

# SCENIC OAKS FOURTH ADDITION

NW 1/4

NW 1/4

UNPLATTED

WEST LINE NORTHWEST QUARTER

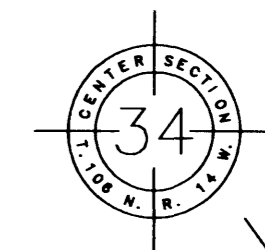
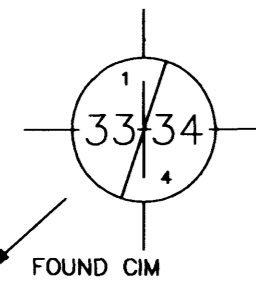
EAST LINE SOUTHWEST QUARTER OF

OUTLOT B

S60°37'26"E 509.07'

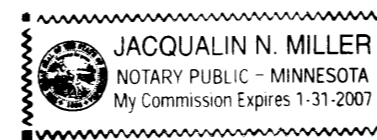
S43°01'53"W 515.50'

UNPLATTED



N89°31'05"W 1630.56' (M)  
1630.42' (R) UNPLATTED

UNPLATTED



### Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That HANSON AND YOUNGE LLC., a Minnesota Limited Liability Corporation, owners and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 34, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of Section 34; thence on an assumed bearing of South 00°46'47" West a distance of 751.39 feet along the west line of said Northwest Quarter to the point of beginning; thence North 89°51'46" East 165.00 feet, thence South 00°08'14" East 71.90 feet; thence North 89°51'46" East 600.56 feet; thence North 64°50'44" East 361.88 feet; thence North 86°17'19" East 194.07 feet to the southwest corner of Lot 1, Block 3, SCENIC OAKS FIRST ADDITION, according to the recorded plat thereof; thence continuing North 86°17'19" East 198.41 feet along the west line of said SCENIC OAKS FIRST ADDITION; thence North 03°09'40" West along said west line 46.29 feet; thence North 82°59'02" East along said west line 129.77 feet; thence South 23°56'37" East along said west line 532.80 feet; thence South 48°27'44" East along said west line 403.29 feet to the southwest corner of Outlot B of said SCENIC OAKS FIRST ADDITION and to the north line of the Southeast Quarter of said Northwest Quarter; thence South 29°22'34" West 551.00 feet; thence South 74°22'34" West 141.42 feet; thence North 60°37'26" West 100.00 feet; thence South 29°22'34" West 250.00 feet; thence South 60°37'26" East 509.07 feet; thence South 43°01'53" West 515.50 feet to the south line of said Northwest Quarter; thence North 89°31'05" West along said south line 1630.42 feet to the southwest corner of said Northwest Quarter; thence North 00°46'31" East along the west line of said Northwest Quarter 1883.19 feet to the point of beginning, containing 80.64 acres.

Have caused the same to be surveyed and platted as SCENIC OAKS FOURTH ADDITION and do hereby donate and dedicate to the public for the public use forever the thoroughfares, cul-de-sacs, and also dedicate the easements as shown on this plat.

In witness whereof said Hanson and Younge LLC., a Minnesota Limited Liability Corporation, have caused these presents to be signed by its proper officers this 4<sup>th</sup> day of July, 2004.

Mark D. Hanson, President

Rodney A. Younge, Vice-President

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of JULY, 2004, by Mark D. Hanson, President, a Minnesota Limited Liability Corporation, on behalf of the corporation.

Jacquelin N. Miller Olmsted  
Notary Public, County, Minnesota

My commission expires: 1-31-2007

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of July, 2004, by Rodney A. Younge, Vice-President, a Minnesota Limited Liability Corporation, on behalf of the corporation.

Daniel E. Berndt  
Notary Public, County, Minnesota  
My commission expires: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

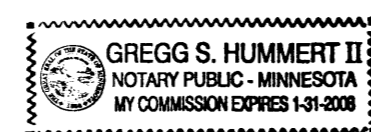
I hereby certify that I have surveyed and platted the property described on this plat as SCENIC OAKS FOURTH ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, L.S.  
Minnesota License Number 21940

State of Minnesota  
County of OLMSTED  
The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this 9<sup>th</sup> day of July, 2004.

Gregg S. Hummert II  
Notary Public, OLMSTED County, Minnesota

My commission expires: 1-31-2008



### CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Rochester

I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the 19<sup>th</sup> day of JULY, 2004, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 1<sup>st</sup> day of AUGUST, 2004.

Judy K. Scherr  
Judy K. Scherr, City Clerk

### COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 9<sup>th</sup> day of July, 2004.

Edward P. Kunic  
Olmsted County Surveyor

### 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 4<sup>th</sup> day of AUGUST, 2004.

DOCUMENT NUMBER A-1032704

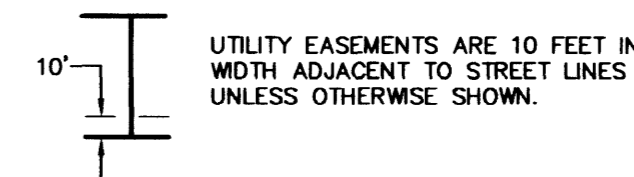
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 4<sup>th</sup> day of AUGUST, 2004, at 4:1/2 o'clock P M., and was duly recorded in the Olmsted County records.

Daniel G. Hall  
Director of Property Records & Licensing

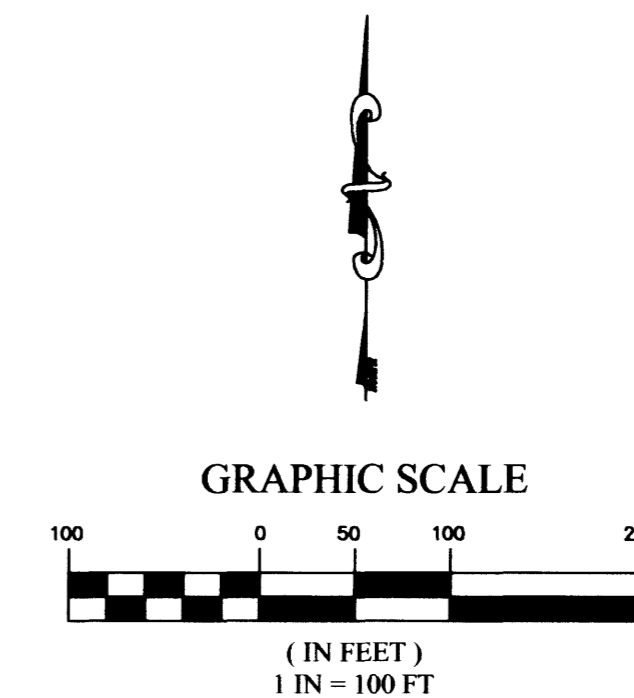
Wendy von Wald  
Deputy

### LEGEND

- IRON PIPE WITH PLASTIC CAP STAMPED R.L.S.#21940 SET
- FOUND MONUMENTS ARE IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EASEMENT LINE
- (M) MEASURED
- (R) RECORDED

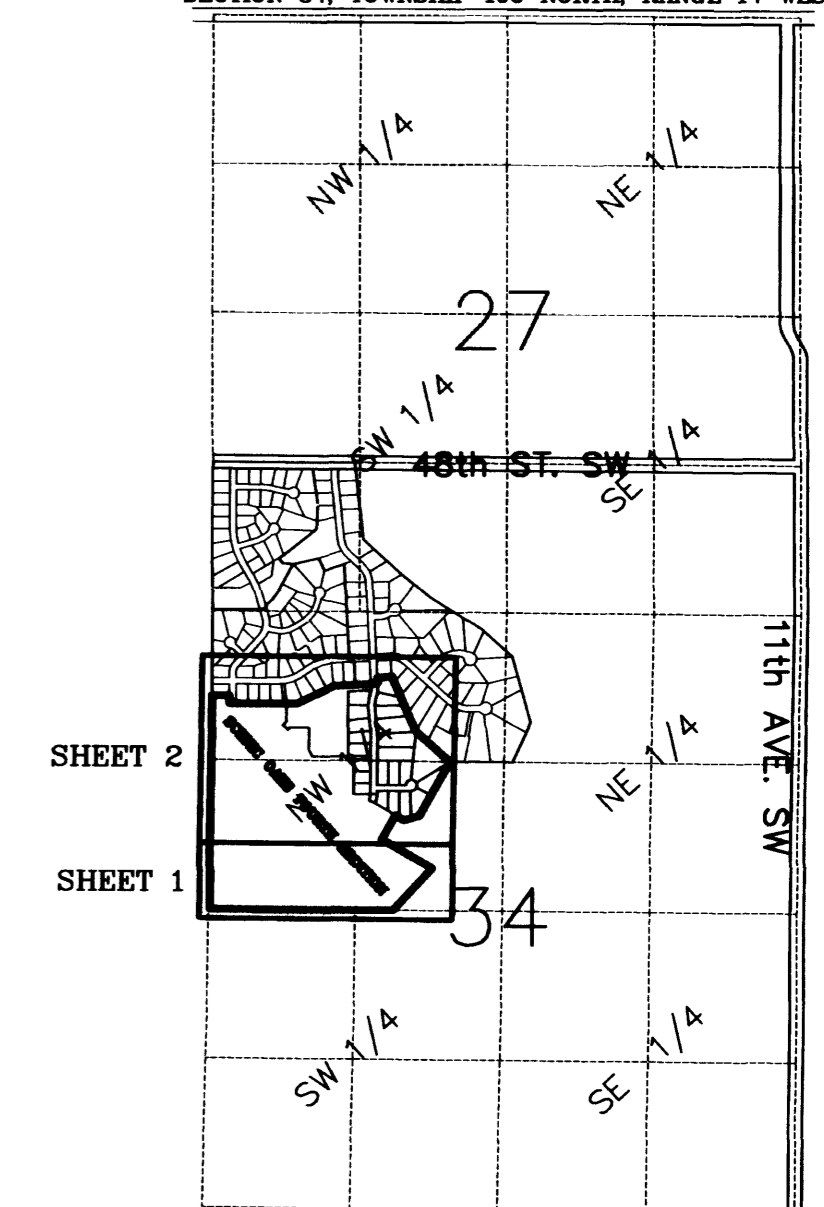


**BEARINGS**  
ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34-T106N-R14W WHICH IS ASSUMED TO BEAR S00°46'47"W.  
**DRAINAGE EASEMENT DEFINED**  
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.  
**UTILITY EASEMENT DEFINED**  
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.



### VICINITY MAP

SECTION 34, TOWNSHIP 106 NORTH, RANGE 14 WEST



"NOT TO SCALE"

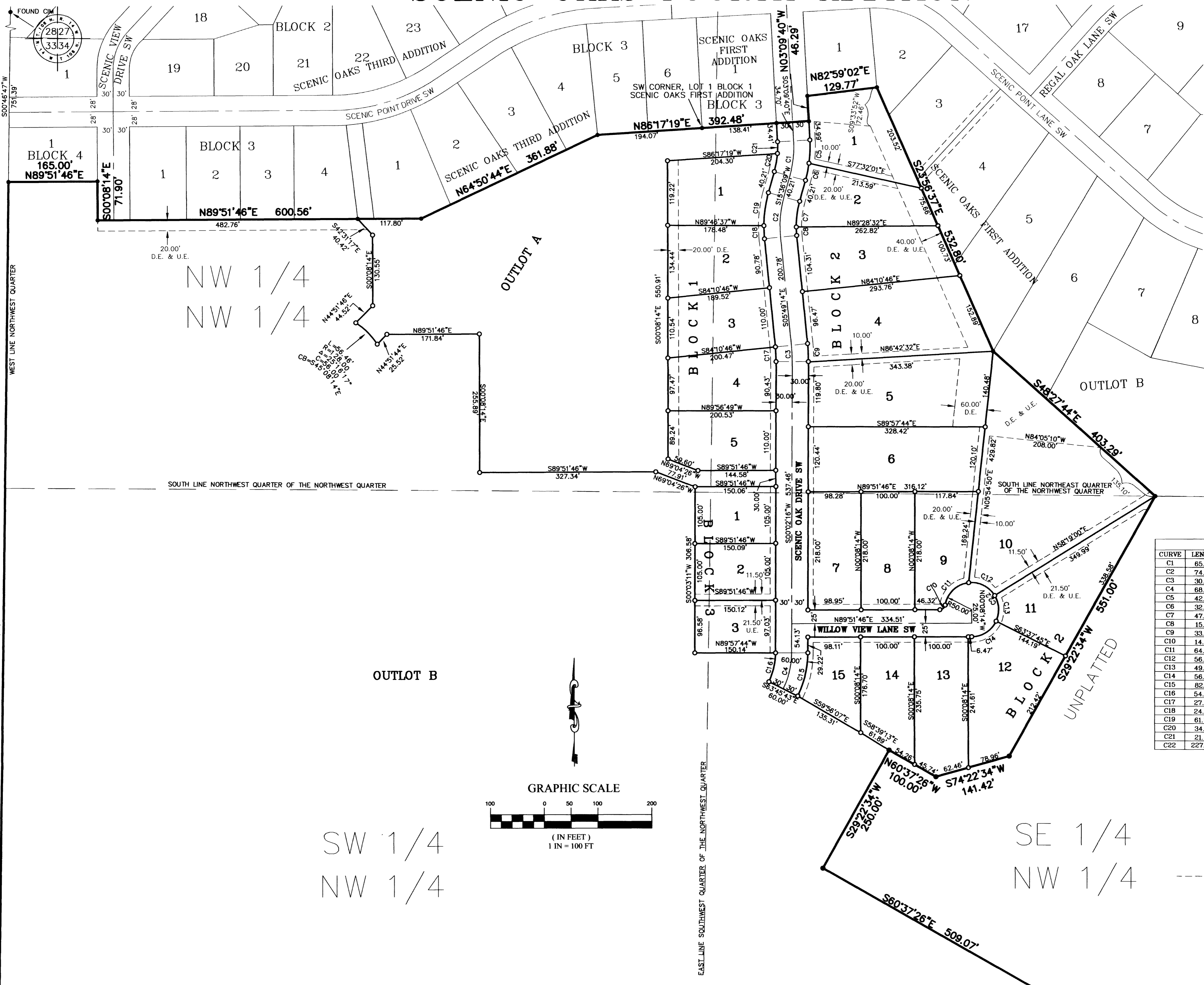
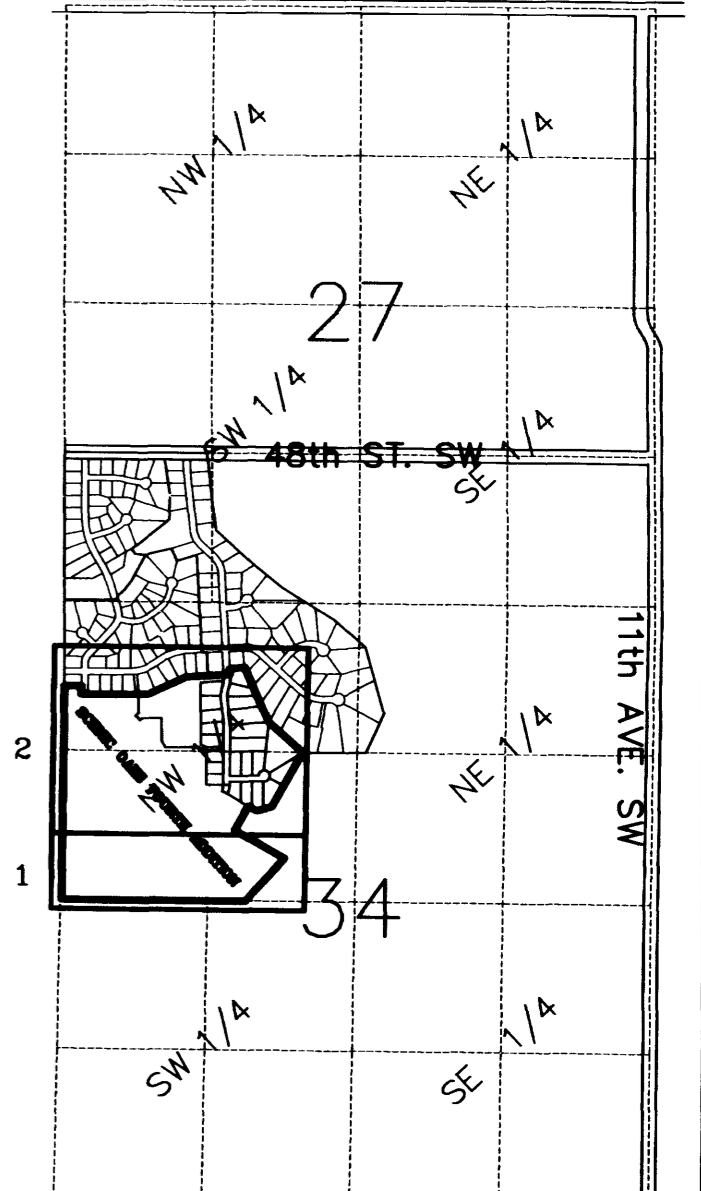
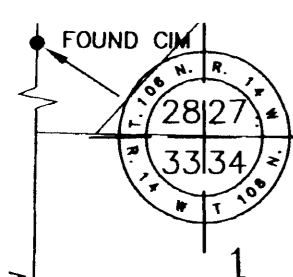
961A

SHEET 1 OF 2

**GCC INC.** Engineering Surveying Planning  
 14070 Hwy 52 SE  
 Chatfield, MN 55923  
 Ph. 507-867-1666  
 Fax 507-867-1665  
 www.ggg.to

# SCENIC OAKS FOURTH ADDITION

VICINITY MAP  
SECTION 34, TOWNSHIP 106 NORTH, RANGE 14 WEST

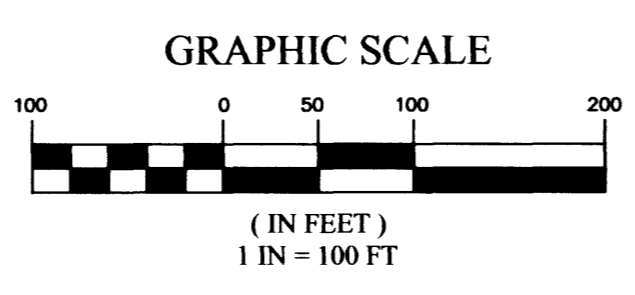


SHEET 2  
SHEET 1

"NOT TO SCALE"

| CURVE TABLE |         |         |            |               |        |
|-------------|---------|---------|------------|---------------|--------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | CHORD BEARING | CHORD  |
| C1          | 65.50'  | 200.00' | 18°45'49"  | S06°13'06\"W  | 65.20' |
| C2          | 74.78'  | 200.00' | 21°25'23"  | S04°53'27\"W  | 74.35' |
| C3          | 30.67'  | 300.00' | 5°51'30"   | S02°53'29\"E  | 30.66' |
| C4          | 68.59'  | 150.00' | 26°12'01"  | S13°08'17\"W  | 68.00' |
| C5          | 42.98'  | 230.00' | 10°42'26"  | S02°11'33\"W  | 42.92' |
| C6          | 32.34'  | 230.00' | 8°03'23"   | S11°34'27\"W  | 32.31' |
| C7          | 47.85'  | 170.00' | 16°07'36"  | S07°32'21\"W  | 47.69' |
| C8          | 15.71'  | 170.00' | 5°17'47"   | S03°10'20\"E  | 15.71' |
| C9          | 33.74'  | 330.00' | 5°51'30"   | S02°53'29\"E  | 33.73' |
| C10         | 14.03'  | 10.00'  | 80°24'20"  | N49°39'35\"E  | 12.91' |
| C11         | 64.67'  | 50.00'  | 74°06'26"  | N46°30'38\"E  | 60.26' |
| C12         | 56.85'  | 50.00'  | 65°08'19"  | S63°51'59\"E  | 53.83' |
| C13         | 49.20'  | 50.00'  | 56°23'03"  | S03°06'18\"E  | 47.24' |
| C14         | 56.53'  | 50.00'  | 64°46'33"  | S57°28'30\"W  | 53.56' |
| C15         | 82.31'  | 180.00' | 26°12'01"  | S13°08'17\"W  | 81.60' |
| C16         | 54.87'  | 120.00' | 26°12'01"  | S13°08'17\"W  | 54.40' |
| C17         | 27.60'  | 270.00' | 5°51'30"   | S02°53'29\"E  | 27.59' |
| C18         | 24.26'  | 230.00' | 6°02'37"   | S02°47'56\"E  | 24.25' |
| C19         | 61.74'  | 230.00' | 15°22'46"  | S07°54'46\"W  | 61.55' |
| C20         | 34.01'  | 170.00' | 11°27'42"  | S09°52'17\"W  | 33.95' |
| C21         | 21.67'  | 170.00' | 7°18'07"   | S00°29'23\"W  | 21.65' |
| C22         | 227.25' | 50.00'  | 260°24'21" | S40°20'25\"E  | 76.38' |

- LEGEND**
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  - FOUND MONUMENTS ARE IRON PIPES UNLESS OTHERWISE NOTED
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - EASEMENT LINE
  - (M) MEASURED
  - (R) RECORDED



SW 1/4  
NW 1/4

SE 1/4  
NW 1/4

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962B

UNPLATTED  
N00°46'31"E (R) 1883.19' (M)  
N00°46'47"E 1883.19' (M)  
UNPLATTED