

SHANNON OAKS SECOND SUBDIVISION

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:

That part of the Southwest Quarter of the Northwest Quarter and the North Half of the Southwest Quarter of Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of Lot 4, Block 1, SHANNON OAKS FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 03 minutes 15 seconds along the east line of CENTURY HILLS SEVENTH SUBDIVISION, according to the plat thereof on file at said County Recorder's office, 606.22 feet to the east corner of Lot 1, Block 3, CENTURY HILLS SIXTH SUBDIVISION, according to the plat thereof on file at said County Recorder's office; thence southwesterly 224 degrees 03 minutes 18 seconds azimuth along the southeast line of said Lot 1, a distance of 18.26 feet; thence southeasterly 134 degrees 03 minutes 18 seconds azimuth 299.40 feet; thence southeasterly 114 degrees 27 minutes 37 seconds azimuth 155.36 feet; thence easterly 103 degrees 17 minutes 46 seconds azimuth 224.33 feet; thence northerly 338 degrees 36 minutes 42 seconds azimuth 173.46 feet; thence northerly 359 degrees 03 minutes 18 seconds azimuth 825.46 feet to the southwest corner of Outlot "A" of said SHANNON OAKS FIRST SUBDIVISION; thence northeasterly 27 degrees 49 minutes 58 seconds azimuth along the westerly line of said Outlot "A" 5.83 feet to the south corner of Lot 3, Block 2 of said SHANNON OAKS FIRST SUBDIVISION; thence northwesterly 298 degrees 26 minutes 22 seconds azimuth along the southwesterly line of said Lot 3, a distance of 221.87 feet to the easterly right-of-way line of GALWAY LANE NE; thence southerly 208 degrees 26 minutes 22 seconds azimuth along said easterly right-of-way line 14.98 feet; thence southwesterly 88.21 feet along said easterly right-of-way line on a tangential curve concave easterly, having a radius of 172.00 feet and a central angle of 29 degrees 23 minutes 04 seconds; thence southerly 179 degrees 03 minutes 18 seconds azimuth along said easterly right-of-way line 51.84 feet to the southerly line of said SHANNON OAKS FIRST SUBDIVISION; thence westerly 269 degrees 03 minutes 18 seconds azimuth along said southerly line 276.00 feet to the point of beginning.

Said tract contains 10.03 acres more or less.

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

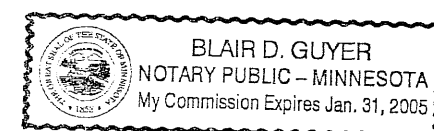
In witness whereof said Arcon Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 1st day of October, 2004.

Scott Johnson

Scott Johnson

STATE OF MINNESOTA
COUNTY OF

The foregoing instrument was acknowledged before me this 1st day of October, 2004, by Scott Johnson, President of Arcon Development, Inc., a Minnesota corporation.



Blair D. Guyer Hennepin
Notary Public, Hennepin County, MN
My Commission Expires January 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 10th day of August, 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 October, 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 12 day of October, 2004.

Edward P. Kuisle

Edward P. Kuisle
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

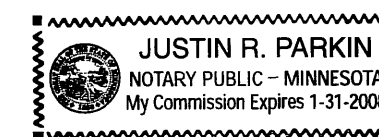
I do hereby certify that I have surveyed and platted the property described on this plat as SHANNON OAKS SECOND SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by July 10, 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 30th day of September, 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 19th day of October, 2004.

Document Number A-1041204

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 19th day of October, 2004 at 4 o'clock P. and was duly recorded in Olmsted County Records.

Daniel G. Hall

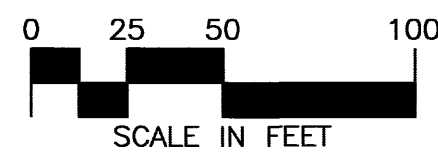
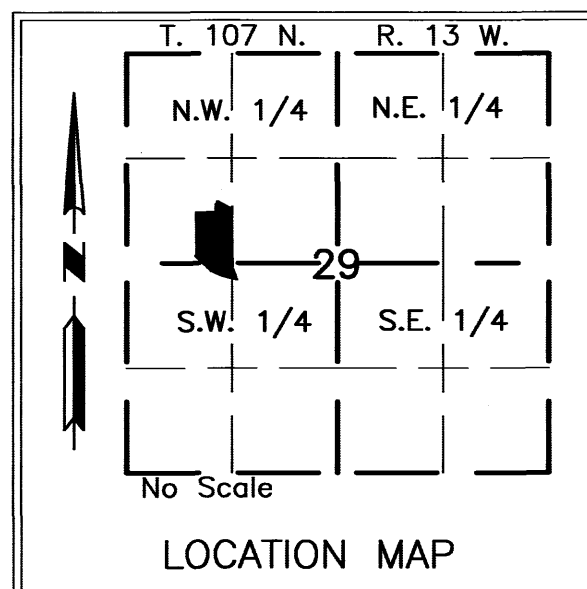
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
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EMAIL INFO@YAGGY.COM

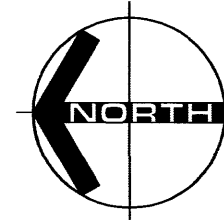
PROJECT NUMBER: 8078
COMPUTER FILE: 6078F-PLAT.DWG
DATE: 6/23/04
DRAFTSPERSON: JRP

983A

SHANNON OAKS SECOND SUBDIVISION



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



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.

UNPLATTED

SHANNON OAKS 2

BLOCK 1

359°03'18"

825.46

E. LINE NW1/4, SW1/4, SEC.29

NE 1/4
SW 1/4

338°36'42"
173.46

103°17'46"
224.33

NW 1/4
SW 1/4

114°27'37"
155.36

UNPLATTED

GALWAY LANE N.E.
 L=88.21
 A=29°23'04"
 R=172.00
 CH=87.25
 CHAZ=193°44'50"

GALWAY LANE N.E.

FIRST SUBDIVISION

BLOCK 1

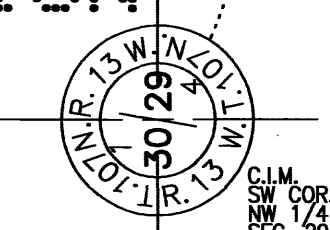
CURVE DATA:					
CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	18.78	20°41'32"	52.00	18.68	168°42'32"
2	17.26	19°01'22"	52.00	17.19	148°51'05"
3	73.37	80°50'36"	52.00	67.43	179°45'42"
4	72.39	79°46'01"	52.00	66.69	260°04'00"
5	89.69	98°49'12"	52.00	78.98	349°21'37"
6	7.22	07°57'09"	52.00	7.21	34°47'38"
7	28.83	31°45'45"	52.00	28.46	194°56'10"

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



983B

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