OFFICIAL PLAT

COVENTRY HILLS SECOND

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as COVENTRY HILLS SECOND; 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; 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.

James E. Swanson

James E. Swanson, L.S.
Minnesota License Number 11622

State of Minnesota
County of ~~Olmsted~~ Dodge

The Surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 24 day of July, 2000.

Beth A. Davis

Notary Public, ~~Olmsted~~ Dodge County, Minnesota

My Commission Expires 1-31-2005

BETH A. DAVIS
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 28 day of July, 2000.

Edward P. Knisley

Olmsted County Surveyor

County Engineer

Approved this 28th day of July, 2000, by Olmsted County Engineer.

Michael Sheehan

Michael Sheehan, County Engineer

Tax Statements

Taxes Payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 29th day of August, 2000.

Daniel J Hall

Olmsted County Auditor/Treasurer

By Wendy von Wald Deputy

County Approval

State of Minnesota
County of Olmsted

I do hereby certify that the accompanying plat was duly approved by the Olmsted County Board of Commissioners at a meeting held on the 22 day of August, 2000. I have signed my name and ~~affixed the seal~~ no seal of said County this 22 day of August, 2000.

Carol J Kamper

Olmsted County Board Chairman

Planning Commission

We, the members of the Olmsted County Planning Advisory commission, do hereby certify that we have examined the plat as shown and find that it conforms to the provisions of the Subdivision Ordinance of Olmsted County.

John H Belan

Commission Chairman as PAC chair

Township Board

The Township Board of Supervisors of Marion Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony thereof, we have signed our names this 23 day of August, 2000.

Thomas J Meill — Township Board Chairman

Janet Hoffmann — Township Board Clerk

County Recorder

DOCUMENT NUMBER A-851232

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 29th day of August, 2000, at 9 1/2 o'clock A M., and was duly recorded in the Olmsted County records.

By Daniel J. Hall
County Recorder

Wendy von Wald
Deputy

Environmental Commission

The Olmsted County Environmental Commission has approved the plans for water supply and sewage disposal systems for this plat.

Ryan Kraft

Olmsted County Environmental Specialist

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Leo Ciani, James Donlinger, Scott Lampland a Minnesota Partnership, owner and proprietor, and Citizens State Bank of Hayfield, a Minnesota Corporation, Mortgagee, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the West Half of Section 35, Township 106 North, Range 13 West, Olmsted County, Minnesota, including all or parts of Blocks 31, 32, 33, 34, 35, and 36, TOWN OF MARION, and all or part of Blocks 34, 35, 36, 69, 70, 79, 80, 85, 86, 87, and 88, ADDITION TO THE TOWN OF MARION, all being described as follows:

Beginning at the southwest corner of the Northwest Quarter of said Section 35; thence North 00 degrees 30 minutes 15 seconds East, assumed bearing, along the west line of said Northwest Quarter, 200.37 feet to the south line of Winona Street; thence North 89 degrees 41 minutes 09 seconds East, along said south line, 1361.71 feet to a line which is perpendicular with the south line of said Northwest Quarter and 1362.09 feet east, as measured along said line, of the southwest corner of said Northwest Quarter; thence South 00 degrees 22 minutes 04 seconds West, along said perpendicular line, 176.88 feet to a line which is 39.69 feet north of, as measured at right angles to, the south line of said Northwest Quarter; thence South 89 degrees 37 minutes 56 seconds East, parallel with said south line, 248.89 feet; thence North 00 degrees 22 minutes 04 seconds East, perpendicular with said south line, 179.84 feet to the south line of Winona Street; thence North 89 degrees 41 minutes 09 seconds East, along said south line, 25.54 feet to the west line of Lot 2, Block 33, in said TOWN OF MARION; thence South 00 degrees 14 minutes 57 seconds East, 129.49 feet to the centerline of the east-west alley through said Block 33; thence North 89 degrees 43 minutes 25 seconds East, along said centerline and along the centerline of the east-west alleys through said Blocks 32 and 31, a distance of 574.42 feet to the centerline of Trunk Highway No. 52; thence southeasterly 399.99 feet along said centerline and along a non-tangential curve, concave northeasterly, radius of 2869.97 feet, central angle of 07 degrees 59 minutes 07 seconds, and the chord of said curve bears South 20 degrees 19 minutes 09 seconds East, 399.67 feet; thence South 24 degrees 18 minutes 43 seconds East, along said centerline and tangent to said curve, 423.74 feet; thence southeasterly 249.75 feet along said centerline and along a tangential curve, concave northeasterly, radius of 1433.31 feet, central angle of 09 degrees 59 minutes 01 second, and the chord of said curve bears South 29 degrees 18 minutes 14 seconds East, 249.43 feet to the east line of the Southwest Quarter of said Section 35; thence South 00 degrees 04 minutes 44 seconds West, along said east line, 102.82 feet; thence North 89 degrees 32 minutes 31 seconds West, 140.94 feet; thence South 00 degrees 13 minutes 13 seconds West, 330.00 feet; thence North 89 degrees 32 minutes 31 seconds West, 2499.83 feet to the southwest corner of the Northwest Quarter of said Southwest Quarter; thence North 00 degrees 16 minutes 01 second West, along the west line of said Southwest Quarter, 1307.60 feet to the point of beginning.

Containing 82.17 acres, more or less.

have caused the same to be surveyed and platted as COVENTRY HILLS SECOND, and do hereby donate and dedicate to the public for the public use forever the thoroughfares and cul-de-sacs, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Scott Lampland, a partner, has caused these presents to be signed this 25 day of July, 2000.

Scott Lampland

Scott Lampland, Partner

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 25 day of July, 2000, by Scott Lampland, a partner of Leo Ciani, James Donlinger, Scott Lampland, a Minnesota Partnership.

Linda Odden

Notary Public, Olmsted County, Minnesota

LINDA ODDEN
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

My Commission expires: 1-31-2005

In witness whereof said Citizens State Bank of Hayfield, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 3rd day of August, 2000.

By Curtis D. Wendland, Diana M. Olson

State of Minnesota
County of Dodge

The foregoing instrument was acknowledged before me this 3rd day of August, 2000, by Curtis D. Wendland and Diana M. Olson, officers of Citizens State Bank of Hayfield, a Minnesota Corporation, on behalf of the corporation.

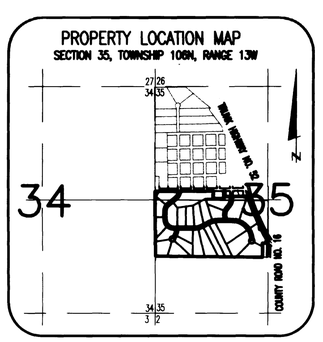
Thomas H. Meilander

Notary Public, ~~Dodge~~ Olmsted County, Minnesota

My Commission expires: 1-31-2005

THOMAS H. MEILANDER
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

PROPERTY LOCATION MAP
SECTION 35, TOWNSHIP 106N, RANGE 13W



PREPARED BY:
McGHIE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA

OFFICIAL PLAT

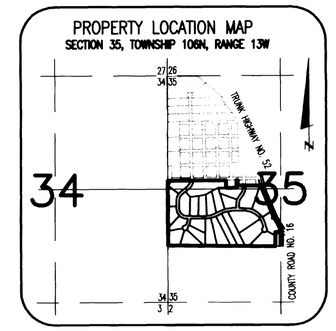
COVENTRY HILLS SECOND

NOTE:
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES SET WITH LICENSE NO. 11622.

ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED.

NOTE:
BASIS OF BEARING SYSTEMS:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE N.W. 1/4 SEC 35-106-13 WHICH IS ASSUMED TO BE N00°30'15"E.

PROPERTY LOCATION MAP
SECTION 35, TOWNSHIP 106N, RANGE 13W



SCALE 1" = 100'

P.O.B.
FOUND C.I.M. SOUTHWEST CORNER NW1/4, SEC 35-106-13

55th STREET S.E.
61st AVE SE
55th STREET SE (WINONA STREET)
SOUTH LINE WINONA STREET
WEST LINE NW1/4
WEST LINE LOT 2
C/L HIGHWAY
C/L PLATTED ALLEY
EAST LINE SW1/4 SEC 35

N 89°41'09" E 1361.71
N 89°41'09" E 25.54
N 00°30'15" E 1307.60
N 89°37'56" W 180.00
S 89°37'56" E 248.89
N 00°22'04" E 179.84
S 00°14'57" E 129.49
N 89°43'25" E 574.42
S 89°43'59" W 200.00
S 00°16'01" W 1307.60
S 89°32'31" W 2499.83
S 00°13'13" W 330.00
S 00°04'44" W 102.82
N 89°32'31" W 140.94

MARION STREET
PAGEL DRIVE S.E.
ANTHONY LANE S.E.
PAGEL LANE S.E.
MARION PLACE S.E.
65th AVENUE S.E. (COUNTY ROAD NO. 16)
HIGHWAY 52 (TRUNK HIGHWAY NO. 52)

BLOCK 80 · BLOCK 79 · BLOCK 78 · BLOCK 77 · BLOCK 34 · BLOCK 35 · BLOCK 36 · BLOCK 31 · BLOCK 32 · BLOCK 33 · BLOCK 86 · BLOCK 85 · BLOCK 88

UNPLATTED · UNPLATTED · UNPLATTED · UNPLATTED

COUNTY ROAD NO. 16

EXISTING OFFTAKE DITCH EASEMENT PER UNRECORDED MnDOT PERMIT

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

DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

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

PREPARED BY:
McGHIE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA