

PINEWOOD RIDGE SECOND SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
307-288-6464
FAX 307-288-5058
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 Southeast Quarter of the Southeast Quarter of Section 18, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 47 minutes 29 seconds along the south line of said Southeast Quarter 1316.72 feet to the west line of said Southeast Quarter of the Southeast Quarter; thence northerly 359 degrees 21 minutes 49 seconds azimuth along said west line 427.11 feet to the southerly line of PINEWOOD RIDGE SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northeasterly 42 degrees 57 minutes 31 seconds azimuth along said southerly line 452.08 feet; thence southeasterly 136 degrees 45 minutes 39 seconds azimuth along said southerly line 274.65 feet to the southeasterly right-of-way line of Pinewood Ridge Drive S.E.; thence northeasterly 44.81 feet along said southeasterly right-of-way line 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 along said southerly line 389.85 feet; thence northeasterly 22 degrees 35 minutes 05 seconds azimuth along said southerly line 207.16 feet; thence easterly 79 degrees 25 minutes 03 seconds azimuth along said southerly line 132.56 feet; thence easterly 89 degrees 29 minutes 13 seconds azimuth along said southerly line 328.48 feet to the east line of said Southeast Quarter; thence southerly 179 degrees 29 minutes 05 seconds azimuth along said east line 501.17 feet to the point of beginning.

Said tract contains 15.88 acres more or less.

And that part of the Northeast Quarter of the Northeast Quarter of Section 19, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said Northeast Quarter of the Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 47 minutes 29 seconds along the north line of said Northeast Quarter 1204.55 feet; thence southerly 179 degrees 39 minutes 24 seconds azimuth 253.14 feet; thence easterly 89 degrees 47 minutes 29 seconds azimuth parallel with the north line of said Northeast Quarter 1204.54 feet to the east line of said Northeast Quarter; thence northerly 359 degrees 39 minutes 31 seconds azimuth along said east line 253.14 feet to the point of beginning.

Said tract contains 7.00 acres more or less.

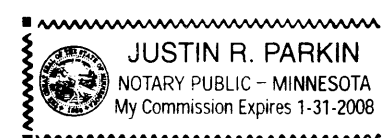
Has caused the same to be surveyed and platted as PINEWOOD RIDGE SECOND SUBDIVISION and does hereby donate and dedicate to the public for public use forever the thoroughfares, cul de sac, and also dedicate the easements as shown on this plat for utility and drainage purposes only.

In witness whereof said BY US, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 19 day of JULY, 2004.

Andrew J. Dunlap
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 19 day of July, 2004, by Andrew J. Dunlap, President of By Us, LLC, on behalf of the company.



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

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 7th day of JUNE, 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 9th day of SEPTEMBER, 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 applicable platting laws.

This 19 day of July, 2004.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

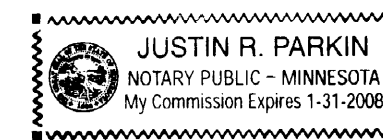
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PINEWOOD 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 July 14, 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.

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 16th day of July, 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 9th day of SEPTEMBER 2004

Document Number A-1036726

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 9th day of SEPTEMBER 2004, at 12 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel Q. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wedel Deputy

DRAFTSPERSON: MJH

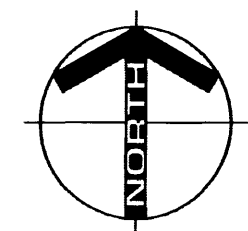
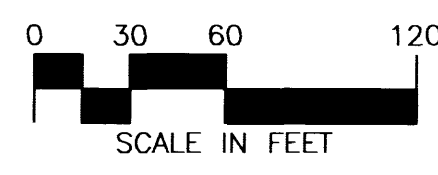
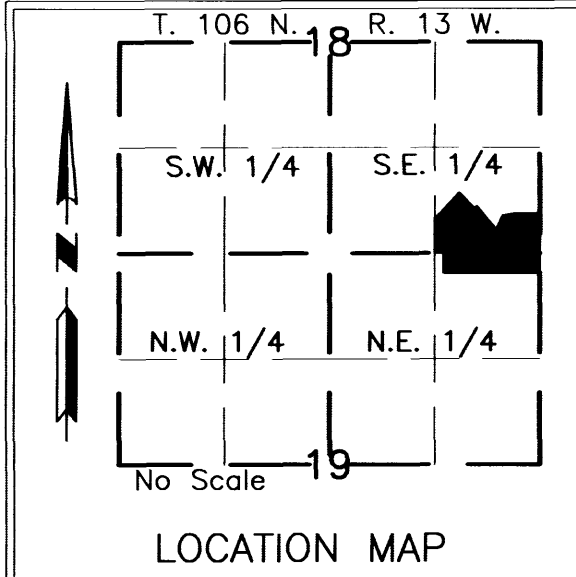
DATE: 2/10/04

COMPUTER FILE: 8502_SF01.dwg

PROJECT NUMBER: 8502

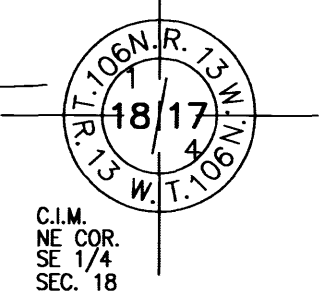
970A

PINEWOOD RIDGE SECOND SUBDIVISION



- 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.



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AUDITOR'S PLAT "E"

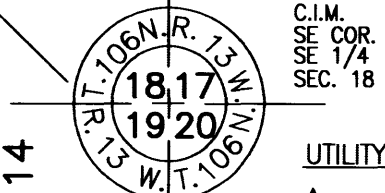
CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	56.01	04°05'55"	783.00	56.00	181°42'22"
2	83.96	06°08'37"	783.00	83.92	186°49'38"
3	83.96	06°08'37"	783.00	83.92	192°58'15"
4	83.96	06°08'37"	783.00	83.92	199°06'52"
5	83.96	06°08'37"	783.00	83.92	205°15'29"
6	83.96	06°08'37"	783.00	83.92	211°24'06"
7	83.96	06°08'37"	783.00	83.92	217°32'43"
8	83.96	06°08'37"	783.00	83.92	223°41'20"
9	163.51	13°03'59"	717.00	163.16	220°13'39"
10	169.71	13°33'43"	717.00	169.32	202°26'14"
11	136.50	10°54'28"	717.00	136.29	190°12'09"
12	63.72	05°05'31"	717.00	63.70	182°12'09"
13	73.30	58°20'00"	72.00	70.18	330°37'28"
14	55.18	20°22'40"	155.16	54.89	311°38'48"
15	102.79	37°57'20"	155.16	100.92	340°48'48"
16	45.17	20°24'24"	126.83	44.93	169°35'16"
17	74.13	33°29'24"	126.83	73.08	142°38'22"
18	74.38	33°35'59"	126.83	73.32	109°05'41"
19	5.54	02°30'13"	126.83	5.54	91°02'35"
20	153.92	122°29'18"	72.00	126.24	151°02'08"
21	60.74	90°00'00"	38.67	54.69	44°47'28"
22	68.44	30°55'06"	126.83	67.61	74°19'55"
23	72.66	32°49'26"	126.83	71.67	42°27'39"
24	58.12	26°15'28"	126.83	57.62	12°55'12"
25	18.83	19°15'52"	56.00	18.74	189°25'25"
26	69.14	70°44'08"	56.00	64.83	234°25'25"
27	67.89	69°27'39"	56.00	63.81	304°31'18"
28	20.07	20°32'21"	56.00	19.97	349°31'18"
29	56.70	32°29'18"	100.00	55.94	196°02'08"
A	416.26	31°47'59"	750.00	410.93	195°33'23"
B	200.33	15°18'15"	750.00	199.74	219°06'30"
C	139.48	58°20'00"	137.00	133.53	330°37'28"
D	133.52	90°00'00"	85.00	120.21	134°47'28"
E	141.37	90°00'00"	90.00	127.28	44°47'28"

UNPLATTED

UNPLATTED

UNPLATTED

P.O.B.



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

CAST IRON CAP ON TELESPAR PIPE
C.I.M. COR. NE 1/4 SEC. 19

970B

PROJECT NUMBER: 8502 COMPUTER FILE: 8502F-PLAT01.dwg DATE: 08/12/04 DRAFTSPERSON: MJH