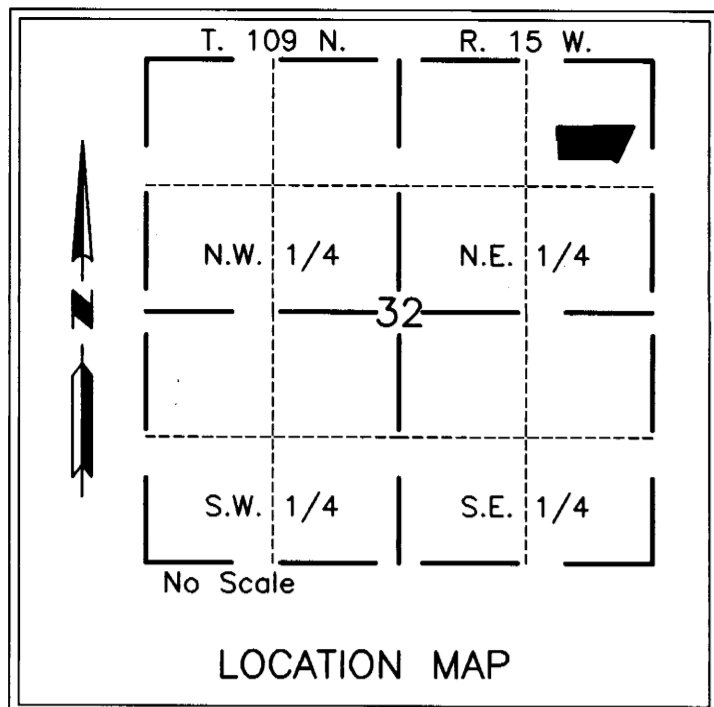


# PINE TREE VALLEY THIRD SUBDIVISION

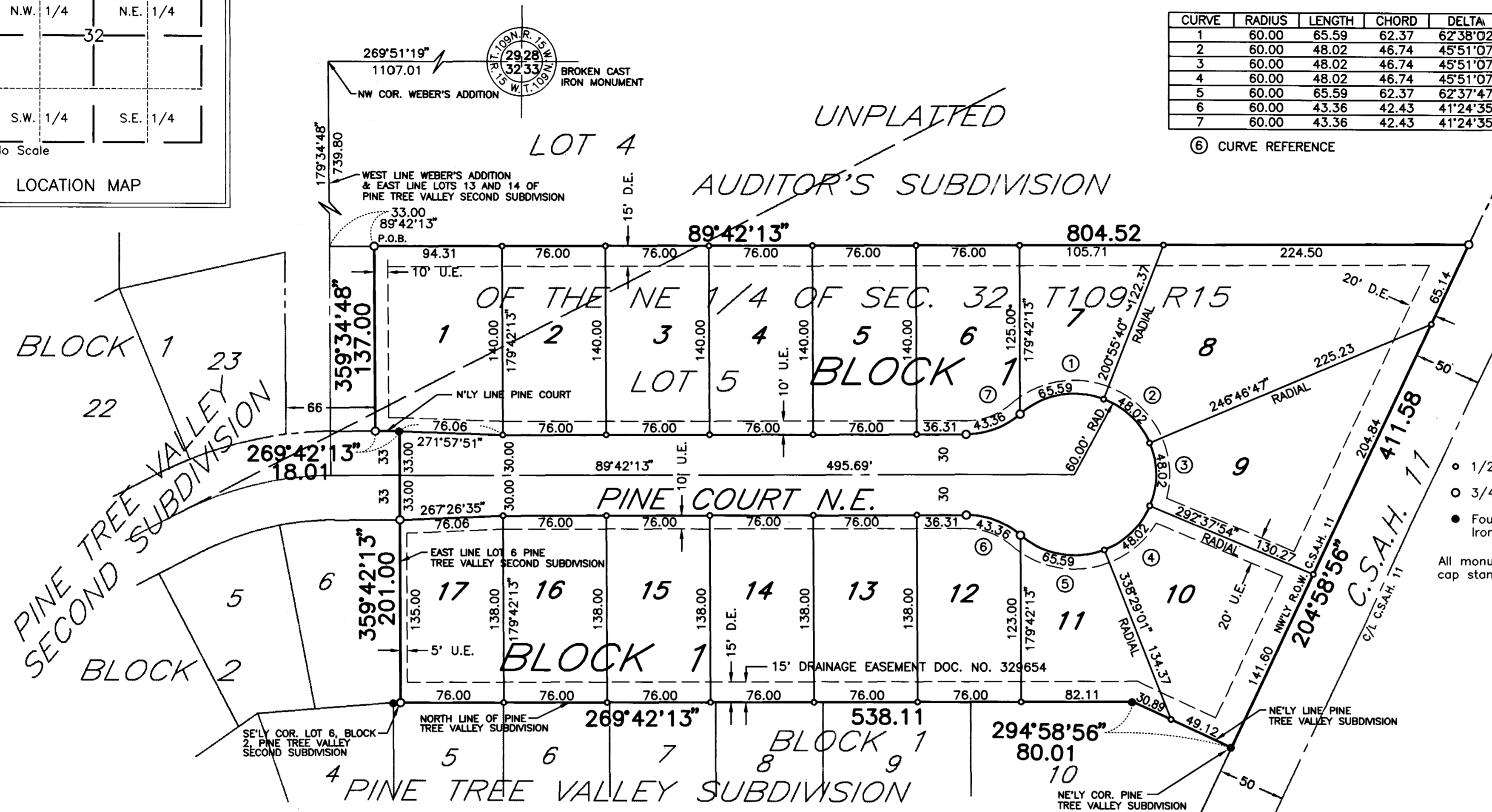


0 30 60 120  
SCALE IN FEET

**YAGGY COLBY ASSOCIATES**  
ENGINEERS - ARCHITECTS  
SURVEYORS - PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6444  
FAX 507-288-9058

CURVE	RADIUS	LENGTH	CHORD	DELTA
1	60.00	65.59	62.37	62°38'02"
2	60.00	48.02	46.74	45°51'07"
3	60.00	48.02	46.74	45°51'07"
4	60.00	48.02	46.74	45°51'07"
5	60.00	65.59	62.37	62°37'47"
6	60.00	43.36	42.43	41°24'35"
7	60.00	43.36	42.43	41°24'35"

⑥ CURVE REFERENCE



**BEARINGS**  
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

**UTILITY EASEMENT DEFINED** U.E.=UTILITY EASEMENT  
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** D.E.=DRAINAGE EASEMENT  
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

EASEMENTS SHOWN THUS

**MONUMENTS**

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments are 3/4" Iron Pipes unless otherwise noted

All monuments set have a plastic cap stamped R.L.S. 20703.

**COUNTY AUDITOR/TREASURER**  
Taxes payable in the year 1995 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24th day of July, 1995.

*[Signature]*  
Goodhue County Auditor/Treasurer

**COUNTY RECORDER**  
Document Number 385690

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 24th day of July, 1995 at 3:00 o'clock P.M. and was duly recorded as document number 385690, file number 231A.

*[Signature]*  
Goodhue County Recorder

**COUNTY SURVEYOR**  
Pursuant to Chapter 389.09, Laws of Minnesota, as amended in 1976 and Goodhue County ordinance No. 2-78, this plat has been approved this 24th day of July, 1995.

*[Signature]*  
Goodhue County Surveyor

**SURVEYOR'S CERTIFICATE**

I do hereby certify that I have surveyed and platted the property described on this plat as PINE TREE VALLEY THIRD SUBDIVISION, 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, or will be correctly placed in the ground by January 1, 1996: that the outside boundary lines are correctly designated on the 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, of public highways to be designated on said plat other than as shown.

*[Signature]*  
Michael J. Fritz  
Minnesota L.S. #20703

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 24th day of July, 1995, by Michael J. Fritz, L.S. #20703.

*[Signature]*  
KATHRYN M. MALLOY  
NOTARY PUBLIC-MINNESOTA  
MY COMMISSION EXPIRES 1-31-2000

*[Signature]*  
Notary Public, Olmsted County, MN  
My Commission Expires 12/31/2000

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That R & D Developments, a Co-partnership, owners and proprietors of the following described property situated in the County of Goodhue, State of Minnesota, to wit:

That part of Lots 4 and 5 of the Auditor's Subdivision of the Northeast Quarter of Section 32, Township 109 North, Range 15 West, according to the plat thereof on file at the County Recorder's Office, Goodhue County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence westerly on a Minnesota state Plane Grid Azimuth from north of 269 degrees 51 minutes 19 seconds along the north line of said Northeast Quarter 1107.01 feet to the northwest corner of Weber's Addition, according to the plat thereof on file at the County Recorder's office, Goodhue County, Minnesota; thence southerly 179 degrees 34 minutes 48 seconds azimuth along the west line of said Weber's Addition and the easterly line of Lots 13 and 14, Block 1 of Pine Tree Valley Second Subdivision, according to the plat thereof on file at the County Recorder's office, Goodhue County, Minnesota, and a southerly extension thereof 739.80 feet; thence easterly 89 degrees 42 minutes 13 seconds azimuth 33.00 feet to the point of beginning; thence continue easterly 89 degrees 42 minutes 13 seconds azimuth 804.52 feet to the northwesterly right-of-way line of C.S.A.H. No. 11; thence northwesterly 204 degrees 58 minutes 56 seconds azimuth along said northwesterly right-of-way line 411.58 feet to the northeastern corner of Pine Tree Valley Subdivision, according to the plat thereof on file at the County Recorder's office, Goodhue County, Minnesota; thence northwesterly 294 degrees 58 minutes 56 seconds azimuth along the northeastern line of said Pine Tree Valley Subdivision 80.01 feet; thence westerly 269 degrees 42 minutes 13 seconds azimuth along the north line of said Pine Tree Valley Subdivision 538.11 feet to the southeasterly corner of Lot 6, Block 2 of said Pine Tree Valley Second Subdivision; thence northerly 359 degrees 42 minutes 13 seconds azimuth along the easterly line of said Lot 6, and a northerly extension thereof 201.00 feet to the northerly line of Pine Court N.E., according to said plat of Pine Tree Valley Second Subdivision; thence westerly 269 degrees 42 minutes 13 seconds azimuth along said northerly line 18.01 feet; thence northerly 359 degrees 34 minutes 48 seconds azimuth along a line 66.00 feet easterly of and parallel to the easterly line of Lot 23, Block 1 of said Pine Valley Second Subdivision 137.00 feet to the point of beginning.

Said tract contains 5.57 acres more or less.

Have caused the same to be surveyed and platted as PINE TREE VALLEY THIRD SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof said R & D Developments, a Co-Partnership, has caused these presents to be signed by its Co-Partners this 13th day of July, 1995.

*[Signature]* Diane Donlinger  
Diane Donlinger

*[Signature]* Eugene Reller  
Eugene Reller

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 13th day of July, 1995, by Diane Donlinger and Eugene Reller.

*[Signature]*  
Notary Public, Olmsted County, Minnesota  
My Commission Expires 1-31-2000

I certify that proper evidence of title has been presented to and examined by me, and I hereby approve this Plat to form and execution.

Dated this 18th day of July, 1995.

*[Signature]*  
Pine Island City Attorney

Checked and approved as to compliance with Chapter 505, Minnesota Statutes.

Dated this 18th day of July, 1995.

*[Signature]*  
Pine Island City Attorney

Checked and approved as to compliance with the Zoning Code and this Chapter.

*[Signature]*  
Zoning Administrator

Approved by Pine Island City Council on this 18th day of July, 1995.

*[Signature]*  
Mayor, City of Pine Island

PROJECT NUMBER: 4551  
COMPUTER FILE: 4551FNPL.DWG  
DATE: 03/20/95  
DRAFTSPERSON: R.A.S.