

CANNONDALE COURT

KNOW ALL MEN BY THESE PRESENTS: That James C. Bryan and Sharon L. Bryan, husband and wife, owners and proprietors, of the following property described to wit:

That part of the North Half of the Northwest Quarter of Section 29, Township 113 North, Range 15 West, Goodhue County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 29; thence South 00 degrees 11 minutes 47 seconds East, assumed bearing, along the east line of the Northwest Quarter of said Section 29, a distance of 942.63 feet to right of way boundary corner B3 on the southerly right of way line of State Highway Number 61, as established in MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 25-21, according to the plat thereof filed in the Goodhue County Recorder's Office, being the point of beginning of the land to be described; thence South 84 degrees 07 minutes 44 seconds West, along the southerly right of way boundary of State Highway Number 61, as plotted in said RIGHT OF WAY PLAT NO. 25-21, a distance of 111.11 feet to right of way boundary corner B4; thence North 55 degrees 19 minutes 47 seconds West, along said southerly right of way boundary line, a distance of 186.28 feet to the southeasterly line of the Eugene H. Furchner property, as described in Goodhue County document 336794; thence South 07 degrees 00 minutes 00 seconds West, along said southeasterly line of the Furchner property, a distance of 145.64 feet to the southeasterly corner of said Furchner property; thence North 70 degrees 00 minutes 00 seconds West, along the southeasterly line of said Furchner property, a distance of 346.00 feet to the southwesterly corner of said Furchner property; thence North 20 degrees 00 minutes 00 seconds East, along the northwesterly line of said Furchner property, a distance of 228.59 feet to the southerly right of way boundary line of State Highway Number 61, as plotted and designated in said RIGHT OF WAY PLAT NO. 25-21; thence westerly, a distance of 270.63 feet, along said southerly right of way boundary line, being a curve not tangent with the last described line, said curve is concave to the northeast, having a radius of 2059.86 feet, a central angle of 07 degrees 31 minutes 40 seconds, a chord bearing of North 62 degrees 34 minutes 28 seconds West, and a chord length of 270.44 feet to right of way boundary corner B5; thence South 62 degrees 23 minutes 36 seconds West, along said southerly right of way boundary, a distance 609.31 feet to right of way boundary corner B6, as designated on said RIGHT OF WAY PLAT NO. 25-21; thence North 00 degrees 39 minutes 00 seconds East, along the southwesterly right of way boundary line of State Highway Number 61, as plotted and designated on said RIGHT OF WAY PLAT NO. 25-21, a distance of 106.52 feet to the centerline of Cannondale Road; thence South 43 degrees 05 minutes 17 seconds West, along said centerline, a distance of 263.57 feet; thence westerly, along said centerline of Cannondale Road, a distance of 183.52 feet, being a tangential curve concave to the northwest, having the radius of 358.06 feet, a central angle of 29 degrees 22 minutes 00 seconds; thence South 72 degrees 27 minutes 17 seconds West, along said centerline and tangent to the last described curve, a distance of 5.18 feet; thence South 16 degrees 58 minutes 00 seconds East, a distance of 291.22 feet to the south line of the North Half of the Northwest Quarter of said Section 29; thence South 89 degrees 44 minutes 18 seconds East, along said south line, a distance of 1545.56 feet to the southeast corner of the North Half of the Northwest Quarter of said Section 29; thence North 00 degrees 11 minutes 47 seconds West, along the east line of the North Half of the Northwest Quarter of said Section 29, a distance of 355.95 feet to the point of beginning.

Have caused the same to be surveyed and plotted as CANNONDALE COURT and do hereby dedicate to the public for public use the thoroughfares, cul de sacs, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof James C. Bryan and Sharon L. Bryan, husband and wife, have hereunto set their hands this 13th day of Sept. 2004.

By James C. Bryan Sharon L. Bryan
James C. Bryan Sharon L. Bryan

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing instrument was acknowledged before me this 13th day of Sept. 2004, by James C. Bryan and Sharon L. Bryan, husband and wife.

Beverly Lundquist
Notary Public Goodhue County, Minnesota
My Commission Expires Jan 31, 2005



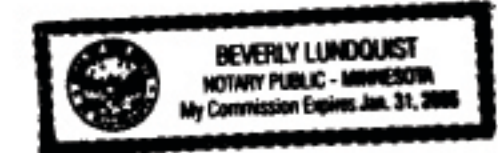
I hereby certify that I have surveyed and plotted the property described on this plat as CANNONDALE COURT; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been, or will be, correctly placed in the ground as shown on said plat; that the outside boundary lines are correctly designated, and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated on said plat, other than as shown.

David A. Johnson
David A. Johnson, Licensed Land Surveyor
Minnesota License Number 12788

STATE OF MINNESOTA
COUNTY OF GOODHUE

The foregoing instrument was acknowledged before me this 8th day of Sept. 2004, by David A. Johnson, Licensed Land Surveyor, Minnesota License Number 12788.

Beverly Lundquist
Notary Public Goodhue County, Minnesota
My Commission Expires January 31, 2005



Pursuant to Chapter 389.09, laws of Minnesota and Goodhue County Ordinance No. 2-78, this plat has been approved this 26 day of October, 2004.

Lisa M. Hanni
Lisa M. Hanni, LS
Goodhue County Surveyor

I hereby certify that the within instrument was filed in this office for record this 26th day of October, 2004, at 9:26 am and was duly recorded as document number 511866 file number 3398

Jean M. Dankers
County Recorder

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 25th day of Oct 2004.

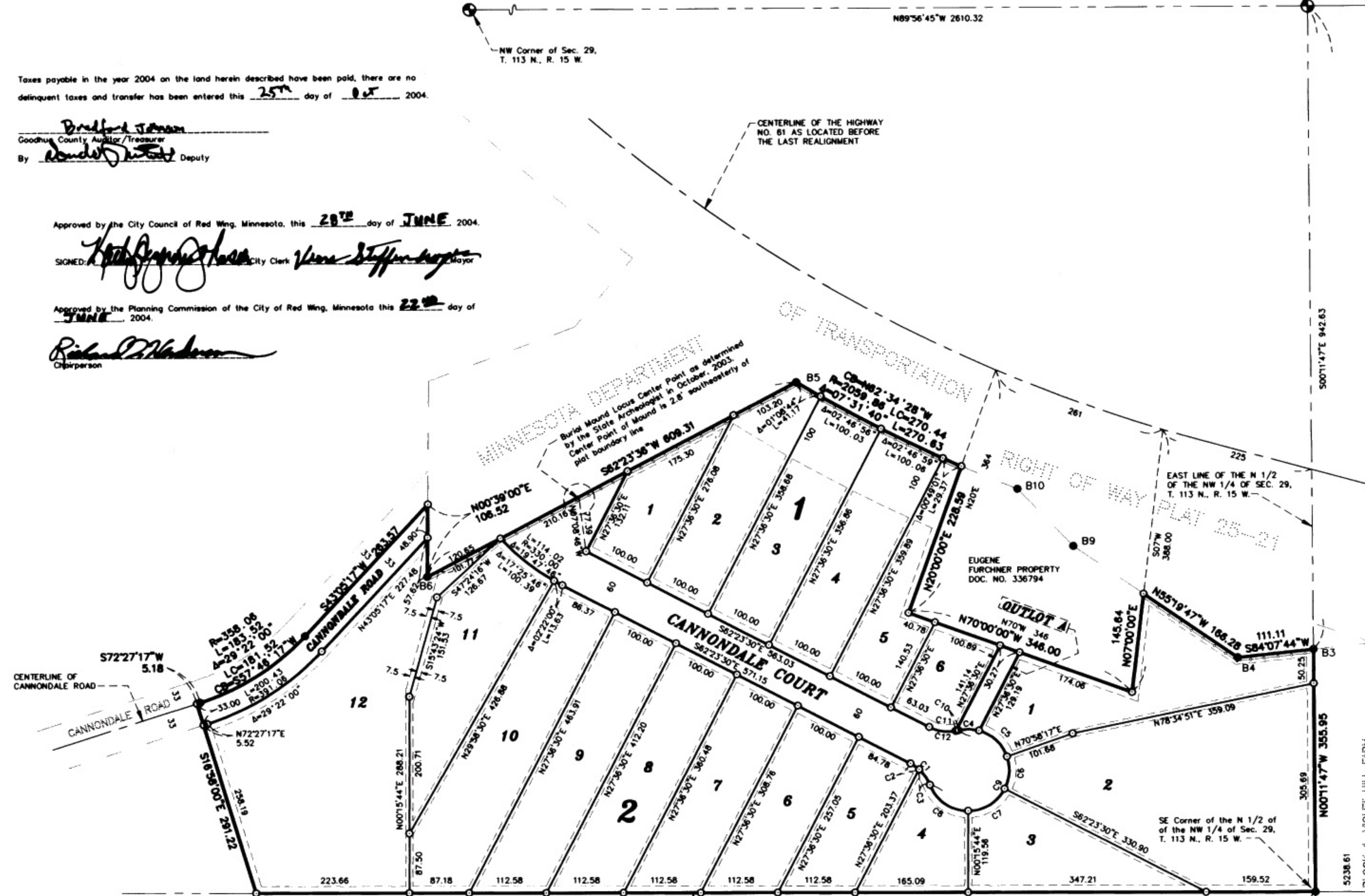
Brenda J. Jensen
Goodhue County Auditor/Treasurer
By Douglas J. Jensen Deputy

Approved by the City Council of Red Wing, Minnesota, this 28th day of JUNE 2004.

SIGNED: Kathy Jensen City Clerk Vern Steffen Mayor

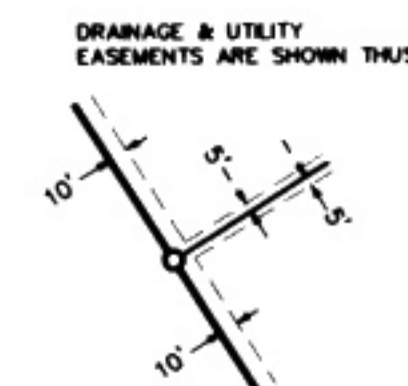
Approved by the Planning Commission of the City of Red Wing, Minnesota this 22nd day of JUNE 2004.

Richard D. Anderson
Chairperson



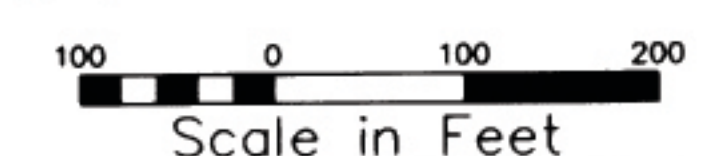
The bearings shown hereon are based on the assumption that the East line of the NW 1/4 of Sec. 29, T. 113 N., R. 15 W., has a bearing of S00°11'47"E.

NUMBER	Bearing	Chord Brg	Radius	Length	Chord Length
C1	41°24'35"	N41°41'13"W	80.00	43.36	42.43
C2	14°41'29"	S55°02'46"E	80.00	15.36	15.34
C3	26°43'05"	N34°20'28"W	80.00	27.98	27.73
C4	29°28'56"	N89°03'37"W	80.00	30.87	30.53
C5	55°17'27"	N46°40'28"W	80.00	57.90	55.68
C6	46°38'12"	S04°17'24"W	80.00	48.84	47.50
C7	62°39'14"	S38°56'07"W	80.00	65.61	62.39
C8	68°45'20"	N55°21'36"W	80.00	72.00	67.76
C9	26°24'09"	S27°36'30"W	80.00	275.22	90.00
C10	03°22'13"	S77°53'02"W	80.00	3.53	3.53
C11	38°02'22"	N81°24'41"W	80.00	39.83	39.11
C12	41°24'35"	S83°05'48"E	80.00	43.36	42.43



Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width, unless otherwise indicated, and adjoining street lines as shown on the plat.

- DENOTES A 1 INCH BY 18 INCH IRON PIPE HAVING A PLASTIC CAP BEARING LAND SURVEYOR LICENSE NO. 12788, TO BE SET ACCORDING TO MINNESOTA STATUTES, AND SHALL BE IN PLACE WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.
- DENOTES FOUND IRON MONUMENT.
- ⊙ DENOTES FOUND COUNTY MONUMENT.
- DENOTES ACCESS CONTROL AS PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 25-21.



JOHNSON & SCOFIELD INC.
LAND SURVEYORS
1203 MAIN ST. - RED WING - MN 55066 (651) 388-1558