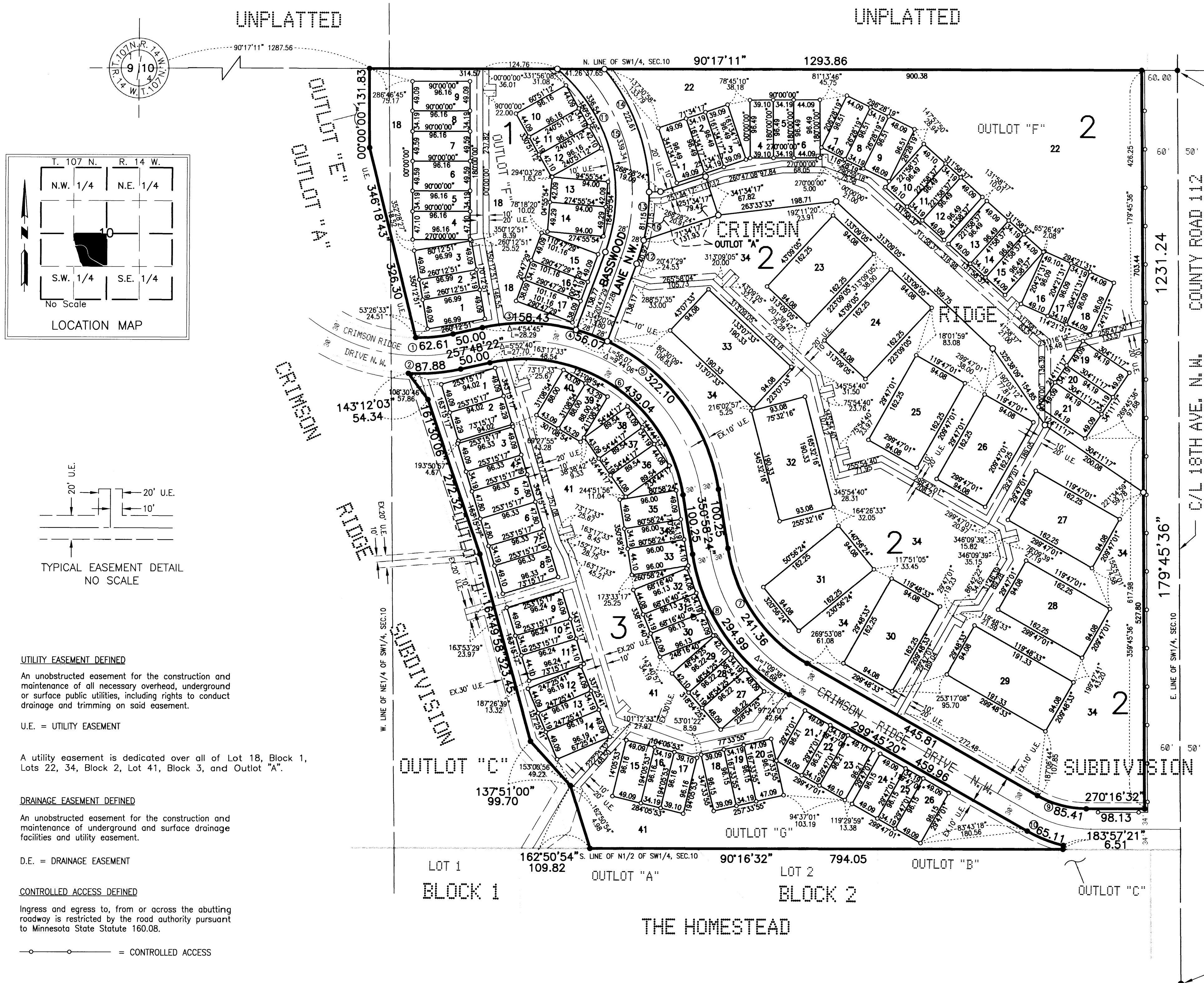
Daniel G. Hall  
Olmsted County Director of  
Property Records and Licensing  
By Wendy von Wald Deputy

PROJECT NUMBER: 7659 COMPUTER FILE: 7659F-PLATHONES01.DWG DATE: 11/14/03 DRAFTSPERSON: JRP

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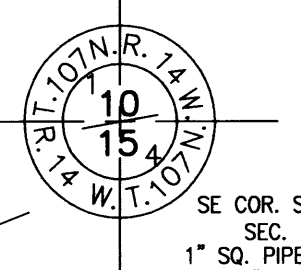


- MONUMENTS**
- Set 1/2" Rebars
  - Set 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)

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.

UNPLATTED



CURVE DATA					
CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	62.61	13°17'12"	270.00	62.47	84°26'58"
2	87.88	15°15'31"	330.00	87.62	265°26'07"
3	158.43	27°30'25"	330.00	156.91	91°33'34"
4	56.07	09°44'06"	330.00	56.00	110°10'50"
5	322.10	55°55'31"	330.00	309.47	143°00'39"
6	439.04	93°10'02"	270.00	392.24	304°23'23"
7	241.36	51°13'04"	270.00	233.40	145°21'52"
8	294.99	51°13'04"	330.00	285.27	325°21'52"
9	85.41	29°28'48"	166.00	84.47	105°00'56"
10	65.11	15°56'35"	234.00	64.90	111°47'02"
11	336.54	70°53'25"	272.00	315.48	345°20'46"
12	40.92	07°08'50"	328.00	40.89	197°13'03"
13	81.15	14°10'34"	328.00	80.95	186°33'21"
14	222.61	38°53'12"	328.00	218.36	160°01'29"
15	339.34	64°48'31"	300.00	321.53	348°23'13"
16*	71.15	12°25'42"	328.00	71.01	187°25'47"

\* = EASEMENT TIE

**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 all of Lot 18, Block 1, Lots 22, 34, Block 2, Lot 41, Block 3, and Outlot "A".

**DRAINAGE EASEMENT DEFINED**

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

D.E. = DRAINAGE EASEMENT

**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

PROJECT NUMBER: 7659 COMPUTER FILE: 7659F-PLAT.HOMESOL.DWG DATE: 11/14/03 DRAFTER: SPERSON-JRP

926B