

TIMBER RIDGE FIRST ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Endres Cannon Falls, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows: Commencing at the Southwest corner of said Northeast Quarter of Section 19; thence on an assumed bearing of North 00 degrees 00 minutes 17 seconds West, along the West line of said Northeast Quarter of Section 19, a distance of 1356.40 feet to the point of beginning of the land to be described; thence South 89 degrees 30 minutes 55 seconds East, a distance of 284.39 feet; thence South 00 degrees 00 minutes 17 seconds East, a distance of 612.69 feet to the North line of the South 45.00 acres of said Northeast Quarter of Section 19; thence South 89 degrees 30 minutes 55 seconds East, along said North line of the South 45.00 acres of the Northeast Quarter of Section 19, a distance of 2351.57 feet to the East line of the Northeast Quarter of said Section 19; thence Northerly, along said East line, a distance of 875 feet, more or less, to a point distant 357.40 feet Southerly of the intersection of the Southwesterly right of way line of County Road Number 25 with the East line of the Northeast Quarter of said Section 19; thence Westerly deflecting to the left 90 degrees 00 minutes 00 seconds a distance of 684.00 feet; thence Southerly deflecting to the left 90 degrees 00 minutes 00 seconds parallel with the East line of the Northeast Quarter of said Section 19, a distance of 364.60 feet, more or less, to a point distant 1225.00 feet Southerly of the intersection of the Southwesterly right of way line of County Road Number 25 with the West line of the East 684.00 feet of said Northeast Quarter of said Section 19; thence Westerly deflecting to the right 90 degrees 00 minutes 00 seconds, a distance of 200.00 feet; thence Northerly deflecting to the right 90 degrees 00 minutes 00 seconds and parallel with the East line of the Northeast Quarter of said Section 19, to the Southerly right of way line of County Road Number 25; thence Southeasterly, along the Southwesterly right of way line of County Road Number 25 to the East line of the Northeast Quarter of said Section 19; thence Northerly, along said East line, to the centerline of County Road Number 25; thence Northwesterly, along said centerline, a distance of 850 feet, more or less, to the centerline of the Township Road; thence Northerly, along said centerline of the Township Road, to the North line of the Northeast Quarter of said Section 19; thence Westerly, along said North line, to the Northwest corner of said Northeast Quarter of Section 19; thence South 00 degrees 00 minutes 17 seconds East, along the West line of the Northeast Quarter of said Section 19, to the point of beginning,

EXCEPT that part of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, Minnesota, described as follows: Commencing at the Southwest corner of said Northeast Quarter of Section 19; thence on an assumed bearing of North 00 degrees 24 minutes 14 seconds West, along the West line of said Northeast Quarter of Section 19, a distance of 1356.40 feet to the point of beginning of the land to be described; thence South 89 degrees 54 minutes 52 seconds East, a distance of 759.07 feet; thence North 28 degrees 17 minutes 49 seconds East, a distance of 302.84 feet; thence North 39 degrees 02 minutes 50 seconds East, a distance of 75.00 feet; thence North 33 degrees 31 minutes 14 seconds East, a distance of 263.36 feet; thence North 63 degrees 47 minutes 47 seconds East, a distance of 212.64 feet; thence North 72 degrees 49 minutes 35 seconds East, a distance of 162.61 feet; thence North 66 degrees 55 minutes 35 seconds East, a distance of 60.00 feet; thence North 67 degrees 29 minutes 19 seconds East a distance of 270.86 feet to the West line of the East 884.00 feet of said Northeast Quarter; thence Northerly parallel with the East line of the Northeast Quarter of said Section 19, to the Southerly right of way line of County Road Number 25; thence Southeasterly, along the Southwesterly right of way line of County Road Number 25 to the East line of Northeast Quarter of said Section 19; thence Northerly, along said East line, to the centerline of County Road Number 25; thence Northwesterly, along said centerline, a distance of 898.57 feet, more or less, to the centerline of the Township Road; thence Northerly, along said centerline of the Township Road, to the North line of the Northeast Quarter of said Section 19; thence Westerly, along said North line, to the Northwest corner of said Northeast Quarter of Section 19; thence South 00 degrees 24 minutes 17 seconds East, along the West line of the Northeast Quarter of said Section 19, to the point of beginning,

EXCEPT that part of the East Half (E 1/2) of the Northeast Quarter of Section 19, Township 112 North, Range 17 West, Goodhue County, shown as Parcel 2, on the plat designated as Goodhue County Right-of-Way Plat No. 203 on file and of record in the office of the County Recorder in and for Goodhue County, Minnesota.

Together with

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1, Lots 1, 2, 3, and 4, Block 2, Outlot B, and Outlot C, all in SANDSTONE RIDGE, according to the recorded plat thereof, Goodhue County, Minnesota.

Together with

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1, SANDSTONE RIDGE SECOND ADDITION, according to the recorded plat thereof, Goodhue County, Minnesota.

Together with

That part of vacated Sandstone Road, as dedicated in the recorded plat of SANDSTONE RIDGE, Goodhue County, Minnesota, which lie southerly of the following described line:

Commencing at the southwest corner of Outlot B, said SANDSTONE RIDGE; thence on an assumed bearing of North 12 degrees 28 minutes 02 seconds West, along a westerly line of said Outlot B, a distance of 86.99 feet to a point of curvature on said westerly line, also being the point of beginning of the line to be described; thence South 77 degrees 31 minutes 58 seconds West a distance of 60.00 feet to the southeast corner of Lot 1, Block 5, said SANDSTONE RIDGE, and said line there terminating.

Together with

That part of vacated Sandstone Road, beginning at southerly line extended of Outlot A, of Sandstone Ridge Second Addition to the City of Cannon Falls, Goodhue County, Minnesota, and running easterly to its intersection with vacated Decorah Drive; vacated Sandstone Circle, in its entire length, running northeasterly from its intersection with vacated Decorah Drive; vacated Decorah Drive, in its entire length, beginning at its intersection on the southerly line of Goodhue County Road 25 and running to the southerly line of the aforesaid Sandstone Ridge Addition

Has caused the same to be surveyed and platted as TIMBER RIDGE FIRST ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said Endres Canon Falls, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 15 day of Nov., 2023.

Endres Canon Falls, LLC

By: [Signature] the manager

STATE OF Minnesota
COUNTY OF Goodhue

This instrument was acknowledged before me on 15 day of Nov., 2023, by Leon Endres, the manager of Endres Canon Falls, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]
Goodhue County, Minnesota
My commission expires 01-31-2027

Kristina M. Daug
Printed Name

I Marcus F. Hampton do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 2 day of NOVEMBER, 2023

[Signature]
Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 2nd day of November, 2023 by Marcus F. Hampton.

[Signature]
Scott County, Minnesota
My commission expires January 31, 2024

Patrick Miller
Printed Name

PLANNING COMMISSION, CITY OF CANNON FALLS, MINNESOTA

Approved by the Planning Commission of the City of Cannon Falls, Minnesota on this 14 day of December, 2023.

Signed: [Signature] Chair, Planning Commission
Attest: [Signature] Secretary, Planning Commission

CITY COUNCIL, CITY OF CANNON FALLS, MINNESOTA

This plat of TIMBER RIDGE FIRST ADDITION was approved and accepted by the City Council of the City of Cannon Falls, Minnesota at a regular meeting thereof held this 5 day of December, 2023, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Signed: [Signature] Mayor
Attest: [Signature] City Administrator

GOODHUE COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 11th day of December, 2023.

By: [Signature]
Lisa Hanni
Goodhue County Surveyor

GOODHUE COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 2023 on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 12th day of December, 2023.

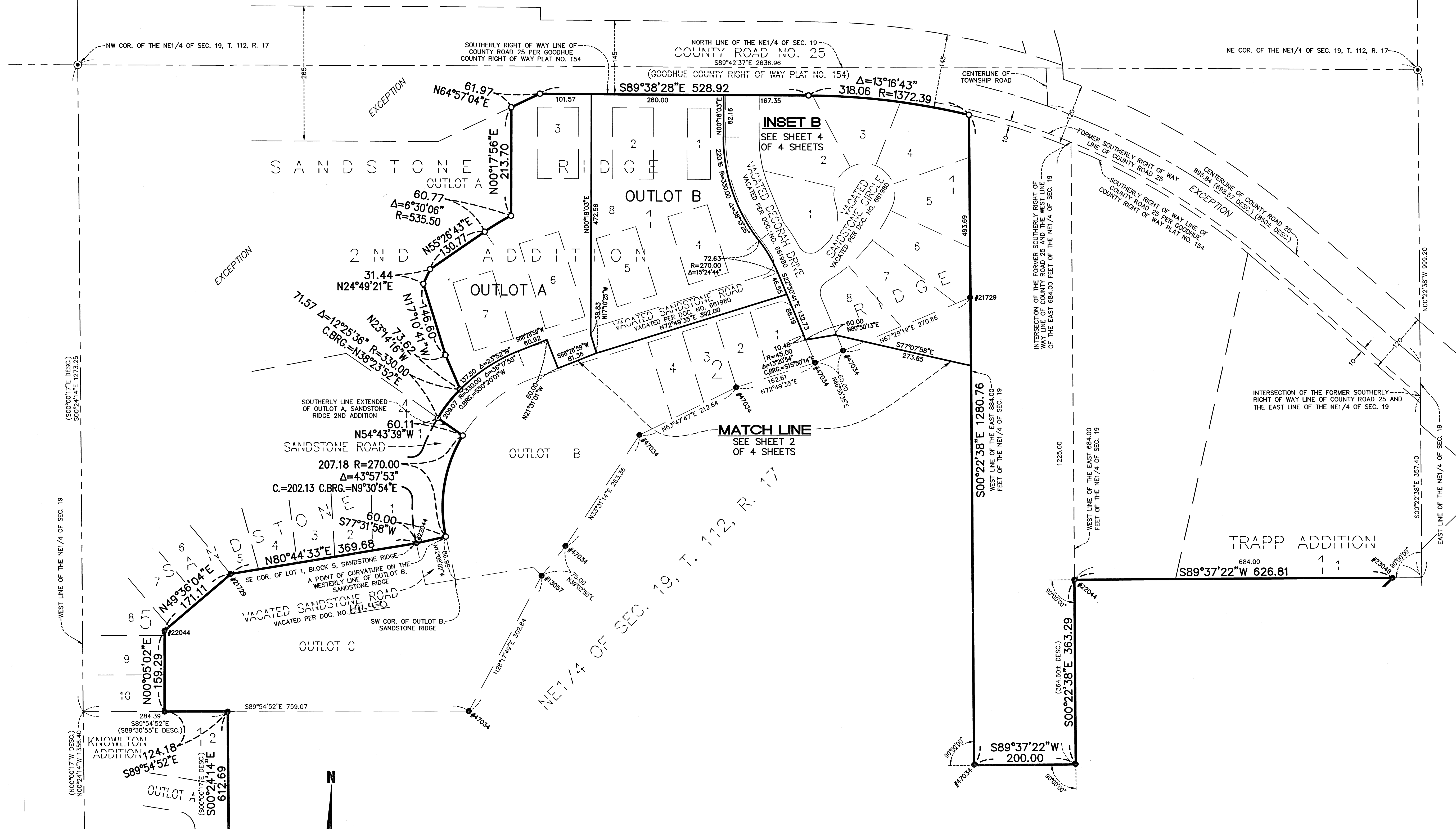
By: [Signature]
Goodhue County Auditor/Treasurer

GOODHUE COUNTY RECORDER, COUNTY OF GOODHUE, STATE OF MINNESOTA

I hereby certify that this plat of TIMBER RIDGE FIRST ADDITION was filed in the office of the County Recorder for public record on this 12 day of December, 2023, at 9 o'clock A. M. and was duly recorded as Document Number 697451.

By: [Signature]
Lisa Hanni
Goodhue County Recorder

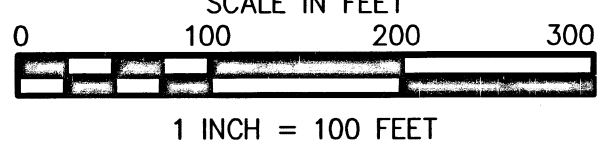
TIMBER RIDGE FIRST ADDITION



BEARINGS ARE BASED ON THE WEST LINE OF THE NE 1/4 OF SEC. 19, T. 112, R. 17 WHICH IS ASSUMED TO HAVE A BEARING OF N 00°24'14" W

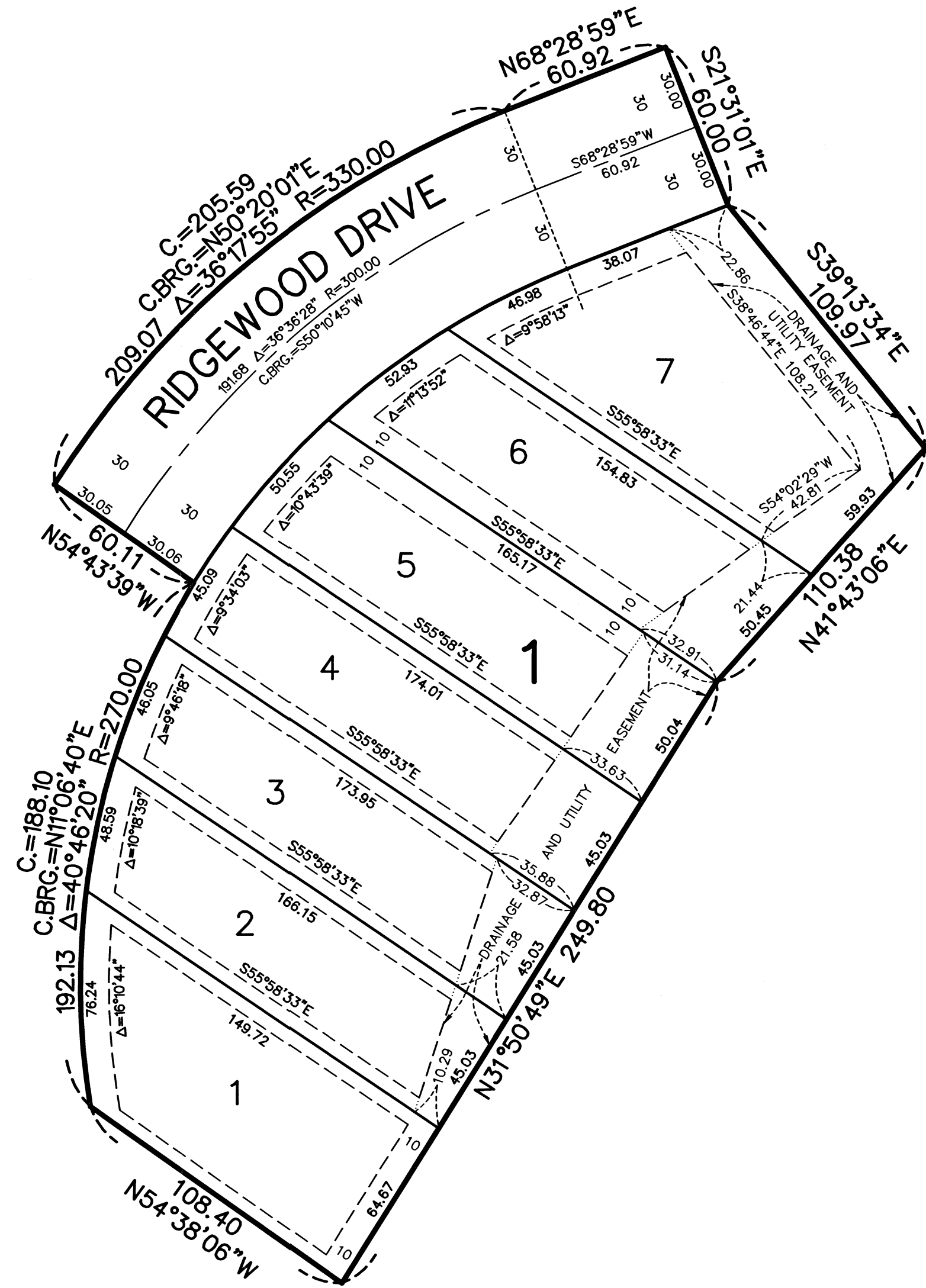
NOTE: NO MONUMENT SYMBOL SHOWN AT ANY STATUTE REQUIRED LOCATION INDICATES A PLAT MONUMENT THAT WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT. SAID MONUMENTS SHALL BE 1/2 INCH x 14 INCH IRON PIPES MARKED BY L.S. NO. 47481.

- DENOTES FOUND 1/2 INCH OPEN IRON MONUMENT UNLESS OTHERWISE NOTED
- DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED L.S. NO. 47481
- ⊙ DENOTES FOUND GOODHUE COUNTY CAST IRON MONUMENT

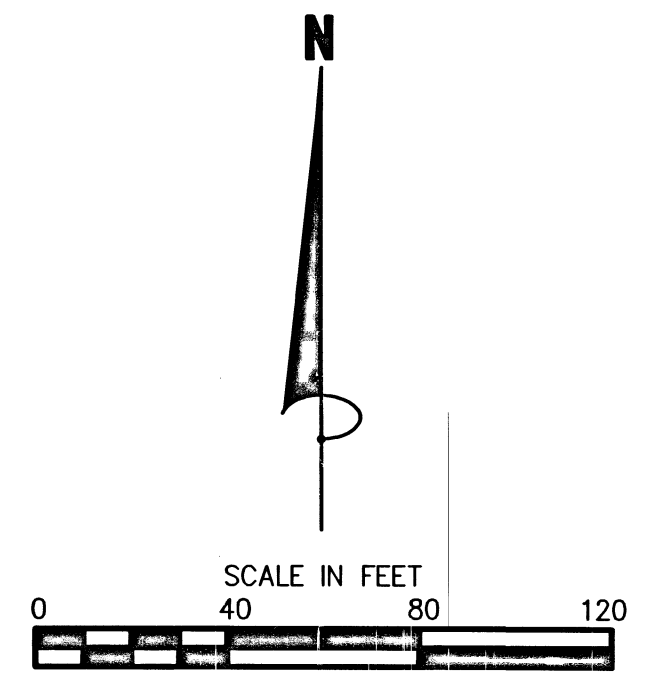
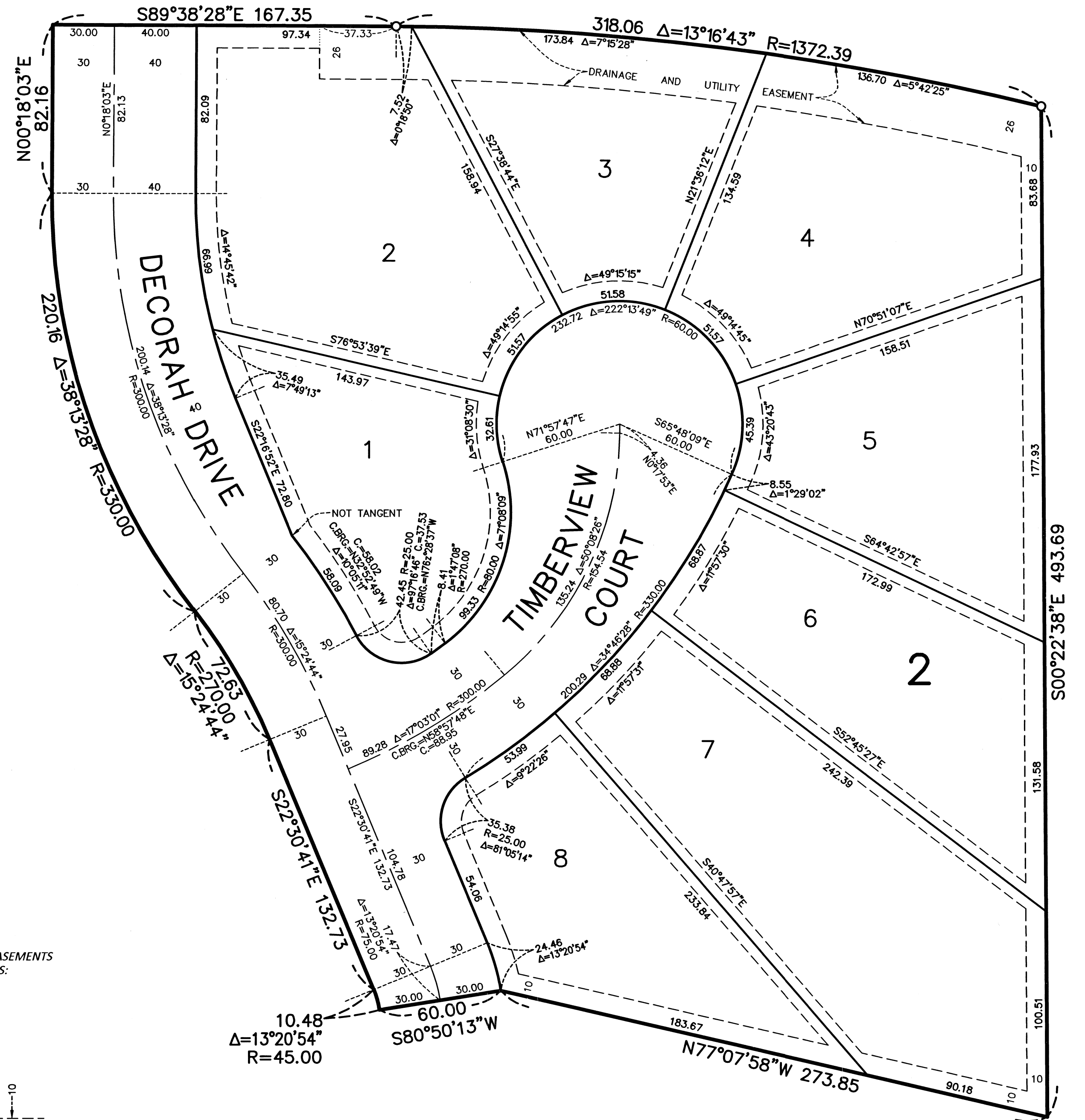


TIMBER RIDGE FIRST ADDITION

INSET A



INSET B

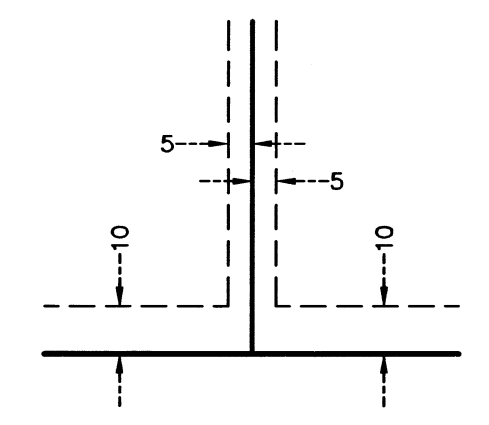


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○ DENOTES SET 1/2 INCH BY 14 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481

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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING LOT LINES, AND BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES, AS SHOWN ON THIS PLAT.