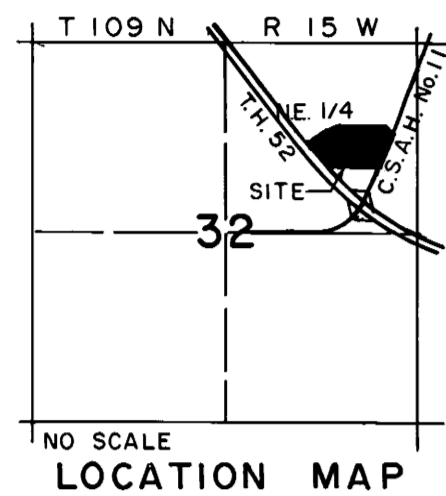


# PINE TREE VALLEY SUBDIVISION



### 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.

### DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities, including secondary use as a utility easement.

CURVE	Δ	R	L	CHORD
1	15° 33' 17"	294.68	80.00	79.76
2	13° 13' 17"	294.68	68.00	67.85
3	13° 13' 17"	294.68	68.00	67.85
4	13° 13' 17"	294.68	68.00	67.85
5	03° 17' 30"	294.68	16.93	16.93
6	27° 07' 12"	60.00	28.40	28.14
7	12° 04' 30"	60.00	12.64	12.62
8	58° 51' 17"	60.00	61.63	58.96
9	47° 44' 47"	60.00	50.00	48.57
10	49° 56' 05"	60.00	52.29	50.65
11	48° 25' 42"	60.00	50.71	49.22
12	53° 25' 33"	60.00	55.95	53.94
13	26° 42' 35"	60.00	27.97	27.72
14	12° 29' 07"	60.00	13.07	13.05
15	10° 54' 25"	228.68	43.53	43.47
16	47° 39' 38"	228.68	190.22	184.79
17	01° 27' 23"	904.93	23.00	23.00
18	09° 44' 34"	904.93	153.88	153.69

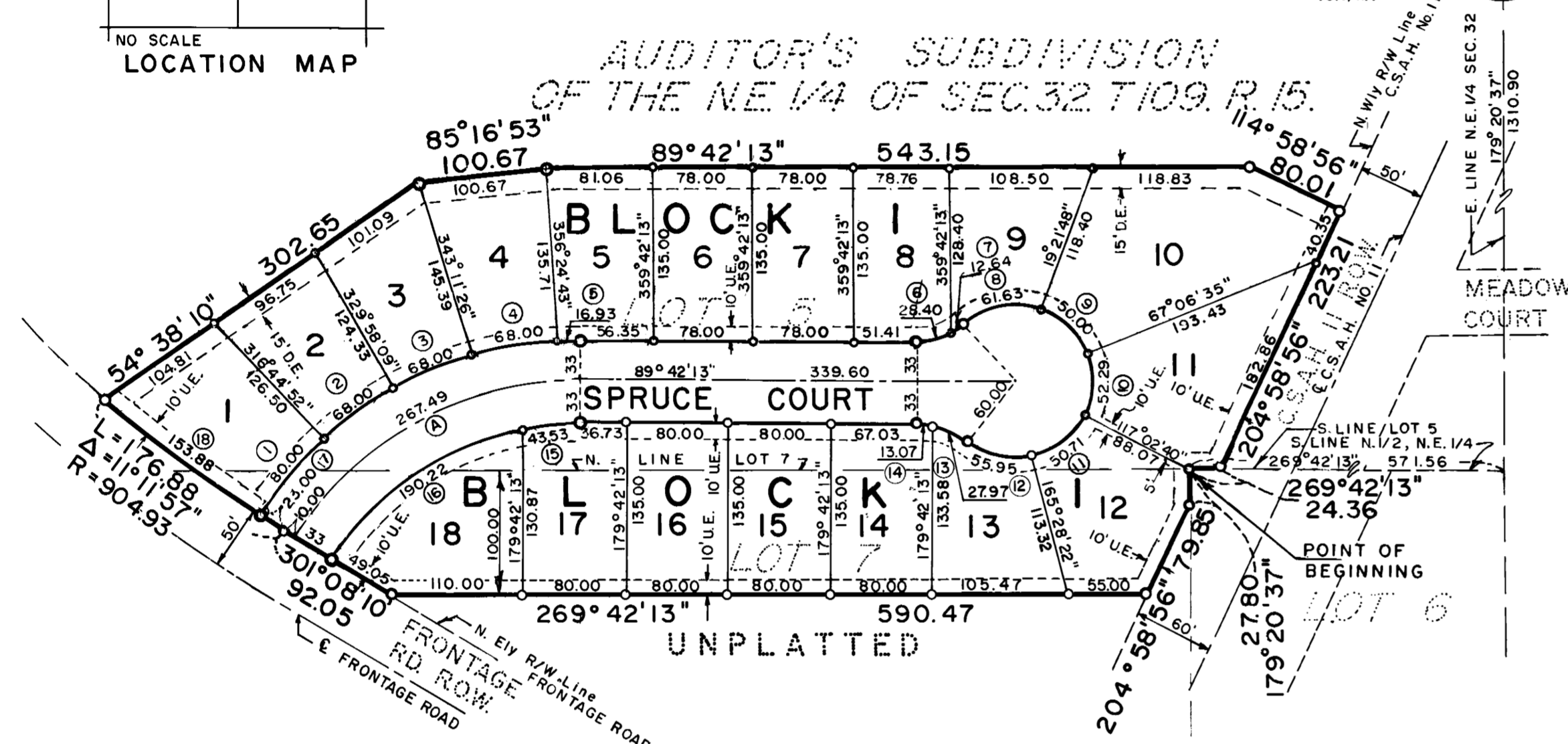
### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That MBD Enterprises Incorporated, a Minnesota Corporation, owners and proprietors of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

That part of Lots 5 and 7 of Auditors Subdivision of the Northeast Quarter of Section 32, Township 109 North, Range 15 West, according to the plat thereof on file in the County Recorders Office, Goodhue County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 20 minutes 37 seconds along the east line of said Northeast Quarter 1310.90 feet to the south line of the North Half of said Northeast Quarter; thence westerly 269 degrees 42 minutes 13 seconds azimuth along said south line 571.56 feet to the point of beginning; thence southerly 179 degrees 20 minutes 37 seconds azimuth 27.80 feet to the northwesterly right-of-way line of C.S.A.H. No. 11; thence southwesterly 204 degrees 58 minutes 56 seconds azimuth along said northwesterly right-of-way line 79.85 feet to its intersection with a line 100.00 feet southerly of and parallel with the north line of said Lot 7; thence westerly 269 degrees 42 minutes 13 seconds azimuth along said parallel line 590.47 feet to the north-easterly right-of-way line of the Frontage Road; thence northwesterly 301 degrees 08 minutes 10 seconds azimuth along said northwesterly right-of-way line 92.05 feet; thence northwesterly along said northwesterly right-of-way line 176.88 feet along a tangential curve concave to the northeast having a radius of 904.93 feet and a central angle of 11 degrees 11 minutes 57 seconds; thence northeasterly 54 degrees 38 minutes 10 seconds azimuth 302.65 feet; thence easterly 85 degrees 16 minutes 53 seconds azimuth 100.67 feet; thence easterly 89 degrees 42 minutes 13 seconds azimuth 543.15 feet; thence southeasterly 114 degrees 58 minutes 56 seconds azimuth 80.01 feet to the northwesterly right-of-way line of C.S.A.H. No. 11; thence southwesterly 204 degrees 58 minutes 56 seconds azimuth along said northwesterly right-of-way line 223.21 feet to the south line of said Lot 5; thence westerly 269 degrees 42 minutes 13 seconds azimuth along said south line 24.36 feet to the point of beginning.

Said tract contains 5.97 acres more or less.

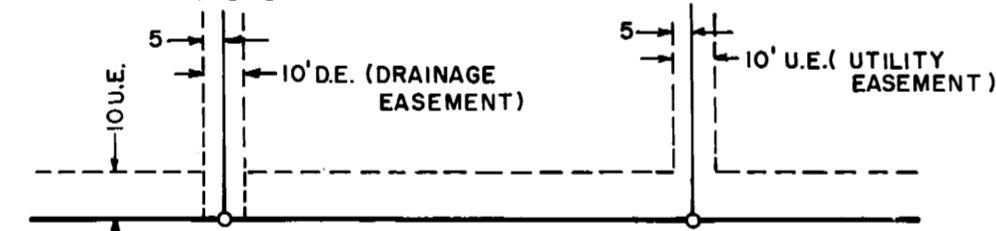


① CURVE REFERENCE

CURVE	Δ	R	L	CHORD
A	58° 34' 02"	261.68	267.49	255.99

② CURVE REFERENCE

### UTILITY AND DRAINAGE EASEMENTS ARE SHOWN THUS



BEING 5, 10 OR 15 FEET IN WIDTH AND ADJOINING LOT LINES OR REFERENCED TO LOT LINES AS SHOWN ON THE PLAT.

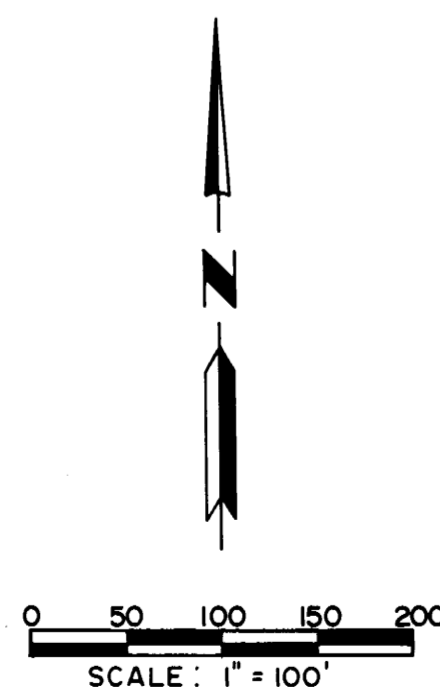
### BEARINGS

Plat bearings are Minnesota State Plane Grid azimuths measured to the right from Grid North.

### MONUMENTS

- 1/2" Re-Bars
- 3/4" Iron Pipes
- Found Monument (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped RLS 10162.



### COUNTY SURVEYOR

I hereby certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws.

Approved this 4th day of March, 1983

Jeffrey L. Gross  
Goodhue County Surveyor

### COUNTY AUDITOR

No delinquent taxes due and transfer entered this 19 day of March, 1983.

P. P. P.  
Goodhue County Auditor

### COUNTY RECORDER

Document Number 284342

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 4th day of MARCH, 1983, at 3:30 o'clock P.M., and was duly recorded in Book 8 of PLATS on page 23, File No. 168A.

Craig A. Anderson  
County Recorder  
Goodhue County, Minnesota

### CITY APPROVAL

The City Council of the City of Pine Island, Minnesota, hereby approves this Final Plat this 1 day of September, 1981.

Robert W. Foll  
Mayor  
Nancy Hess  
City Clerk

### STATE OF MINNESOTA COUNTY OF GOODHUE

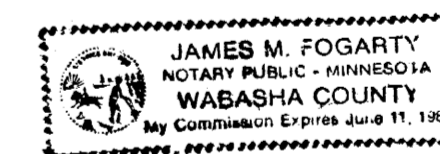
The foregoing instrument was acknowledged before me this 2nd day of March, 1983, by Frank L. Radke and Carol W. Brekken, President and Vice President respectively of MBD Enterprises Incorporated, a Minnesota Corporation, on behalf of the corporation.

### SURVEYORS'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PINE TREE VALLEY 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, that the outside boundary lines are correctly designated and that there are no wetlands or public highways to be designated on said plat other than as shown.

### STATE OF MINNESOTA COUNTY OF OLMTSTED

The foregoing Surveyor's Certificate was acknowledged before me this 15 day of Sept, 1981, by Donald R. Borcharding, Minnesota R.L.S. No. 10162.



James M. Fogarty  
Notary Public, Goodhue County, Minnesota  
My Commission Expires 6/11/85

Donald R. Borcharding  
DONALD R. BORCHARDING  
Minnesota R.L.S. No. 10162

Donald W. Hess  
Notary Public, Olmsted County, Minnesota  
My Commission Expires 12-21-85

PREPARED BY  
**YAGGY ASSOCIATES, INC.**  
CONSULTING ENGINEERS ■ PLANNERS ■ SURVEYORS  
ROCHESTER, MINNESOTA ■ MASON CITY, IOWA