

PINE CREST SECOND SUBDIVISION

I hereby certify that I have surveyed and platted the property described on this plat as PINE CREST SECOND SUBDIVISION, that this 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 set by December 15, 2003; that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Vincent A. Fangman
Vincent A. Fangman Minnesota License No. 14888

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me a Notary Public, this 23rd day of December, 2002, by Vincent A. Fangman, Licensed Surveyor.

Sally A. Fangman
Notary Public, Olmsted County
My commission expires 1-31-2005

Reviewed by: Rita Britton Date 12/26/02
Pine Island City Engineer

I hereby 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 30th day of December, 2002.

Robert J. Belton
Pine Island City Attorney

We do hereby certify that on the 17 day of December, 2002, the City Council of Pine Island, Minnesota approved this Plat.

Kenneth A. Markham
Kenneth A. Markham, Mayor

Mark R. Vahlsing
Mark R. Vahlsing, City Administrator

Approved by the Planning Commission of the City of Pine Island, Minnesota, at a meeting thereof on the 26th day of December, 2002.

John A. Dittus
Commission Chairman

Utility easement defined:

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

LINE	BEARING	DISTANCE
L 1	S 41°46'27"E	15.20
L 2	N 89°32'36"E	92.00
L 3	S 53°00'00"E	40.83
L 4	S 83°14'11"E	54.22
L 5	S 41°46'27"E	47.54
L 6	S 45°27'24"E	21.21
L 7	S 00°27'23"E	44.71
L 8	S 48°13'33"W	11.31
L 9	S 44°32'36"W	21.21
L 10	S 00°27'23"E	44.71
L 11	S 52°26'23"E	99.82
L 12	S 47°49'44"E	116.37
L 13	S 53°00'00"E	10.17
L 14	S 53°00'00"E	10.17
L 15	S 41°46'27"E	14.54
L 16	S 83°14'11"E	20.00
L 17	S 83°14'11"E	34.22
L 18	S 37°33'37"W	46.71
L 19	S 06°45'49"W	100.54
L 20	S 52°26'23"E	100.33
L 21	S 55°36'52"W	95.45

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	37°27'23"	200.00	130.75	128.43	S 18°16'19"W
C 2	11°13'33"	200.00	39.19	39.12	S 42°36'46"W
C 3	10°39'56"	800.63	149.04	148.82	S 42°53'35"W
C 4	35°17'06"	220.00	135.48	133.35	S 70°38'33"E
C 5	41°27'44"	200.00	144.73	141.59	S 62°30'19"E
C 6	37°27'23"	167.00	109.17	107.24	S 18°16'18"W
C 7	11°13'33"	167.00	32.72	32.67	S 42°36'46"W
C 8	05°12'39"	200.00	18.19	18.18	S 34°57'18"W
C 9	08°23'48"	833.63	122.17	122.06	S 41°45'31"W
C 10	08°41'13"	233.00	35.33	35.29	S 03°53'14"W
C 11	20°37'38"	233.00	83.88	83.43	S 18°32'39"W
C 12	03°05'01"	233.00	12.54	12.54	S 46°41'03"W
C 13	06°03'17"	767.63	81.12	81.08	S 45°11'55"W
C 14	47°22'21"	187.00	154.61	150.25	S 76°41'10"E
C 15	27°53'20"	253.00	123.15	121.94	S 66°56'40"E
C 16	03°41'21"	233.00	15.00	15.00	S 81°23'30"E
C 17	19°46'12"	233.00	80.40	80.00	S 69°39'44"E
C 18	18°00'11"	233.00	73.21	72.91	S 50°46'33"E
C 19	41°27'44"	167.00	120.85	118.23	S 62°30'19"E
C 20	04°36'39"	767.63	61.77	61.76	S 39°51'57"W
C 21	05°12'39"	167.00	15.19	15.18	S 34°57'18"W

Monuments shown thus: ○ are set 1/2" pipes with plastic cap bearing license no. 14888

Monuments shown thus: ● are found 1/2" pipes unless noted otherwise.

All bearings are in relation to the north line of the Northwest Quarter of Section 33, Township 109 North, Range 15 West, which has an assumed bearing of N89°37'39"E.

SCALE IN FEET
0 50 100 200

EASTERLY EXTENSION OF THE NORTH LINE OF LOT 21 BLOCK 1 PINE CREST (N. R/W COUNTY ROAD NO. 11)

BROKEN CAST IRON MONUMENT AT NW COR NW1/4 SEC 33 T109N R15W
RECORDED IN GOODHUE COUNTY RECORDERS OFFICE DOCUMENT NUMBER 477868

EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 21 BLOCK 1 PINE CREST

PINE CREST

Δ=02°53'09"
R=417.00
L=21.00
CHRD BRG
S81°47'37"E
CH=21.00

Δ=08°23'23"
R=483.00
L=70.73
CHRD BRG
N79°02'29"W
CH=70.66

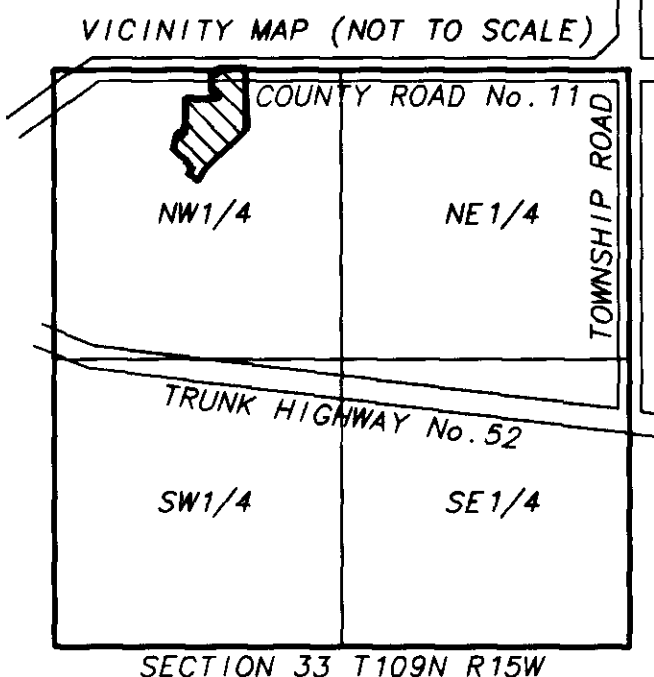
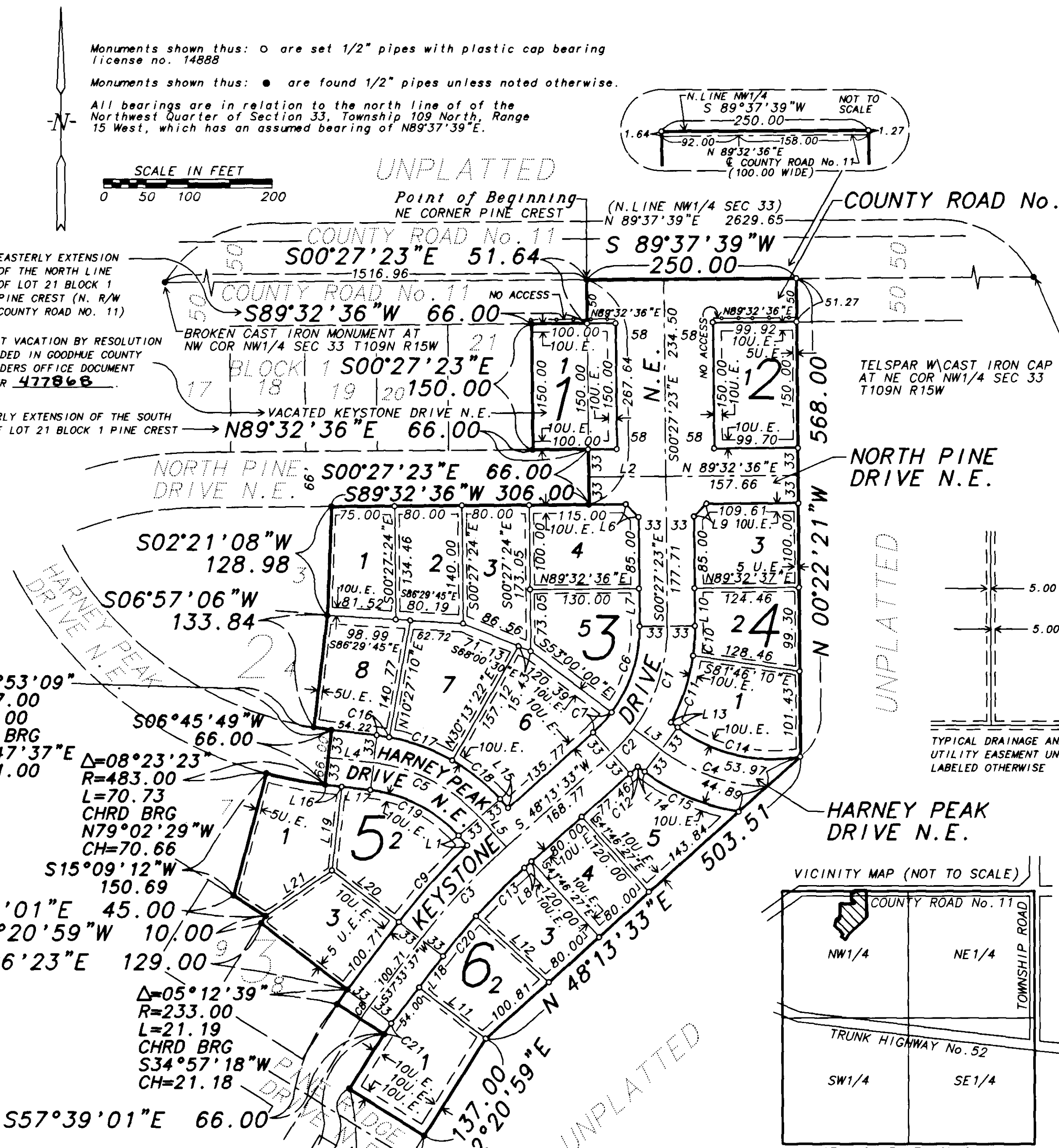
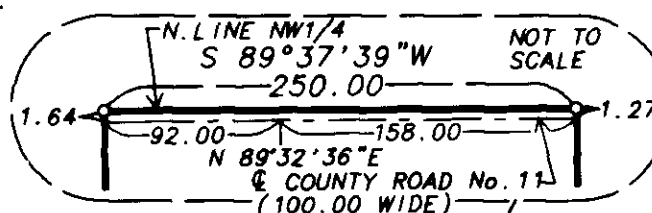
Δ=05°12'39"
R=233.00
L=21.19
CHRD BRG
S34°57'18"W
CH=21.18

S57°39'01"E 66.00
S32°20'59"W 77.12
S57°39'01"E 105.00

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 23rd day of January, 2003.

Budford Johnson
Goodhue County Auditor/Treasurer
By T. Bohren Deputy

Pursuant to Chapter 389.09, Minnesota Statutes and Goodhue County Ordinance No. 2-78, this plat has been approved this 23rd day of January, 2003.
John M. Dankers
Goodhue County Surveyor



Controlled Access Defined: Ingress or egress to, from or across the abutting roadway is restricted by road authority pursuant to Minnesota Statute 160.08.

Document Number 479550

I hereby certify that this instrument was filed in the office of the County Recorder for record this 24 day of January, 2003, at 8:00 o'clock A.M., and was duly recorded as document number 479550 file number 314A.
Jean M. Dankers
Goodhue County Recorder

KNOW ALL MEN BY THESE PRESENTS: Carriage Homes XXII, INC., a Minnesota Corporation, owners and proprietors and Construction Mortgage Investors Company, a Minnesota Corporation, mortgagee of the following described property situated in the City of Pine Island, County of Goodhue, State of Minnesota, to wit:

That part of the North One-Half of the Northwest Quarter of Section 33, Township 109 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 33; thence N89°37'39"E, assumed bearing, along the north line of said Northwest Quarter, 157.98 feet to the northeast corner of Pine Crest, as platted in said Northwest Quarter, for a point of beginning; (the next fifteen courses follows the east line of said Pine Crest); thence S00°27'23"E, 267.64 feet; thence S89°32'36"W, 306.00 feet; thence S02°21'08"W, 128.98 feet; thence S06°57'06"W, 133.84 feet; thence southeasterly 21.00 feet along a curve, not tangent to the last described course, concave to the northeast, central angle 02°53'09", radius of 417.00 feet and chord of said curve bears S81°47'37"E, 21.00 feet; thence S06°45'49"W, radially to the last described curve, 66.00 feet; thence northwesterly 70.73 feet along a curve, not tangent to the last described course, concave to the northeast, central angle 08°23'23", radius of 483.00 feet, and chord of said curve bears N79°02'29"W, 70.66 feet; thence S15°09'12"W, not tangent to the last described curve, 150.69 feet; thence S57°39'01"E, 45.00 feet; thence S32°20'59"W, 10.00 feet; thence S52°26'23"E, 129.00 feet; thence S57°39'01"E, 105.00 feet; thence S32°20'59"W, 77.12 feet; thence S57°39'01"E, 105.00 feet; thence N32°20'59"E, 137.00 feet; thence N48°13'33"E, 503.51 feet; thence N00°22'21"W, 568.00 feet to the north line of said Northwest Quarter; thence S89°37'39"W, along said north line, 250.00 feet to the point of beginning.

And: That part of vacated Key Stone Drive N.E., as platted in Pine Crest, City of Pine Island, Minnesota lying east of and adjacent to Lot 21, Block 1, of said Pine Crest, bounded on the north by the easterly extension of the north line of said Lot 21 and bounded on the south by the easterly extension of the south line of said Lot 21.

Have caused the same to be surveyed and platted as PINE CREST SECOND SUBDIVISION, and do hereby donate and dedicate to the public, for the public use forever the thoroughfares and also dedicate the easements as shown on this plat.

In witness whereof said Carriage Homes XXII, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 23rd day of January, 2003.

By: James R. Lagne its President
By: John M. Dankers its CEO

State of Minnesota
County of Washington

The foregoing instrument was acknowledged before me this 8 day of January, 2003 by: James R. Lagne its President, and by: John M. Dankers its CEO, Carriage Homes XXII, Inc., on behalf of the corporation.

Christine M. Lentzsch
Notary Public, Washington, Minnesota
My commission expires 11/31/05

In witness whereof said Construction Mortgage Investors Company, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 8 day of January, 2003.

By: James R. Lagne its Asst. V.P.
By: _____ its _____

State of Minnesota
County of Washington

The foregoing instrument was acknowledged before me this 8 day of January, 2003 by: James R. Lagne its Asst. V.P., and by: _____ its _____, Construction Mortgage Investors Company, on behalf of the corporation.

Christine M. Lentzsch
Notary Public, Washington, Minnesota
My commission expires 11/31/05

