

HERITAGE HILLS SECOND SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5038
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Land Developers of Rochester, LLC, a Minnesota limited liability company, mortgagor, and Peoples State Bank of Plainview, a Minnesota corporation, mortgagee, both being owners and proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 19, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of OUTLOT A, HERITAGE HILLS, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly on an assumed azimuth from north of 179 degrees 50 minutes 18 seconds along the west line of said Southeast Quarter 1686.32 feet to the south line of said Southeast Quarter; thence easterly 89 degrees 23 minutes 11 seconds azimuth along said south line 1796.28 feet to the southwesterly line of said HERITAGE HILLS; thence northerly 352 degrees 08 minutes 46 seconds azimuth along said southwesterly line 659.63 feet; thence northwesterly 324 degrees 11 minutes 42 seconds azimuth along said southwesterly line 752.28 feet; thence northeasterly 24 degrees 12 minutes 20 seconds azimuth along said southwesterly line 123.91 feet; thence northwesterly 293 degrees 39 minutes 57 seconds azimuth along said southwesterly line 127.57 feet; thence westerly 286 degrees 54 minutes 58 seconds azimuth along said southwesterly line 248.20 feet; thence westerly 279 degrees 48 minutes 03 seconds azimuth along said southwesterly line 981.52 feet to the point of beginning.

Said tract contains 56.03 acres more or less.

Have caused the same to be surveyed and platted as HERITAGE HILLS SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfare and cul de sacs and dedicate the easements as shown on this plat for drainage and utility purposes only.

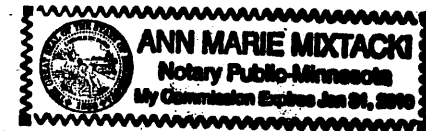
In witness whereof said Land Developers of Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12th day of January, 2006.

Jon D. Cravath
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 12th day of January, 2006, by Jon D. Cravath, Chief Manager of Land Developers of Rochester, LLC, a Minnesota limited liability company.

Ann Marie Mixtacki
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2010



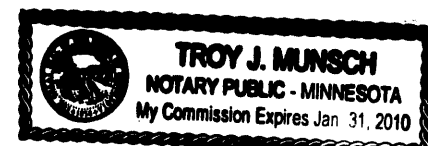
In witness whereof said Peoples State Bank of Plainview, a Minnesota corporation, has caused these presents to be signed by its proper officer this 12th day of January, 2006.

Gary A. Timm
Senior Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 12th day of January, 2006, by Gary A. Timm, Senior Vice President of Peoples State Bank of Plainview, a Minnesota corporation.

Troy J. Munsch
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2010



TOWNSHIP BOARD OF SUPERVISORS

The Township Board of Supervisors for Rochester Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony whereof, we have signed our names this 12 day of January, 2006

Douglas H. Butler
Board Chairperson

Amy Swanson
Town Clerk

OLMSTED COUNTY BOARD OF COMMISSIONERS

The Board of Commissioners for Olmsted County, Minnesota, does hereby certify that it has approved the accompanying plat. In testimony whereof, I have signed my name this 24th day of January, 2006.

Kenneth W. Brown
Board Chairperson

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

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

This 24 day of January, 2006.

Dennis R. Manning
Olmsted County Environmental Specialist

COUNTY ENGINEER

I certify that this plat conforms to the approved roadway design for Olmsted County.

This 17 day of JANUARY, 2006

Michael T. Sheehan
Olmsted County Engineer

COUNTY SURVEYOR

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

This 17 day of January, 2006

Edward P. Kuisle
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

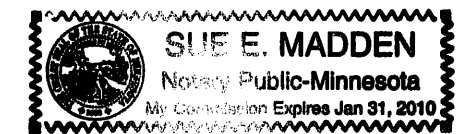
I do hereby certify that I have surveyed and platted the property described on this plat as HERITAGE HILLS SECOND SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by January 12, 2007; 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.

Peter G. Oetliker, L.S.
Minnesota License Number 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 12th day of January, 2006, by Peter G. Oetliker, L.S., Minnesota License Number 41887.

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



COUNTY 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 21th day of JANUARY, 2006.

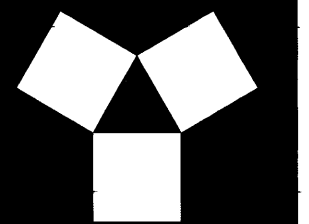
Document Number **A-1090467**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21th day of JANUARY, 2006, at 4 o'clock P.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

1079A

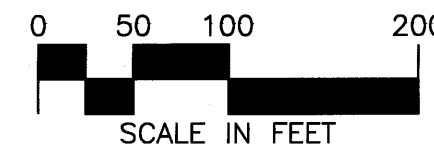
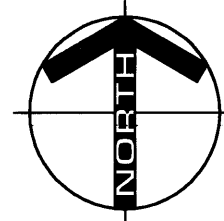
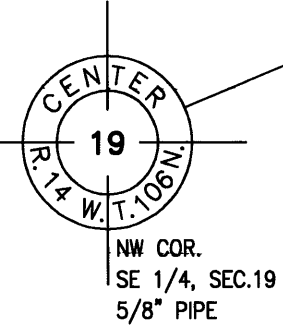
HERITAGE HILLS SECOND SUBDIVISION



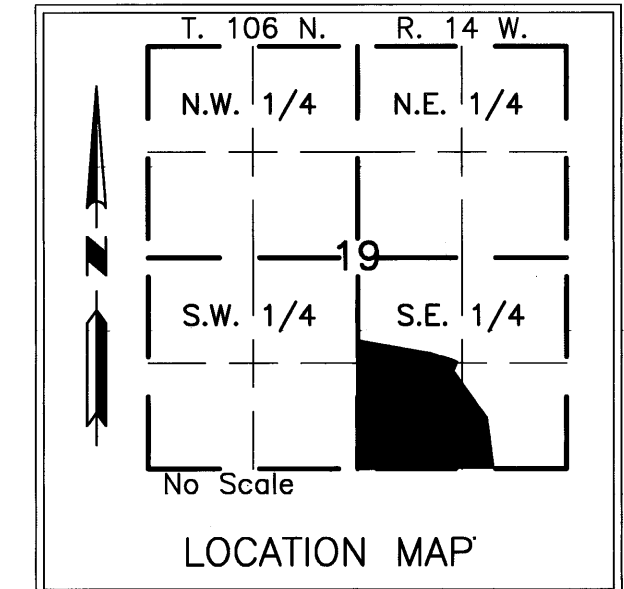
YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM



BEARINGS
Plat bearings are azimuths measured to the right from an assumed north.
The south line of the Southeast Quarter of Sec. 19-106-14 is assumed to have an azimuth of 89°23'11".



- 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.

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	67.93	23°18'23"	167.00	67.46	347°43'57"
2	50.16	17°12'38"	167.00	49.97	327°28'20"
3	128.13	31°30'31"	233.00	126.52	343°37'53"
4	36.63	09°00'30"	233.00	36.60	323°22'23"
5	245.24	42°11'43"	333.00	239.73	159°57'59"
6	224.61	38°38'46"	333.00	220.38	211°45'43"
7	135.38	23°17'34"	333.00	134.45	242°43'53"
8	130.26	22°24'48"	333.00	129.44	265°35'03"
9	128.70	22°08'37"	333.00	127.90	287°51'45"
10	139.17	23°56'44"	333.00	138.16	310°54'26"
11	79.20	13°37'40"	333.00	79.02	329°41'38"
12	127.72	27°24'25"	267.00	126.50	152°34'20"
13	427.43	91°43'21"	267.00	383.23	212°08'14"
14	365.85	78°30'35"	267.00	337.90	297°15'11"
15	19.36	18°29'13"	60.00	19.28	147°15'52"
16	21.68	20°42'29"	60.00	21.57	127°40'01"
17	84.45	80°38'40"	60.00	77.65	337°38'07"
18	70.59	67°24'25"	60.00	66.59	51°39'39"
19	115.55	110°20'19"	60.00	98.50	140°32'01"
20	41.04	39°11'42"	60.00	40.25	356°06'20"
21	109.32	18°48'35"	333.00	108.83	106°09'23"
22	114.55	19°42'35"	333.00	113.99	125°24'57"
23	179.50	38°31'10"	267.00	176.14	116°00'40"
24	41.04	39°11'42"	60.00	40.25	295°40'24"
25	87.72	83°45'44"	60.00	80.11	137°57'25"
26	94.50	90°14'35"	60.00	85.03	224°57'35"
27	88.37	84°23'05"	60.00	80.59	312°16'24"
28	41.04	39°11'42"	60.00	40.25	154°52'06"
A	141.43	40°31'01"	200.00	138.50	339°07'38"
B	250.72	47°52'58"	300.00	243.48	342°48'36"
C	784.12	149°45'23"	300.00	579.22	81°37'47"
D	201.69	38°31'10"	300.00	197.91	296°00'40"

- A.E. = ACCESS 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
- 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
- A utility easement is dedicated over all of Outlot A.
- DRAINAGE EASEMENT DEFINED**
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.
- D.E. = DRAINAGE EASEMENT
- A drainage easement is dedicated over all of Outlot C.

UNPLATTED
PROJECT NUMBER: 8779
COMPUTER FILE: 8779F-PLAT1.DWG
DATE: 01/12/06
DRAFTSPERSON: JRP / PCD

UNPLATTED
STILL GOVERN

1079B