

MORRIS HILLS SUBDIVISION



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 Hadley Valley Associates, a Minnesota general partnership, PAKS Properties IV, LLC, a Minnesota limited liability company, mortgagor, Morris Hills Land Development, LLC, a Minnesota limited liability company, vendee of a recorded contract for deed, Ernest H. Morris, single, vendor of a recorded contract for deed, Stonehedge Land Development, LLC, a Minnesota limited liability company, mortgagor, and Merchants Bank N.A., a national association, mortgagee, all being owners and proprietors of the following described property, situated in Olmsted County, State of Minnesota, to wit:

Outlot A, STONEHEDGE ESTATES SECOND SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota,

AND

That part of Lot 6, Block 5, of said STONEHEDGE ESTATES SECOND SUBDIVISION, lying northwesterly of the following described line:

Commencing at the northwest corner of said Lot 6, thence southerly on a Minnesota State Plane Grid Azimuth of 179 degrees 02 minutes 37 seconds azimuth along the west line of said Lot 6, a distance of 86.89 feet to the point of beginning; thence northeasterly 27 degrees 48 minutes 20 seconds azimuth 76.64 feet to the northeasterly line of said Lot 6 and there terminating.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 13 and the Northeast Quarter of the Northeast Quarter of Section 24, both Sections in Township 107 North, Range 14 West, and that part of the Southwest Quarter of the Southwest Quarter of Section 18 and the Northwest Quarter of the Northwest Quarter of Section 19, these two sections in Township 107 North, Range 13 West, all in Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 19; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 20 minutes 28 seconds along the north line of the Northwest Quarter of said Section 19 a distance of 180.03 feet to the point of beginning; thence southerly 174 degrees 56 minutes 46 seconds azimuth 114.98 feet; thence southerly 179 degrees 52 minutes 27 seconds azimuth 89.40 feet; thence southerly 187 degrees 07 minutes 38 seconds azimuth 531.56 feet; thence southerly 181 degrees 33 minutes 11 seconds azimuth 185.46 feet; thence southerly 182 degrees 35 minutes 35 seconds azimuth 110.32 feet; thence southwesterly 206 degrees 21 minutes 34 seconds azimuth 16.19 feet to the northerly line of Outlot A, STONEHEDGE ESTATES SECOND SUBDIVISION; thence northwesterly 295 degrees 02 minutes 18 seconds azimuth along said northerly line 99.93 feet to west line of said Northwest Quarter; thence southerly 179 degrees 02 minutes 37 seconds azimuth along said west line 316.16 feet to the south line of the Northeast Quarter of the Northeast Quarter of said Section 24; thence westerly 269 degrees 50 minutes 52 seconds azimuth along said south line 162.85 feet; thence northwesterly 326 degrees 53 minutes 38 seconds azimuth 291.15 feet; thence northeasterly 56 degrees 53 minutes 38 seconds azimuth 15.00 feet; thence northwesterly 326 degrees 53 minutes 38 seconds azimuth 109.07 feet; thence northeasterly 47 degrees 11 minutes 21 seconds azimuth 19.08 feet; thence northeasterly 38 degrees 02 minutes 18 seconds azimuth 89.70 feet; thence northeasterly 43 degrees 12 minutes 26 seconds azimuth 56.00 feet; thence southeasterly 8.27 feet on a nontangential curve concave southwesterly, having a radius of 278.00 feet, a central angle of 01 degree 42 minutes 14 seconds and a chord azimuth of 134 degrees 03 minutes 33 seconds; thence northerly 07 degrees 20 minutes 43 seconds azimuth 259.15 feet; thence northerly 07 degrees 14 minutes 37 seconds azimuth 360.00 feet; thence northeasterly 28 degrees 18 minutes 46 seconds azimuth 51.45 feet; thence northerly 05 degrees 26 minutes 15 seconds azimuth 29.97 feet; thence northerly 359 degrees 52 minutes 27 seconds azimuth 24.00 feet; thence westerly 269 degrees 52 minutes 27 seconds azimuth 20.52 feet; thence northerly 358 degrees 51 minutes 54 seconds azimuth 55.58 feet; thence northerly 351 degrees 57 minutes 42 seconds azimuth 182.13 feet; thence northerly 29 degrees 02 minutes 49 seconds azimuth 45.21 feet; thence westerly 36.00 feet on a nontangential curve concave northerly, having a radius of 278.00 feet, a central angle of 07 degrees 25 minutes 10 seconds and a chord azimuth of 280 degrees 09 minutes 47 seconds; thence westerly 283 degrees 52 minutes 22 seconds azimuth 57.89 feet; thence northerly 359 degrees 14 minutes 20 seconds azimuth 57.88 feet; thence easterly 103 degrees 52 minutes 22 seconds azimuth 72.51 feet; thence easterly 57.50 feet on a tangential curve concave northerly, having a radius of 222.00 feet and a central angle of 14 degrees 50 minutes 21 seconds; thence easterly 89 degrees 02 minutes 01 second azimuth 159.04 feet; thence easterly 145.94 feet on a tangential curve concave southerly, having a radius of 278.00 feet and a central angle of 30 degrees 04 minutes 41 seconds; thence southeasterly 119 degrees 06 minutes 42 seconds azimuth 62.53 feet; thence southwesterly 209 degrees 06 minutes 42 seconds azimuth 118.68 feet; thence southerly 174 degrees 56 minutes 46 seconds azimuth 22.92 feet to the point of beginning.

Said tract contains 11.93 acres more or less.

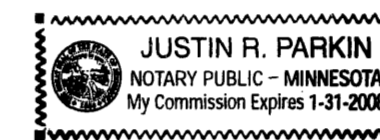
Have caused the same to be surveyed and platted as MORRIS HILLS SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said Hadley Valley Associates, a Minnesota general partnership, has caused these presents to be signed by its proper officer this 13 day of January, 2006.

Donald D. Layton
Donald D. Layton
Partner

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 13 day of January, 2006, by Donald D. Layton, Partner of Hadley Valley Associates, a Minnesota general partnership, on behalf of the partnership.



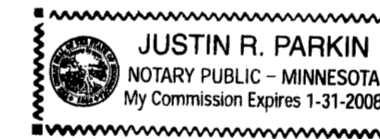
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said PAKS Properties IV, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 19 day of January, 2006.

Charles Pagenhart
Charles Pagenhart
Managing Partner

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 19 day of January, 2006, by Charles Pagenhart, Managing Partner of PAKS Properties IV, LLC, a Minnesota limited liability company, on behalf of the company.



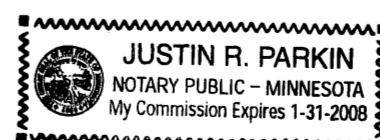
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said Morris Hills Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 16 day of January, 2006.

Daniel S. Mogen
Daniel S. Mogen
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 16 day of January, 2006, by Daniel S. Mogen, Chief Manager of Morris Hills Land Development, LLC, a Minnesota limited liability company, on behalf of the company.



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

1077A

PROJECT NUMBER: 0871
COMPUTER FILE: 6271F-PLAT.DWG
DATE: 01/11/06
DRAFTSPERSON: JRP

MORRIS HILLS SUBDIVISION



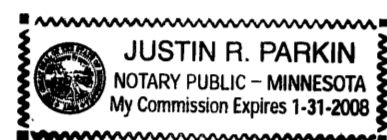
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507-288-6464
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In witness whereof said Ernest H. Morris has hereunto set his hands this 20 day of January, 2006.

Ernest H. Morris
Ernest H. Morris

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20 day of January, 2006, by Ernest H. Morris, single.



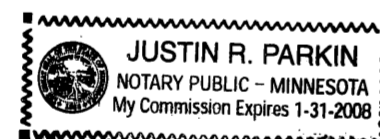
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said Stonehedge Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 16 day of January, 2006.

Daniel S. Mogen
Daniel S. Mogen
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 16 day of January, 2006, by Daniel S. Mogen, Chief Manager of Stonehedge Land Development, LLC, a Minnesota limited liability company, on behalf of the company.



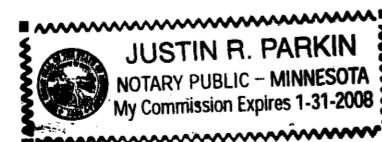
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said Merchants Bank N.A., a national association, has caused these presents to be signed by its proper officer this 23rd day of January, 2006.

Allen D. Walburn
Allen D. Walburn
Senior Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 23 day of January, 2006, by Allen D. Walburn, Senior Vice President of Merchants Bank N.A., a national association, on behalf of the bank.



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

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 12th day of DECEMBER, 2006, 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 25th day of JANUARY, 2006.

Judy K. Scherr
Judy K. Scherr
City Clerk
City of Rochester

COUNTY SURVEYOR

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

This 24 day of January, 2006.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

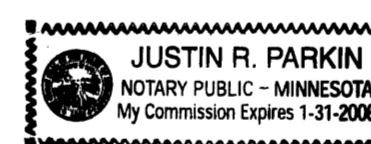
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as MORRIS HILLS SUBDIVISION; 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 January 11, 2007; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat 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 13 day of January, 2006, 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 2006 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 27th day of JANUARY, 2006.

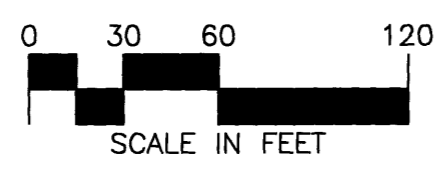
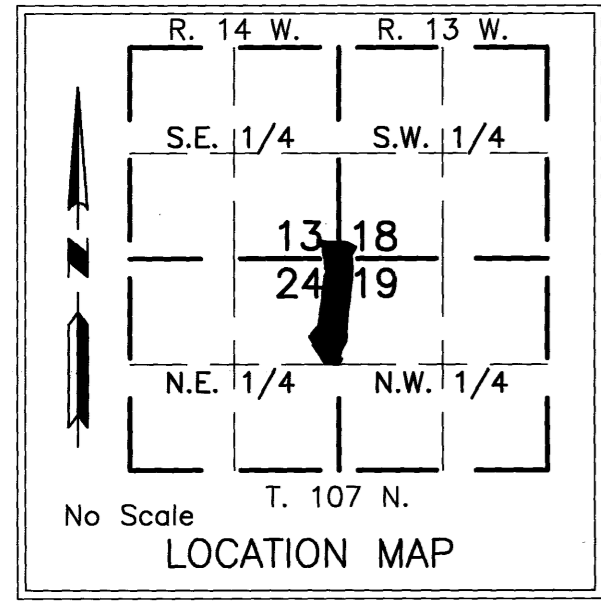
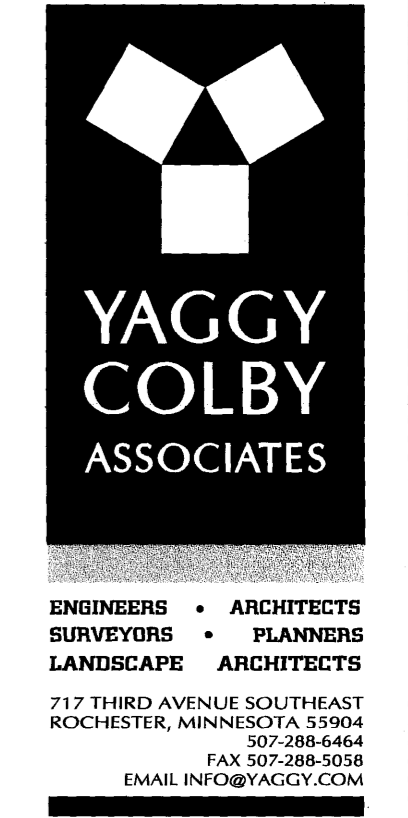
Document Number **A-1090379**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 27th day of JANUARY, 2006, 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

1077 B

MORRIS HILLS SUBDIVISION



MONUMENTS

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

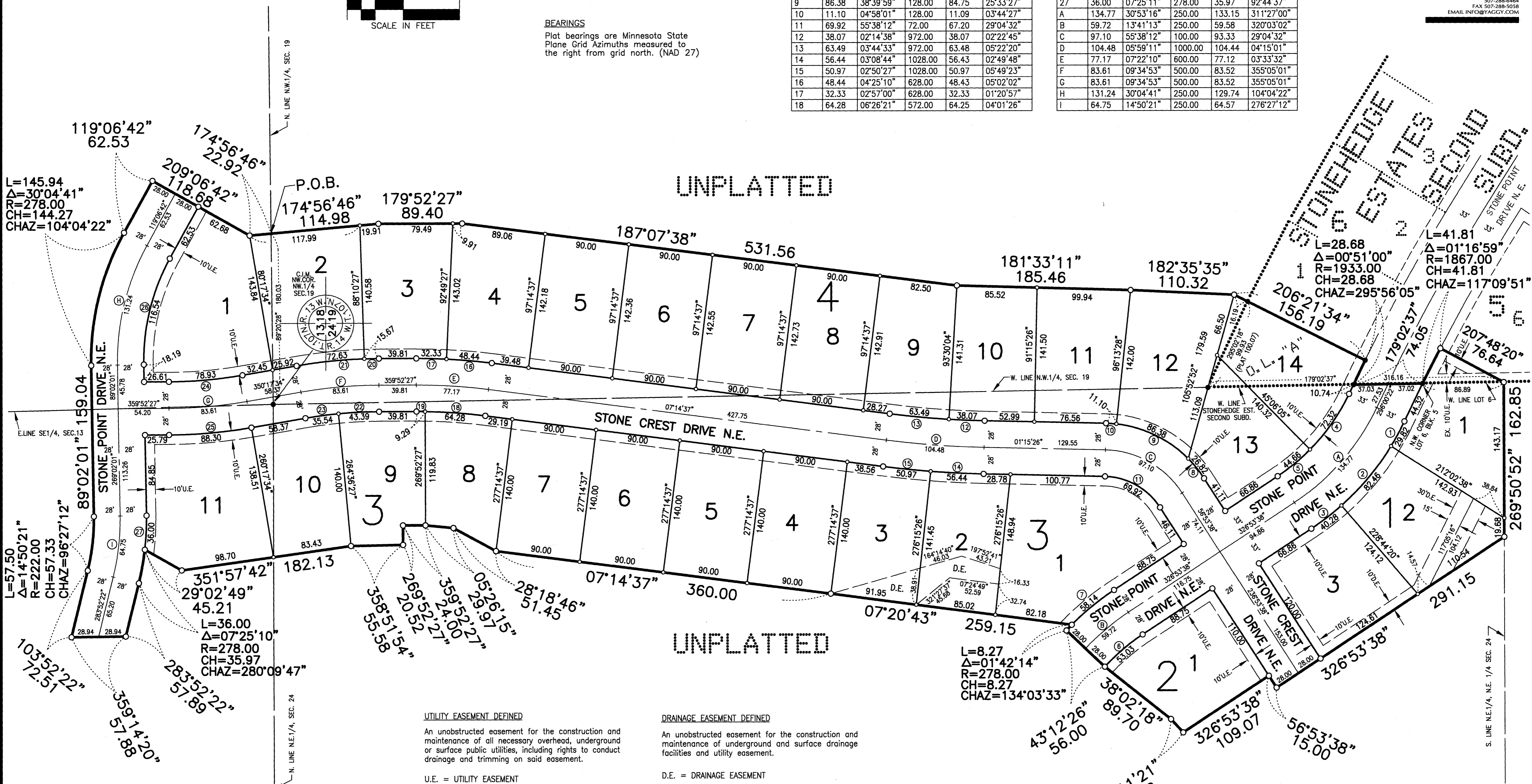
All monuments set have a plastic cap stamped L.S. 41887.

BEARINGS

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

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	29.82	06°02'16"	283.00	29.81	299°01'30"
2	82.46	16°41'42"	283.00	82.17	310°23'29"
3	40.28	08°09'18"	283.00	40.25	322°48'59"
4	72.32	19°05'42"	217.00	71.99	305°33'13"
5	44.66	11°47'34"	217.00	44.58	320°59'51"
6	53.03	13°41'13"	222.00	52.91	320°03'02"
7	58.14	11°58'59"	278.00	58.04	320°54'09"
8	26.82	12°00'12"	128.00	26.77	50°53'32"
9	86.38	38°39'59"	128.00	84.75	25°33'27"
10	11.10	04°58'01"	128.00	11.09	03°44'27"
11	69.92	55°38'12"	72.00	67.20	29°04'32"
12	38.07	02°14'38"	972.00	38.07	02°22'45"
13	63.49	03°44'33"	972.00	63.48	05°22'20"
14	56.44	03°08'44"	1028.00	56.43	02°49'48"
15	50.97	02°50'27"	1028.00	50.97	05°49'23"
16	48.44	04°25'10"	628.00	48.43	05°02'02"
17	32.33	02°57'00"	628.00	32.33	01°20'57"
18	64.28	06°26'21"	572.00	64.25	04°01'26"

19	9.29	00°55'49"	572.00	9.29	00°20'21"
20	15.67	01°42'00"	528.00	15.67	359°01'27"
21	72.63	07°52'53"	528.00	72.57	354°14'01"
22	43.39	05°16'00"	472.00	43.37	357°14'27"
23	35.54	04°18'53"	472.00	35.54	352°27'01"
24	78.93	09°34'53"	472.00	78.84	175°05'01"
25	88.30	09°34'53"	528.00	88.19	175°05'01"
26	116.54	30°04'41"	222.00	115.21	284°04'22"
27	36.00	07°25'11"	278.00	35.97	92°44'37"
A	134.77	30°53'16"	250.00	133.15	311°27'00"
B	59.72	13°41'13"	250.00	59.58	320°03'02"
C	97.10	55°38'12"	100.00	93.33	29°04'32"
D	104.48	05°59'11"	1000.00	104.44	04°15'01"
E	77.17	07°22'10"	600.00	77.12	03°33'32"
F	83.61	09°34'53"	500.00	83.52	355°05'01"
G	83.61	09°34'53"	500.00	83.52	355°05'01"
H	131.24	30°04'41"	250.00	129.74	104°04'22"
I	64.75	14°50'21"	250.00	64.57	276°27'12"



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

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

PROJECT NUMBER: B271
DATE: 01/11/06
DRAFTSPERSON: JRP
COMPUTER FILE: B271F-PLAT.DWG