

# STONEHEDGE ESTATES THIRD SUBDIVISION



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5038  
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 described property, situated in the County of Olmsted, State of Minnesota, to wit:

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

Beginning at the southwest corner of the Northwest Quarter of said Section 19; 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 southerly line of STONEHEDGE ESTATES SECOND SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 89 degrees 02 minutes 14 seconds azimuth along said southerly line 140.00 feet; thence southerly 179 degrees 02 minutes 14 seconds azimuth along said southerly line 37.00 feet; thence easterly 89 degrees 02 minutes 14 seconds azimuth along said southerly line 186.00 feet; thence southerly 179 degrees 02 minutes 14 seconds azimuth along said southerly line 294.00 feet; thence southeasterly 149 degrees 26 minutes 42 seconds azimuth along said southerly line 98.49 feet; thence easterly 86 degrees 15 minutes 31 seconds azimuth along said southerly line 77.19 feet; thence easterly 69 degrees 33 minutes 24 seconds azimuth along said southerly line 72.22 feet; thence northeasterly 64 degrees 03 minutes 19 seconds azimuth along said southerly line 166.74 feet; thence easterly 67 degrees 47 minutes 37 seconds azimuth along said southerly line 92.37 feet; thence southeasterly 155 degrees 32 minutes 53 seconds azimuth along said southerly line 134.11 feet; thence southwesterly 12.38 feet along said southerly line and along a nontangential curve concave southerly, having a radius of 1228.00 feet, a central angle of 00 degrees 34 minutes 40 seconds, and a chord azimuth of 245 degrees 15 minutes 33 seconds; thence southeasterly 154 degrees 58 minutes 13 seconds azimuth along said southerly line 195.84 feet to the northerly line of STONEHEDGE ESTATES SUBDIVISION, according to the plat thereof on file at said County Recorder's office; thence southwesterly 243 degrees 58 minutes 16 seconds azimuth along said northerly line 386.71 feet; thence westerly 266 degrees 15 minutes 31 seconds azimuth along said northerly line 529.05 feet to the west line of said Southwest Quarter of Section 19; thence northerly 358 degrees 37 minutes 11 seconds azimuth along said west line 47.84 feet to the point of beginning.

Said tract contains 9.75 acres more or less.

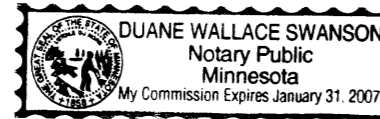
Has caused the same to be surveyed and platted as STONEHEDGE ESTATES THIRD SUBDIVISION and does hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements, as shown on this plat for utility and drainage purposes only.

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 30 day of July, 2004.

*Sherr W. Stofflet*  
Sherr W. Stofflet  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30 day of July, 2004, by Sherr W. Stofflet, Chief Manager of Stonehedge Land Development, LLC, on behalf of the company.



*Duane Swanson*  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/07

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 19th day of APRIL, 2004, 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 10th day of AUGUST, 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 plating laws.

This 2 day of August, 2004.

*Edward P. Kuisie*  
Edward P. Kuisie  
Olmsted County Surveyor

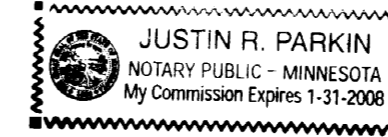
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as STONEHEDGE ESTATES THIRD 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 July 31, 2005; 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.

*Douglas G. Rude*  
Douglas G. Rude  
Minnesota L.S. No. 22422

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 2nd day of August, 2004, by Douglas G. Rude, L.S. No. 22422.



*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 11th day of AUGUST, 2004.

Document Number          **A-1033516**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 11th day of AUGUST, 2004, at 2 1/2 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

DRAFTSPERSON: JRP

DATE: 03/12/04

COMPUTER FILE: 8514F-PLAT.DWG

PROJECT NUMBER: 8514

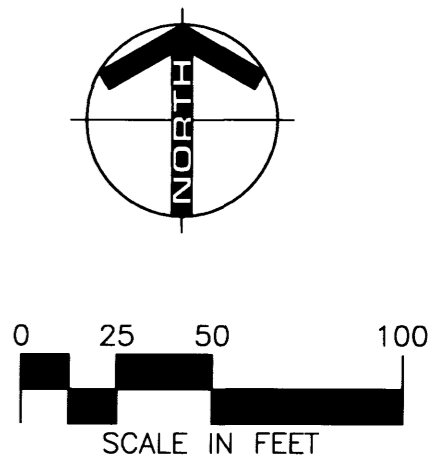
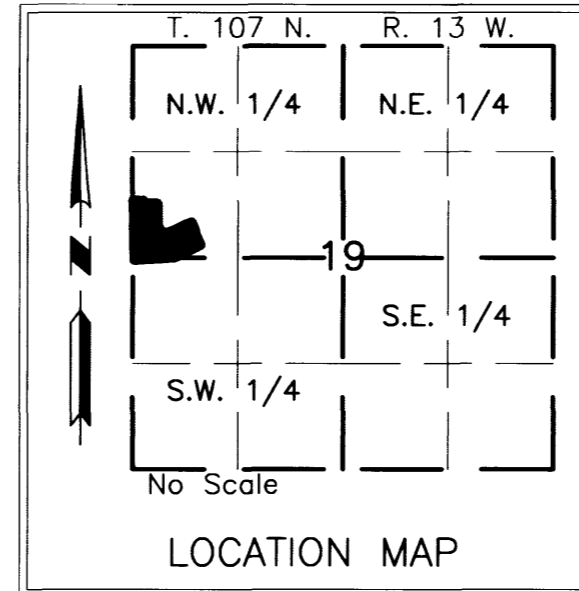
964A

# STONEHEDGE ESTATES THIRD SUBDIVISION



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CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	33.80	01°34'37"	1228.00	33.80	64°45'34"
2	20.44	00°59'57"	1172.00	20.44	64°28'14"
3	15.16	01°50'28"	472.00	15.16	64°53'30"
4	102.25	12°24'42"	472.00	102.05	72°01'05"
5	66.19	08°02'05"	472.00	66.14	82°14'28"
6	35.43	03°50'42"	528.00	35.43	65°53'37"
7	84.98	09°13'16"	528.00	84.88	72°25'36"
8	84.98	09°13'17"	528.00	84.88	81°38'52"
9	6.74	06°53'35"	56.00	6.73	82°48'43"
10	33.74	34°31'00"	56.00	33.23	62°06'26"
11	56.34	57°38'25"	56.00	53.99	73°40'08"
12	61.25	62°40'18"	56.00	58.25	133°49'30"
13	54.04	55°17'10"	56.00	51.96	192°48'14"
14	34.96	35°45'56"	56.00	34.39	202°33'51"
15	5.51	05°38'39"	56.00	5.51	181°51'34"
A	20.93	00°59'57"	1200.00	20.93	64°28'14"
B	194.49	22°17'15"	500.00	193.27	75°06'53"



- 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. 22422.

**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.

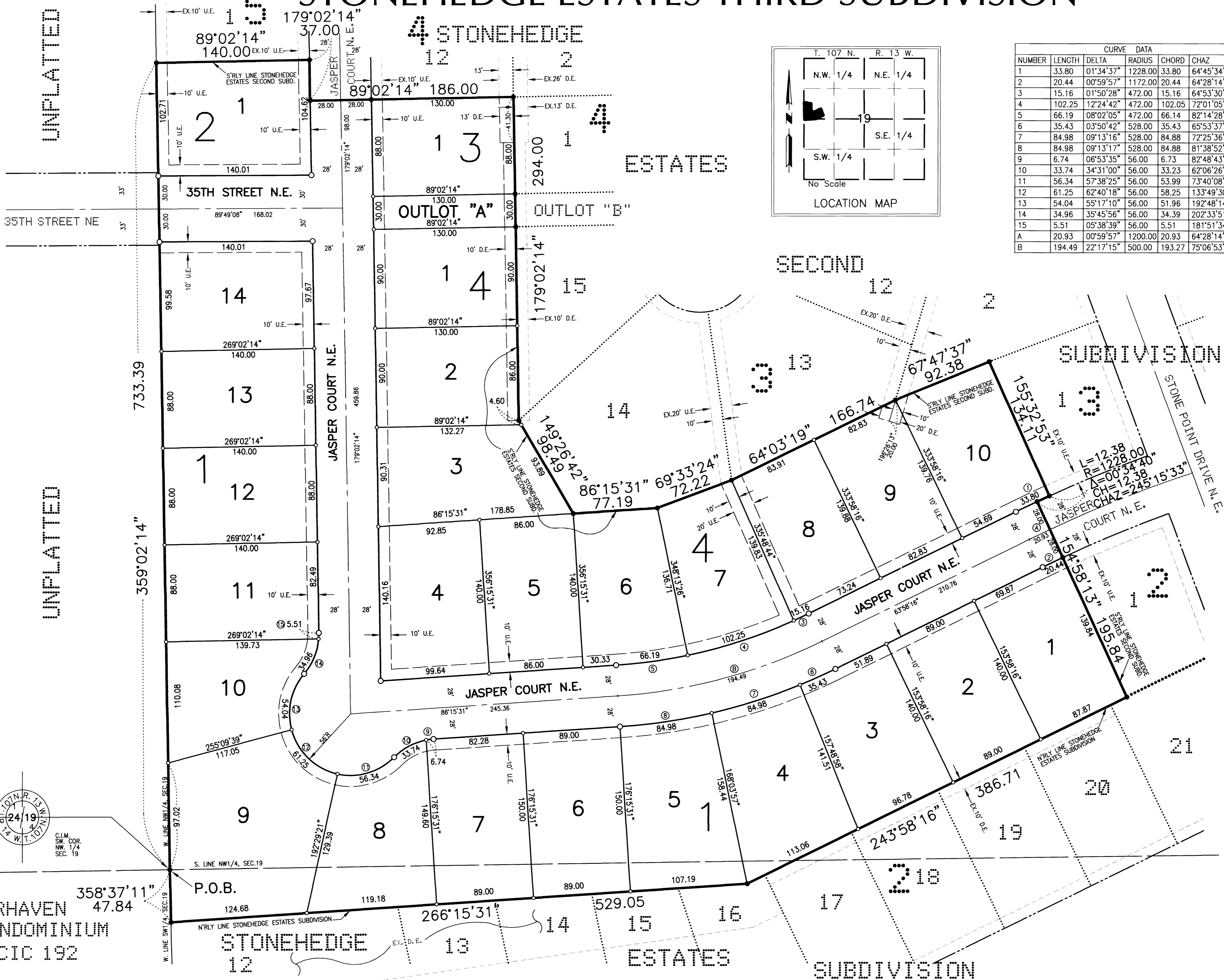
U.E. = UTILITY EASEMENT

**DRAINAGE EASEMENT DEFINED**

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

D.E. = DRAINAGE EASEMENT

964B



DEERHAVEN  
CONDOMINIUM  
CIC 192

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