

STONEHEDGE TOWNHOMES FOURTH COMMON INTEREST COMMUNITY NUMBER 291



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Stonehedge Townhouses, LLC, a Minnesota limited liability company, mortgagor, and United Prairie Bank, mortgagee, both being owners and proprietors of the following described property, situated in Olmsted County, State of Minnesota, to wit:

That part of the East Half of the Southwest Quarter of Section 19, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence northerly on a Minnesota State Plane Grid Azimuth of 359 degrees 08 minutes 56 seconds along the east line of said Southwest Quarter 329.97 feet to the northeasterly right-of-way line of County State Aid Highway No. 22, according to OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 44 and the point of beginning; thence continue northerly 359 degrees 08 minutes 56 seconds azimuth along said east line 1999.78 feet to the southeast corner of Lot 4, Block 1, STONEHEDGE ESTATES FOURTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 256 degrees 26 minutes 18 seconds azimuth along the southerly line of said STONEHEDGE ESTATES FOURTH SUBDIVISION 194.65 feet; thence southwesterly 240 degrees 52 minutes 26 seconds azimuth along said south line 86.03 feet; thence westerly 250 degrees 20 minutes 55 seconds azimuth along said south line 135.54 feet; thence westerly 282 degrees 17 minutes 38 seconds azimuth along said south line 171.61 feet to the southeasterly right-of-way line of Stonehedge Drive N.E.; thence southwesterly 207 degrees 37 minutes 13 seconds azimuth along said southeasterly right-of-way line 723.16 feet to the most northerly corner of Lot 1, Block 1, CHRIST OUR ROCK SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southeasterly 117 degrees 37 minutes 12 seconds azimuth along the northeast line of said CHRIST OUR ROCK SUBDIVISION 643.65 feet to the east line of said CHRIST OUR ROCK SUBDIVISION; thence southerly 179 degrees 08 minutes 56 seconds azimuth along said east line 457.36 feet to the northeasterly right-of-way line of County State Aid Highway No. 22; thence southeasterly 618.51 feet along said northeasterly right-of-way line on a nontangential curve concave southwesterly, having a radius of 1532.39 feet, a central angle of 23 degrees 07 minutes 33 seconds and a chord azimuth of 145 degrees 32 minutes 40 seconds to the point of beginning.

Said tract contains 20.57 acres more or less.

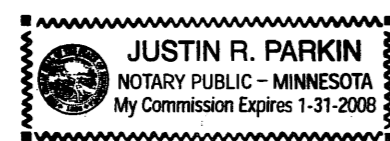
Have caused the same to be surveyed and platted as STONEHEDGE TOWNHOMES FOURTH, COMMON INTEREST COMMUNITY NUMBER 291 and do hereby dedicate to the public for public use forever the easements, as shown on this plat for utility purposes only.

In witness whereof said Stonehedge Townhouses, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 14 day of September, 2005.

Sherm W. Stoflet
Sherm W. Stoflet

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 14 day of September, 2005, by Sherm Stoflet of Stonehedge Townhouses, LLC, on behalf of the company.



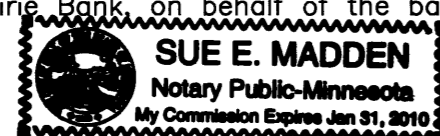
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said United Prairie Bank has caused these presents to be signed by its proper officer this 15th day of September, 2005.

David A. Thamer
By: DAVID A. THAMER
Its: Commercial Loan Officer

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 15th day of September, 2005, by David A. Thamer, Commercial Loan Officer of United Prairie Bank, on behalf of the bank.



Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2010

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 14th day of SEPTEMBER, 2005, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 14th day of SEPTEMBER, 2005.

Judy K. Scherr
Judy K. Scherr
City Clerk

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 20 day of September, 2005.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

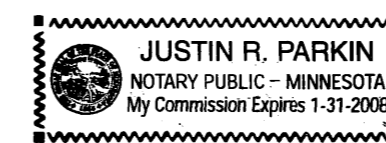
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as STONEHEDGE TOWNHOMES FOURTH, COMMON INTEREST COMMUNITY NUMBER 291, 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 correctly placed in the ground as shown or will be correctly placed in the ground by August 17, 2006, that the outside boundary lines are correctly designated on said 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.

Peter G. Oetliker
Peter G. Oetliker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 14 day of September, 2005, by Peter G. Oetliker, L.S. No. 41887.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

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 23RD day of September, 2005.

Document Number A-1076900

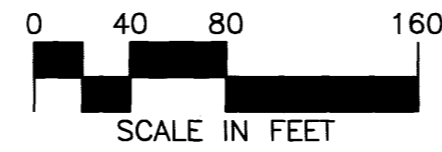
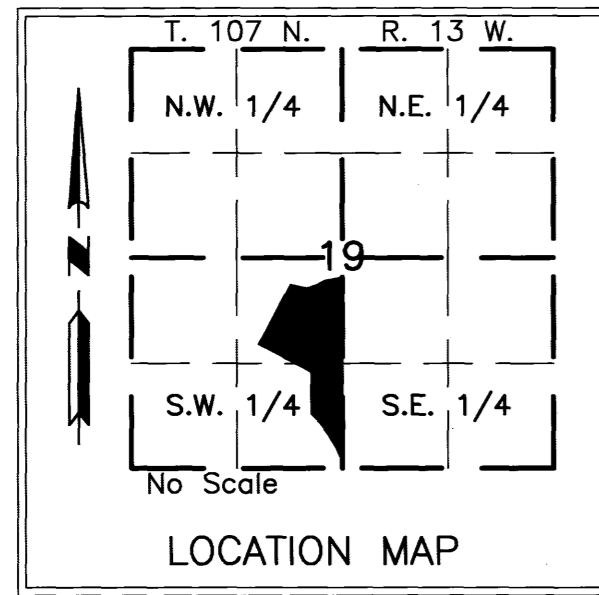
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 23RD day of September, 2005, at 10 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel G. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

1050A

PROJECT NUMBER: 8750
COMPUTER FILE: 8750F-PLAT01.DWG
DATE: 09/14/05
DRAFTSPERSON: JRP

STONEHEDGE TOWNHOMES FOURTH COMMON INTEREST COMMUNITY NUMBER 291



MONUMENTS

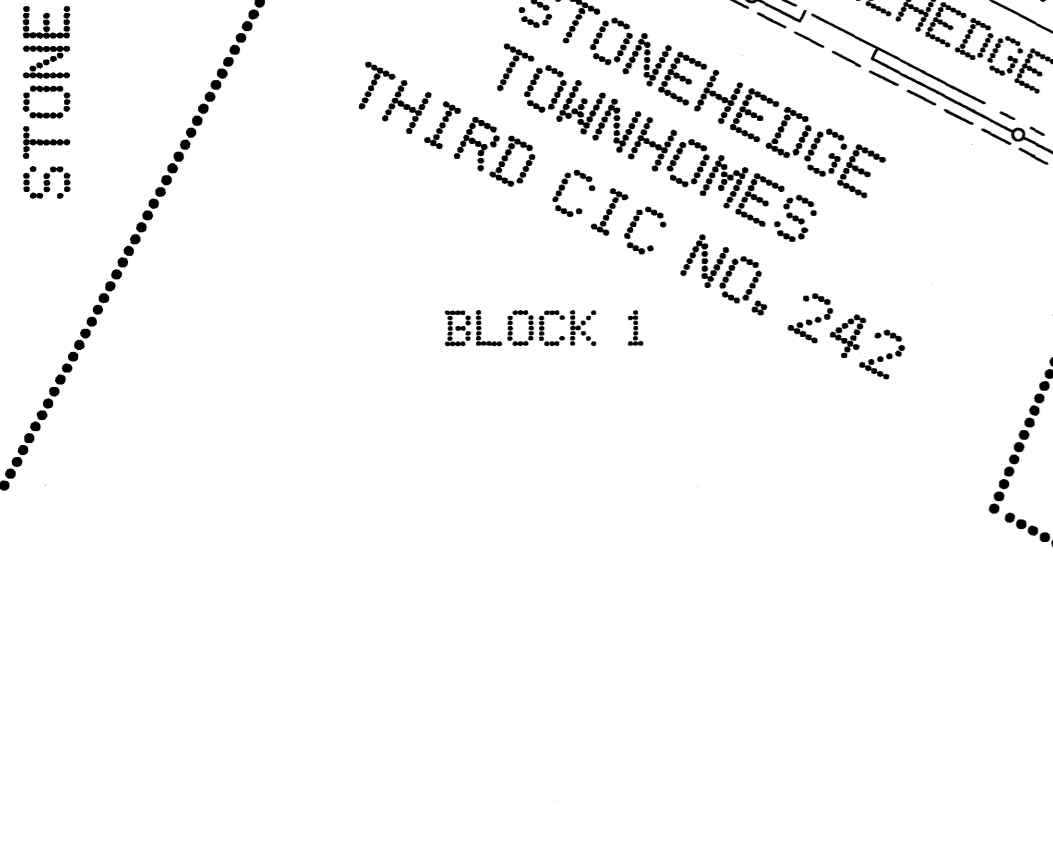
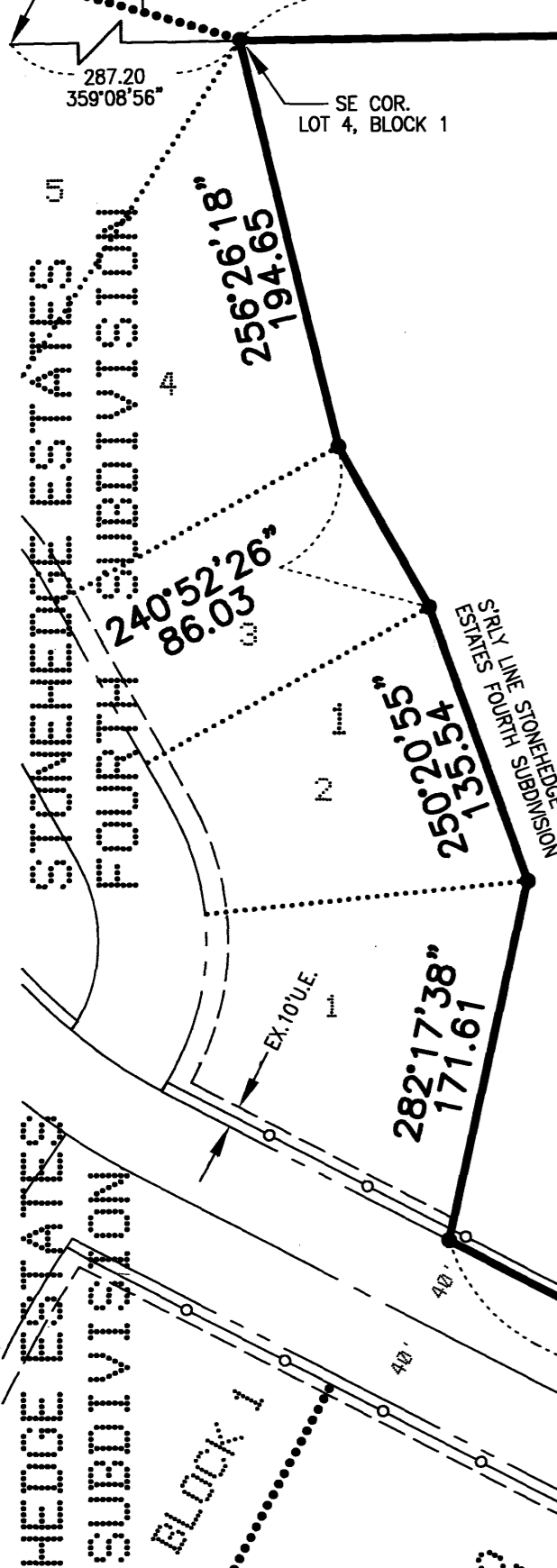
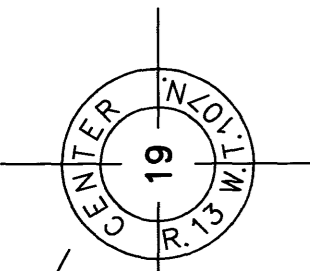
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 41887.

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 27)



YAGGY COLBY ASSOCIATES
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UNPLATTED

359°08'56"

1999.78

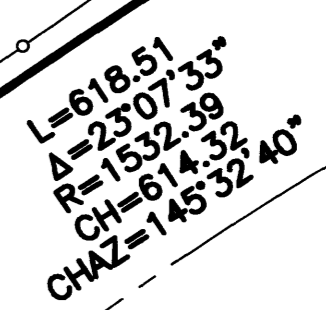
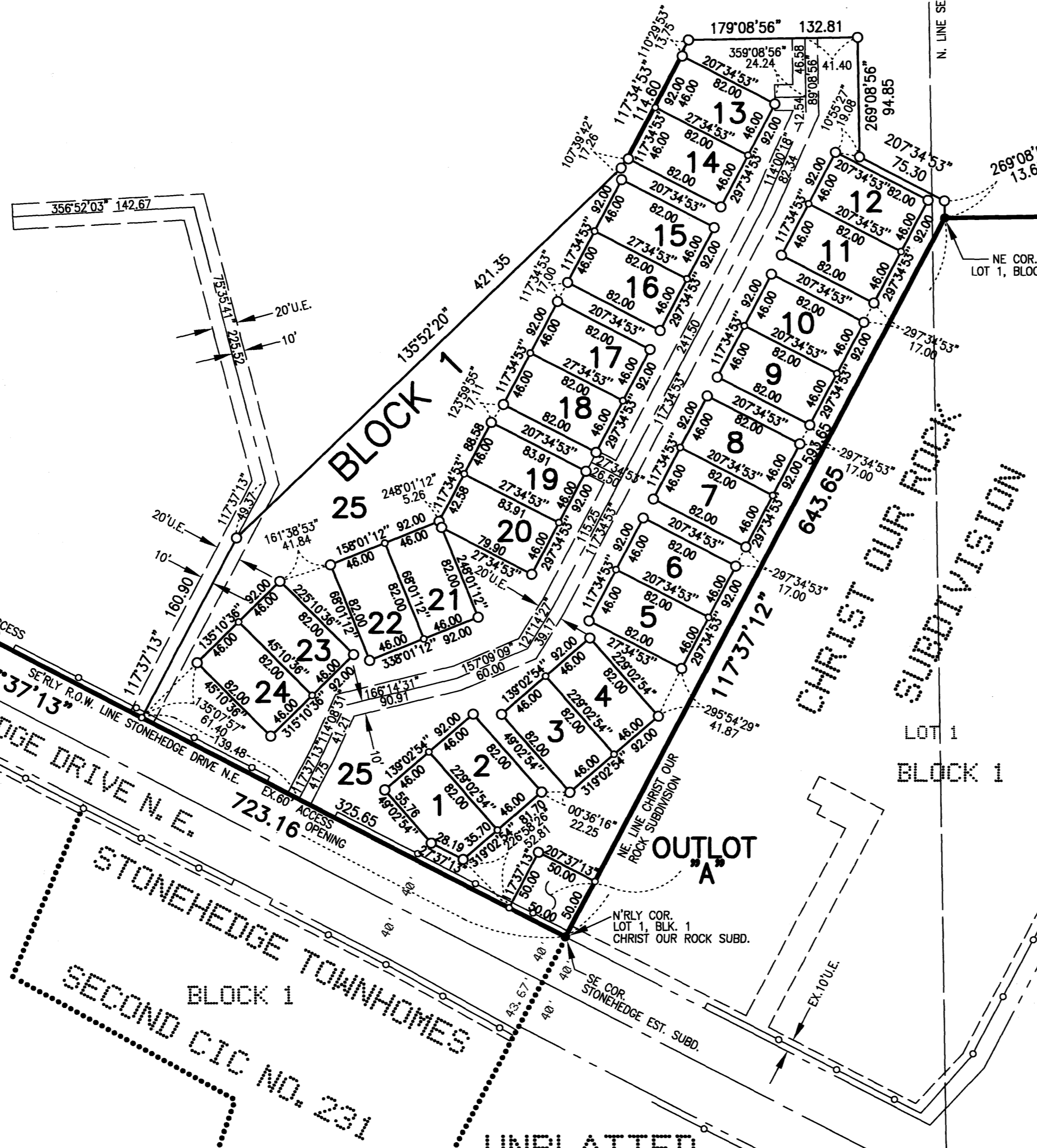
CENTURY HIGH SCHOOL

LOT 1 BLOCK 1

P.O.B.

OUTLOT "B"

OUTLOT "B"



179°08'56" 457.36

E. LINE CHRIST OUR ROCK SUBDIVISION

A UTILITY EASEMENT IS DECICATED OVER ALL OF LOT 25.

UTILITY EASEMENT DEFINED

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

U.E. = UTILITY EASEMENT

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.

—○— CONTROLLED ACCESS

1050B

PROJECT NUMBER: 8750 COMPUTER FILE: 8750F-PLAT01.DWG DATE: 09/08/05 DRAFTSPERSON: JRP