

MEADOW LAKES VILLAS

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That YOUNGE DEVELOPMENT CO., a Minnesota Corporation, owner and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

That part of the West Half of the Northwest Quarter of Section 4, and of the Northeast Quarter of Section 5, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Northwest Quarter; thence easterly on an assumed azimuth from north of 89 degrees 24 minutes 42 seconds along the south line of said Northwest Quarter 399.47 feet; thence northerly 358 degrees 46 minutes 29 seconds azimuth 407.66 feet to the center line of C.S.A.H. No. 22; thence northerly 574.83 feet along said centerline on a nontangential curve concave easterly, having a central angle of 22 degrees 59 minutes 36 seconds, a radius of 1432.39 feet, and a chord azimuth of 354 degrees 58 minutes 55 seconds; thence westerly 268 degrees 50 minutes 45 seconds azimuth 710.58 feet; thence southwesterly 240 degrees 33 minutes 00 seconds azimuth 348.96 feet; thence westerly 251 degrees 27 minutes 00 seconds azimuth 654.68 feet; thence westerly 284 degrees 17 minutes 13 seconds azimuth 626.84 feet; thence northwesterly 321 degrees 27 minutes 00 seconds azimuth 344.34 feet; thence westerly 249 degrees 45 minutes 13 seconds azimuth 308.20 feet; thence westerly 268 degrees 41 minutes 07 seconds azimuth 250.00 feet to the east line Horihan's First Subdivision; thence southerly 179 degrees 28 minutes 59 seconds azimuth along the east line of said Horihan's First Subdivision 648.36 feet to the north line of Webster's Subdivision; thence easterly 88 degrees 13 minutes 50 seconds azimuth along said north line and easterly extension thereof 692.06 feet; thence southerly 178 degrees 13 minutes 50 seconds azimuth 331.26 feet to the south line of said Northeast Quarter; thence easterly 88 degrees 13 minutes 50 seconds azimuth along said south line 1948.44 feet to the point of beginning.

AND

The North 200 feet of the East 800 feet of the West 1700 feet and the North 66 feet of the East 200.76 feet of the West 900 feet all in the Southeast Quarter of Section 5, Township 106 North, Range 14 West, Olmsted County, Minnesota.

The above conveyance contains 58.60 acres.

Have caused the same to be surveyed and platted as MEADOW LAKES VILLAS 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 YOUNGE DEVELOPMENT CO., a Minnesota Corporation, have caused these presents to be signed by its proper officers this 23 day of August, 2005

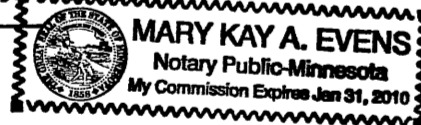
Daniel E. Berndt
Daniel E. Berndt - Vice President

State of Minnesota,
County of Olmsted

The foregoing instrument was acknowledged before me this day 23 of August, 2005 by Daniel E. Berndt, Vice President of YOUNGE DEVELOPMENT CO., a Minnesota Corporation, on behalf of the corporation.

Mary Kay A. Evans

Notary Public, County of Minnesota
My commission expires: _____



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as MEADOW LAKES VILLAS; 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 wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

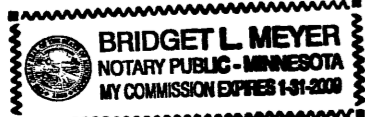
Geoffrey G. Griffin, L.S.
Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota,
County of Fillmore

The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this 3 day of Aug, 2005

Bridget L. Meyer
Notary Public, Fillmore County, Minnesota

My commission expires: 1-31-09



CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the 15th day of August, 2005, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 15th day of SEPTEMBER, 2005.

Judy Kay Scherr
Judy K. Scherr, City Clerk

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 4 day of Aug, 2005

Edward P. Kuvile
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2005 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 21st day of September, 2005.

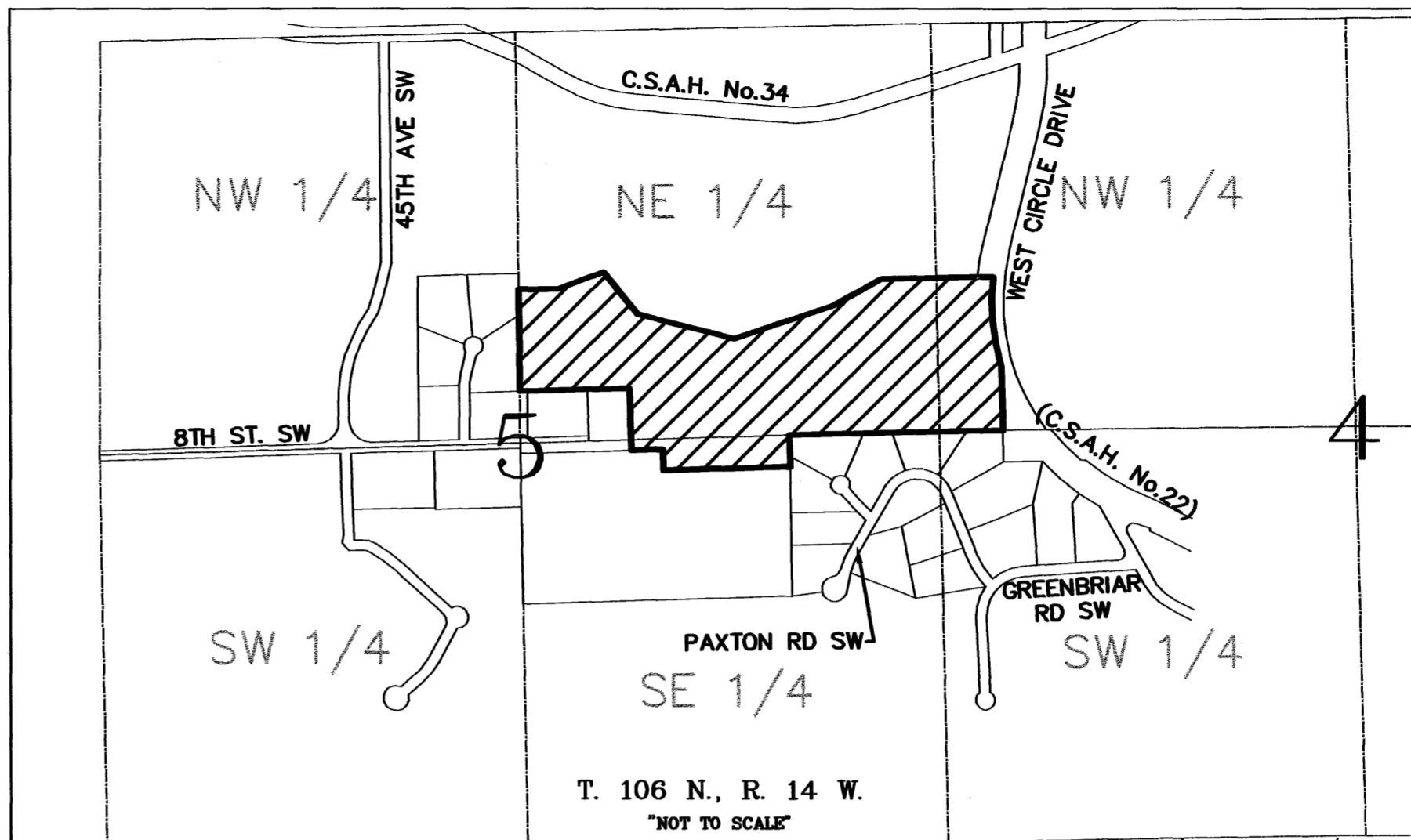
DOCUMENT NUMBER A-1076597

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21st day of September, 2005 at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

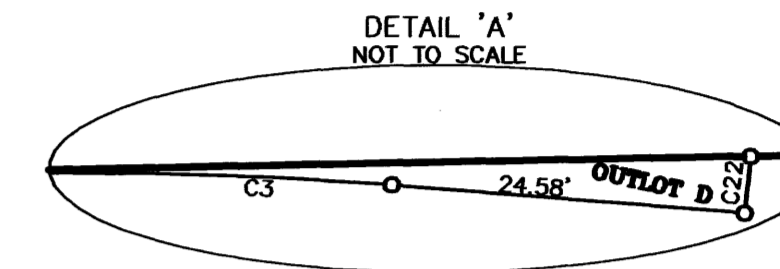
Daniel G. Hall
Director of Property Records & Licensing

Wendy von Wald
Deputy

VICINITY MAP



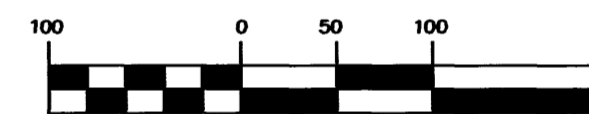
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	30°14'49"	250.00'	131.98'	S79°24'33"W	130.45'
C2	14°44'53"	220.00'	56.63'	S71°39'36"W	56.47'
C3	30°14'49"	280.00'	147.81'	S79°24'33"W	146.10'
C4	11°18'58"	250.00'	49.38'	S69°56'38"W	49.30'
C5	11°18'58"	220.00'	43.45'	S69°56'38"W	43.38'
C6	11°18'58"	280.00'	55.30'	S69°56'38"W	55.21'
C7	4°08'14"	250.00'	18.05'	S73°32'00"W	18.05'
C8	4°08'14"	280.00'	20.22'	S73°32'00"W	20.21'
C9	4°08'14"	220.00'	15.89'	S73°32'00"W	15.88'
C27	21°13'59"	1432.39'	530.82'	N05°53'54"W	527.79'
C28	1°45'37"	1432.39'	44.01'	N5°35'54"E	44.01'



LEGEND

- IRON PIPE WITH PLASTIC CAP STAMPED R.L.S.#21940 SET
- FOUND MONUMENTS ARE IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- - - EASEMENT LINE
- CONTROLLED ACCESS

GRAPHIC SCALE



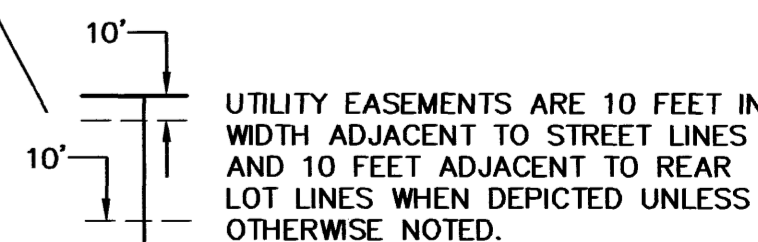
(IN FEET)
1 IN = 100 FT

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 5-T106N-R14W WHICH IS ASSUMED TO BEAR N88°13'50"E. (NOTE: BEARINGS DEPICTED ON THE BOUNDARIES ARE THE SAME AS AZIMUTH'S SHOWN ON THE FACE OF THE PLAT.)

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.

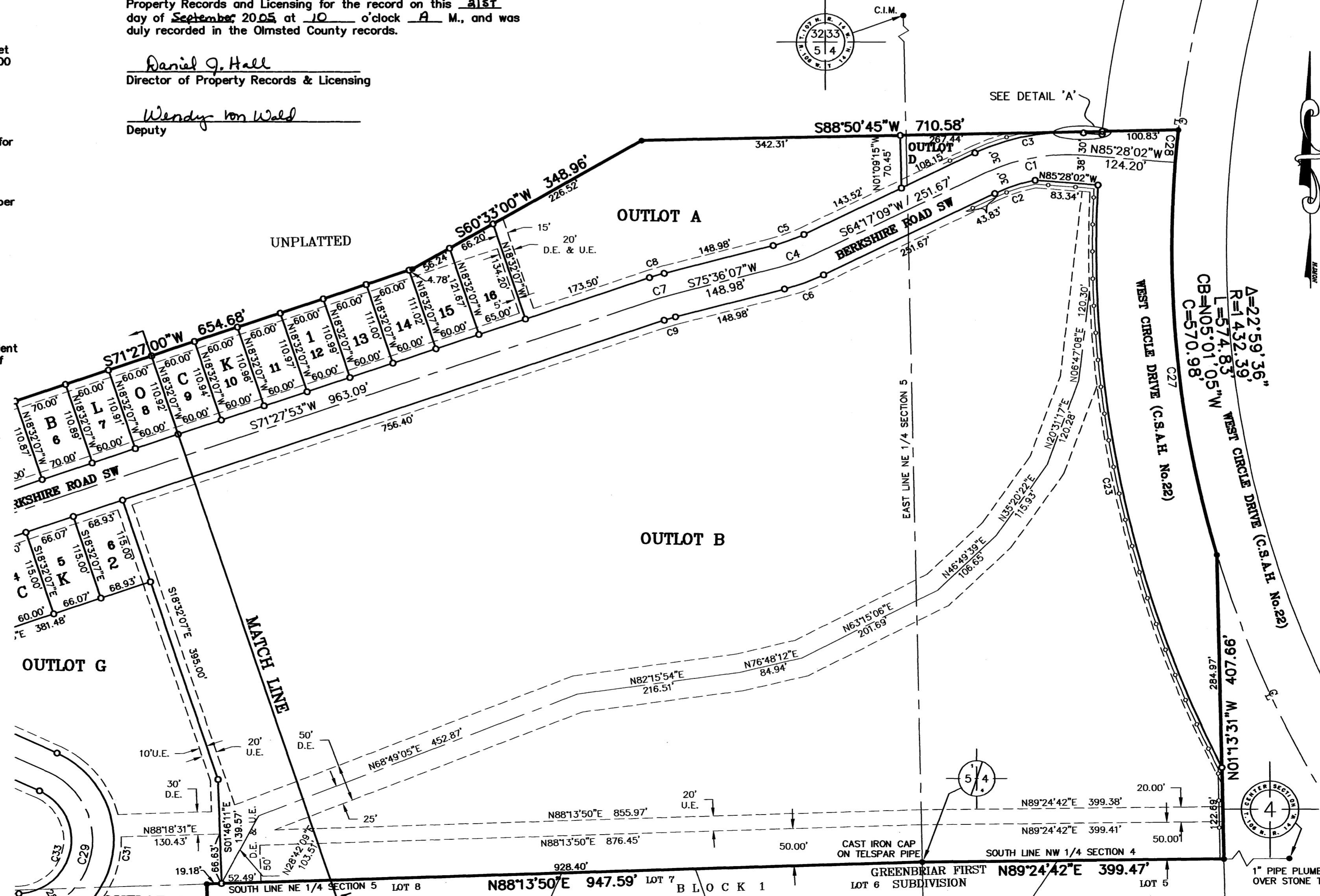
DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER, AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.



SHEET 1 OF 2

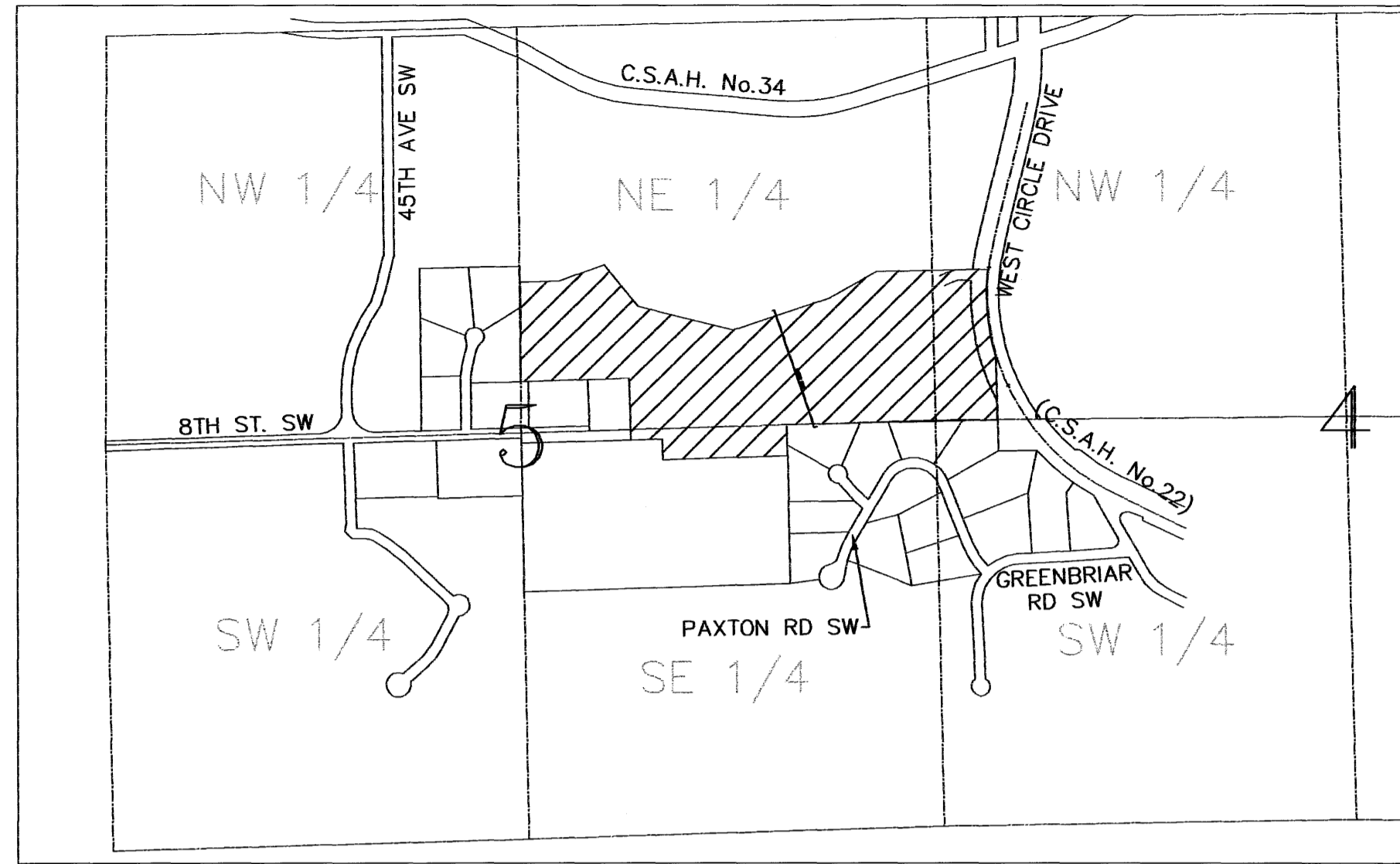
GGG INC.
Engineering Surveying
14070 Hwy 52 SE
Chattfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to



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MEADOW LAKES VILLAS

VICINITY MAP



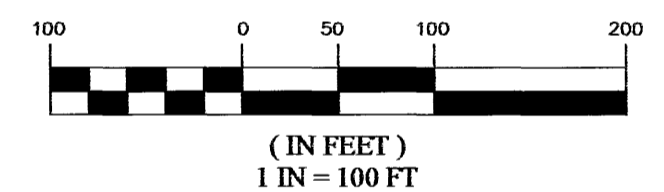
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	17°24'48"	700.00'	212.74'	S80°10'17"W	211.92'
C11	2°29'22"	670.00'	29.11'	S72°42'34"W	29.11'
C12	6°51'36"	670.00'	80.22'	S77°23'03"W	80.17'
C13	8°04'46"	670.00'	94.48'	S84°51'14"W	94.40'
C14	3°40'03"	730.00'	46.73'	S73°17'55"W	46.72'
C15	4°33'16"	730.00'	58.03'	S77°24'34"W	58.01'
C16	6°58'45"	730.00'	88.92'	S83°10'35"W	88.87'
C17	8°14'51"	700.00'	100.76'	N86°59'53"W	100.68'
C18	2°23'44"	670.00'	28.01'	N89°54'31"W	28.01'
C19	4°31'31"	672.00'	53.08'	N86°27'23"W	53.06'
C20	1°19'10"	672.00'	15.47'	N83°32'03"W	15.47'
C21	6°03'23"	728.00'	76.95'	N85°54'09"W	76.92'
C22	0°08'59"	1532.39'	4.01'	N05°54'10"E	4.01'
C23	30°08'01"	1532.39'	805.93'	N11°46'54"W	795.67'
C24	6°35'01"	100.00'	111.67'	N33°27'37"W	105.96'
C25	6°35'01"	72.00'	80.40'	N33°27'37"W	76.29'
C26	31°59'31"	128.00'	71.47'	N17°27'52"W	70.55'
C29	15°34'05"	100.00'	268.23'	N11°23'21"E	194.75'
C30	15°34'05"	72.00'	193.12'	N11°23'21"E	140.22'
C31	14°33'40"	128.00'	320.61'	N06°18'13"E	243.13'
C32	31°59'30"	128.00'	71.47'	N49°27'22"W	70.55'
C33	15°34'05"	72.00'	193.12'	N11°23'21"E	140.22'

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.00'	N01°28'07"W
L2	5.00'	S01°00'00"E

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- - - EASEMENT LINE
- ○ CONTROLLED ACCESS

GRAPHIC SCALE

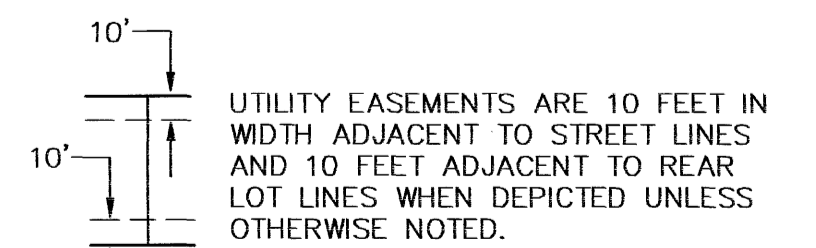


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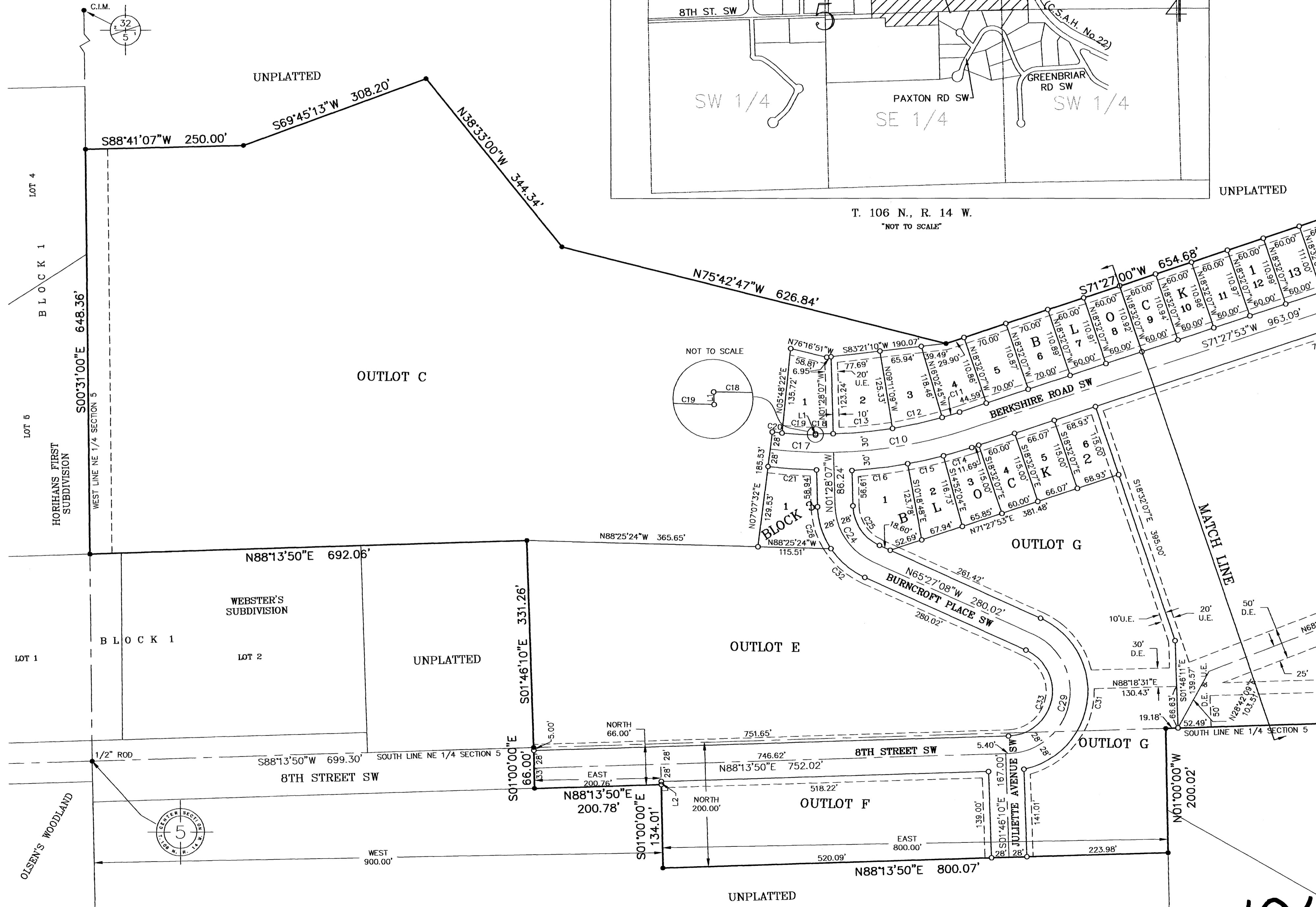
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UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES AND 10 FEET ADJACENT TO REAR LOT LINES WHEN DEPICTED UNLESS OTHERWISE NOTED.



1046B