

# PINE TREE VALLEY FOURTH SUBDIVISION



**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That R & D Developments of Rochester, LLP, a Minnesota Partnership, owner and proprietor 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 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; thence southerly 179 degrees 34 minutes 48 seconds azimuth along 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, 330.02 feet to the south line of WEBER'S ADDITION, according to the plat thereof on file at the County Recorder's office, Goodhue County and the point of beginning; thence continue southerly 179 degrees 34 minutes 48 seconds azimuth along the east line of said Lot 14, a distance of 101.39 feet to the southeasterly line of Lot 15 of said Block 1; thence southwesterly 227 degrees 53 minutes 00 seconds azimuth along said southeasterly line a distance of 160.84 feet to the southeasterly line of Lot 16 of said Block 1, thence southwesterly 241 degrees 10 minutes 59 seconds azimuth along said southeasterly line a distance of 66.73 feet to the east line of Lot 18 of said Block 1; thence southerly 179 degrees 34 minutes 48 seconds azimuth along said east line of Lot 18 and the east line of Lots 19 and 20 of said Block 1, a distance of 212.65 feet to the northwesterly line of Lot 22 of said Block 1; thence northeasterly 62 degrees 25 minutes 05 seconds azimuth along said northwesterly line 26.83 feet to the northerly line of Lot 23 of said Block 1; thence easterly 77 degrees 17 minutes 51 seconds azimuth along said northerly line 124.78 feet to the east line of said Lot 23; thence southerly 179 degrees 34 minutes 48 seconds azimuth along said east line 135.00 feet to the north right-of-way line of Pine Court NE of said PINE TREE VALLEY SECOND SUBDIVISION; thence easterly 35.74 feet along said north right-of-way line on a nontangential curve concave southerly, having a radius of 283.00 feet, a central angle of 07 degrees 14 minutes 04 seconds, and a chord azimuth of 86 degrees 05 minutes 11 seconds; thence easterly 89 degrees 42 minutes 13 seconds azimuth along said north right-of-way line 30.36 feet to the west line of Lot 1, Block 1 of PINE TREE VALLEY THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Goodhue County, Minnesota; thence northerly 359 degrees 34 minutes 48 seconds azimuth along said west line 137.00 feet to the north line of said Block 1; thence easterly 89 degrees 42 minutes 13 seconds azimuth along the north line of said Block 1, a distance of 804.52 feet to the northwesterly right-of-way line of County State Aid Highway No. 11; thence northeasterly 24 degrees 58 minutes 56 seconds azimuth along said northwesterly right-of-way line 231.60 feet; thence northeasterly 233.29 feet along said northwesterly right-of-way line on a tangential curve concave southeasterly, having a radius of 1004.94 feet and a central angle of 13 degrees 18 minutes 04 seconds to the south line of said WEBER'S ADDITION; thence westerly 269 degrees 51 minutes 19 seconds azimuth along said south line 1060.41 feet to the point of beginning.

Have caused the same to be surveyed and platted as PINE TREE VALLEY FOURTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the cul-de-sac and also dedicate the easements as shown on this plat.

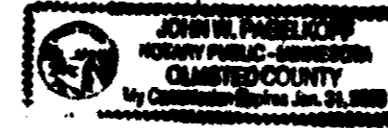
In witness whereof said R & D Developments of Rochester, LLP, a Minnesota Partnership, has caused these presents to be signed by its Co-Partners this 18<sup>th</sup> day of May, 1999.

Diane L. Graham  
Diane L. Graham

Eugene Reller  
Eugene Reller

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 18 day of MAY, 1999, by Diane L. Graham and Eugene Reller, Co-Partners of R & D Developments of Rochester, LLP, a Minnesota Partnership on behalf of the partnership.



John W. Pagel  
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 as to form and execution.

Dated this 18<sup>th</sup> day of May, 1999.

[Signature]  
Pine Island City Attorney

Reviewed this 19<sup>th</sup> day of May, 1999.

Daniel J. Zander  
Pine Island City Engineer

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

Elmer Bender  
Zoning Administrator

Approved by Pine Island City Council on this 20<sup>th</sup> day of April, 1999.

Attest: Elmer Bender  
City Clerk

Donald M. Wittel  
Mayor, City of Pine Island

**COUNTY AUDITOR/TREASURER**

Taxes payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 20 day of May, 1999.

[Signature]  
Goodhue County Auditor/Treasurer  
by: [Signature], deputy

**COUNTY RECORDER**

Document Number 429672

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 20<sup>th</sup> day of MAY, 1999, at 3:00 o'clock P.M. and was duly recorded as document number 429672, file number 266AAR.

Craig J. Anderson  
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 20<sup>th</sup> day of May, 1999.

Paul M. Shipton  
Goodhue County Surveyor

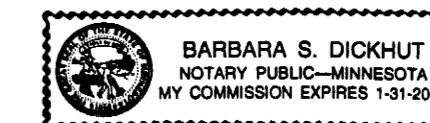
**SURVEYOR'S CERTIFICATE**

I do hereby certify that I have surveyed and platted the property described on this plat as PINE TREE VALLEY FOURTH 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 December 1, 1999; 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, or public highways to be designated on said plat other than as shown.

Douglas G. Rude  
Douglas G. Rude, L.S.  
Minnesota License No. 22422

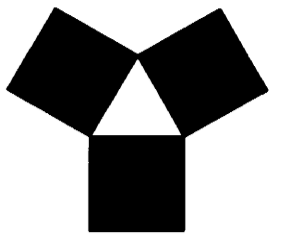
STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 18<sup>th</sup> day of May, 1999, by Douglas G. Rude, Minnesota License No. 22422.



Barbara S. Dickhut  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

# PINE TREE VALLEY FOURTH SUBDIVISION



**YAGGY COLBY ASSOCIATES**

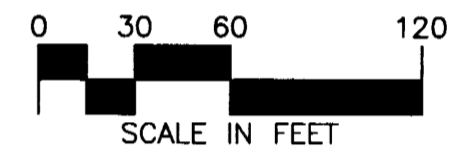
ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-9058



BROKEN CAST  
IRON MONUMENT  
NE COR. NE 1/4  
SEC. 32

$\Delta = 13^{\circ}18'04''$   
 $R = 1004.94$   
 $L = 233.29$   
 $CH = 232.77$   
 $CHAZ = 31^{\circ}37'58''$



**MONUMENTS**

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

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**

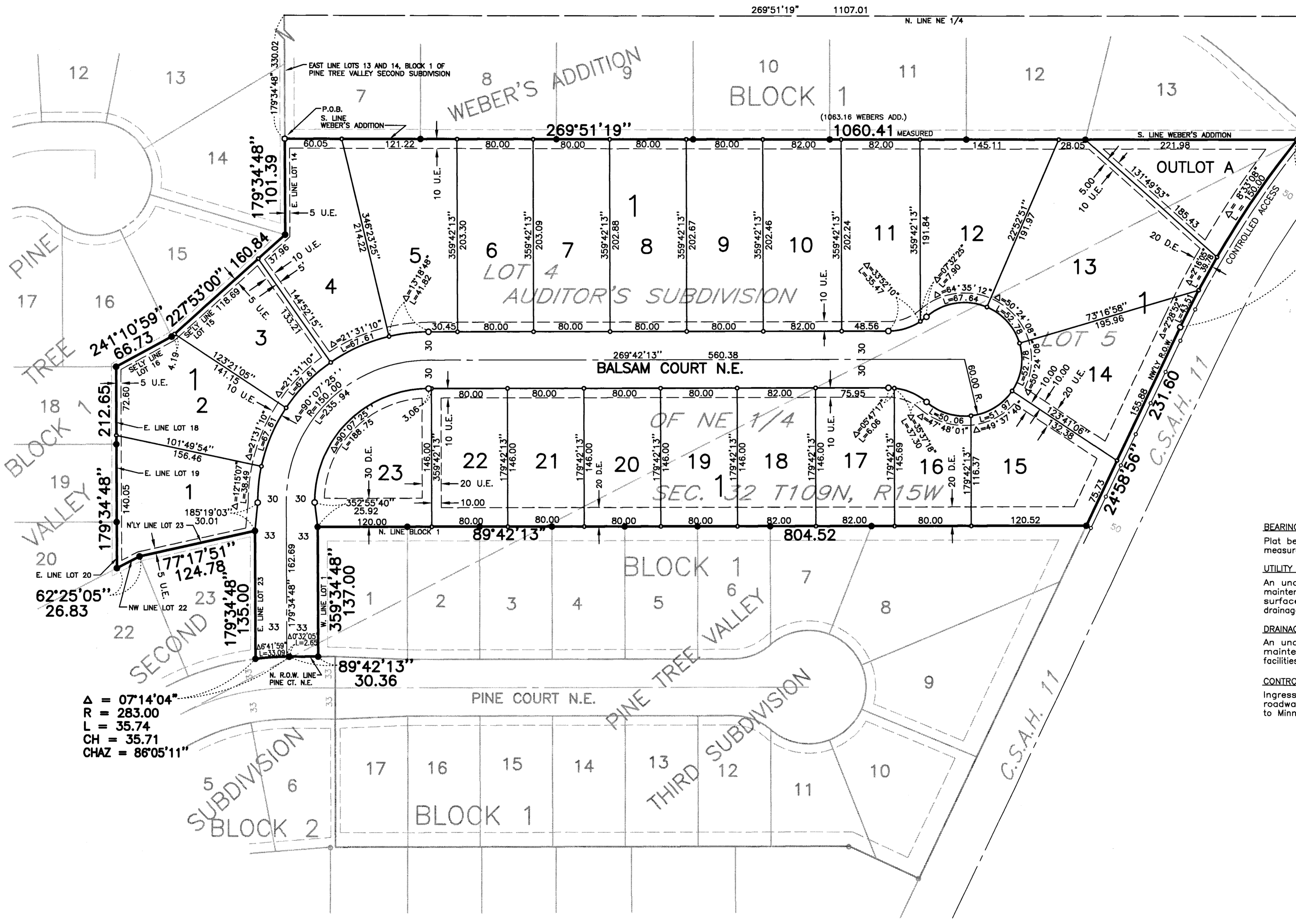
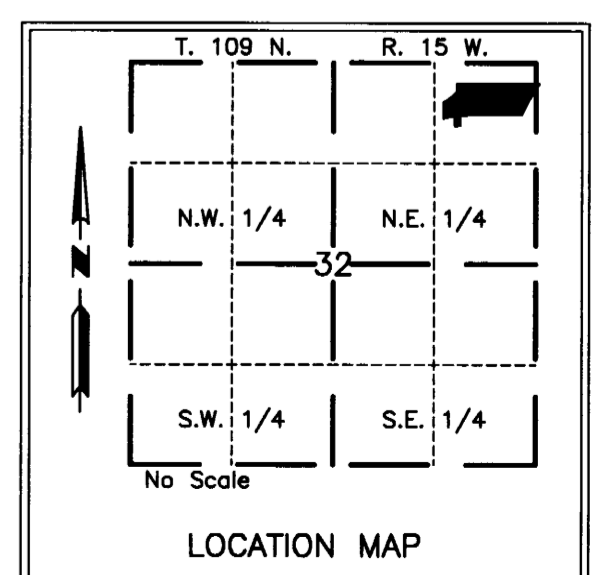
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

**DRAINAGE EASEMENT DEFINED**

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

**CONTROLLED ACCESS DEFINED**

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.



$\Delta = 07^{\circ}14'04''$   
 $R = 283.00$   
 $L = 35.74$   
 $CH = 35.71$   
 $CHAZ = 86^{\circ}05'11''$