

# OVERLAND POINTE

**SURVEYOR'S CERTIFICATE**

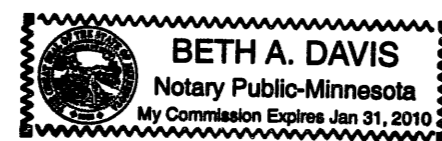
I hereby certify that I have surveyed and platted the property described on this plat as OVERLAND POINTE; that this plat is correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; 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 No. 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 12<sup>TH</sup> day of January, 2006.

Beth A. Davis  
Notary Public, Olmsted County, Minnesota  
My Commission expires DODGE 1-31-2010



**COUNTY SURVEYOR**

I certify that this plat has been checked mathematically, and that the plat conforms to the applicable laws, this 26 day of January, 2006.

Edward P. Kusile  
County Surveyor

**CITY APPROVAL**

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 9<sup>TH</sup> day of JANUARY, 2006, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 30<sup>TH</sup> day of JANUARY, 2006.

Judy Kay Scherr  
Judy K. Scherr, City Clerk

**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 31<sup>ST</sup> day of JANUARY, 2006.

DOCUMENT NUMBER A-1090721

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 31<sup>ST</sup> day of JANUARY, 2006, at 2 o'clock P M., and was duly recorded in the Olmsted County records.

Daniel G. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Big-DE Development Company LLC, a Minnesota limited liability company, owner and proprietor, and Premier Bank Rochester, a Minnesota Corporation, Mortgagee, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 14 West, and a part of Lot 15, Block 1, HIDDEN OAKS VALLEY, all in Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Quarter Quarter Section; thence South 01 degree 12 minutes 30 seconds East, assumed bearing, along the east line thereof, 185.67 feet for the point of beginning; thence continue South 01 degree 12 minutes 30 seconds East, along said east line 314.33 feet to the most southerly corner of Lot 15, Block 1, HIDDEN OAKS VALLEY; thence continue South 01 degree 12 minutes 30 seconds East, along said east line, 552.71 feet to the northeasterly line of BANDEL NORTH SECOND (the next 2 courses are along said northeasterly line); thence North 47 degrees 57 minutes 30 seconds West, 990.24 feet; thence northwesterly 89.30 feet along a tangential curve, concave to the south, radius of 760.00 feet and a central angle of 06 degrees 43 minutes 55 seconds; thence North 23 degrees 29 minutes 52 seconds East, not tangent to said curve, 182.39 feet; thence North 01 degree 18 minutes 49 seconds West, 150.00 feet to the north line of said Quarter Quarter Section; thence North 88 degrees 41 minutes 11 seconds East, along said north line, 330.00 feet to the southwesterly line of Lot 14, Block 1, HIDDEN OAKS VALLEY; thence South 21 degrees 36 minutes 32 seconds East, along said southwesterly line, 197.35 feet to the most southerly corner of said Lot 14; thence North 88 degrees 47 minutes 30 seconds East, 315.00 feet to the point of beginning.

Containing 10.45 acres more or less.

have caused the same to be surveyed and platted as OVERLAND POINTE and do hereby donate and dedicate to the public for the public use forever, the easements as shown on this plat for drainage and utility purposes only, and also dedicate to the City of Rochester the right to control access as shown on the plat.

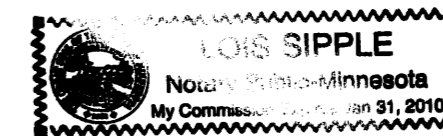
In witness whereof said Big-DE Development Company LLC a Minnesota limited liability company, has caused these presents to be signed by its Chief Manager this 25<sup>th</sup> day of January, 2006.

By: Joel O. Bigelow, Chief Manager

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2006, by Joel O. Bigelow, Chief Manager of Big-DE Development Company LLC, on behalf of the limited liability company

Joel O. Bigelow  
Notary Public, Olmsted County, Minnesota



My Commission expires: 1-31-2010

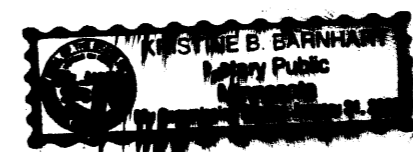
In witness whereof said Premier Bank Rochester, a Minnesota Corporation has caused these presents to be signed by its proper officer this 26<sup>th</sup> day of January, 2006.

By: G. Jack Hill Strom, President/CEO and Matt Nigbur, Vice President

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January, 2006, by G. Jack Hill Strom, President/CEO and Matt Nigbur, Vice President of Premier Bank Rochester, a Minnesota Corporation, on behalf of the corporation.

Kristine B. Bannan  
Notary Public, Olmsted County, Minnesota

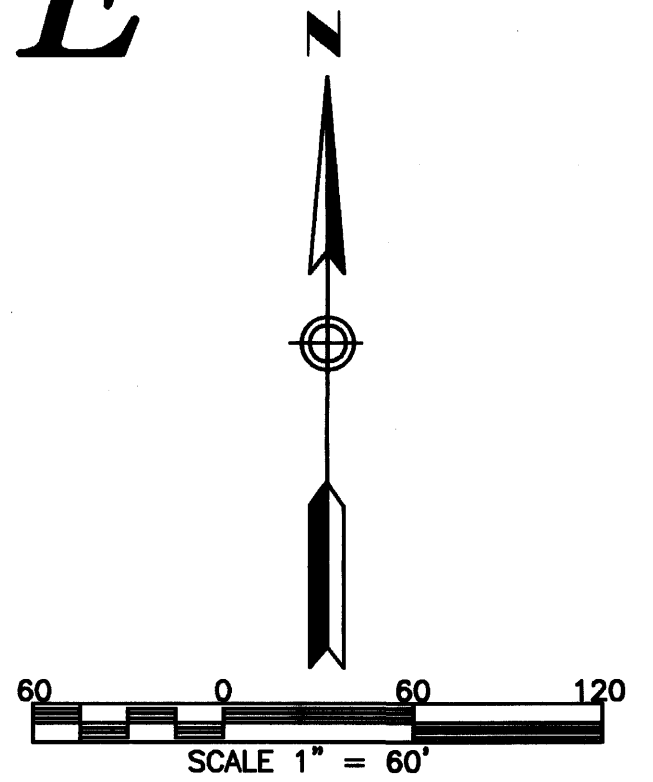


My commission expires 1-31-2010

1080 A

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

# OVERLAND POINTE

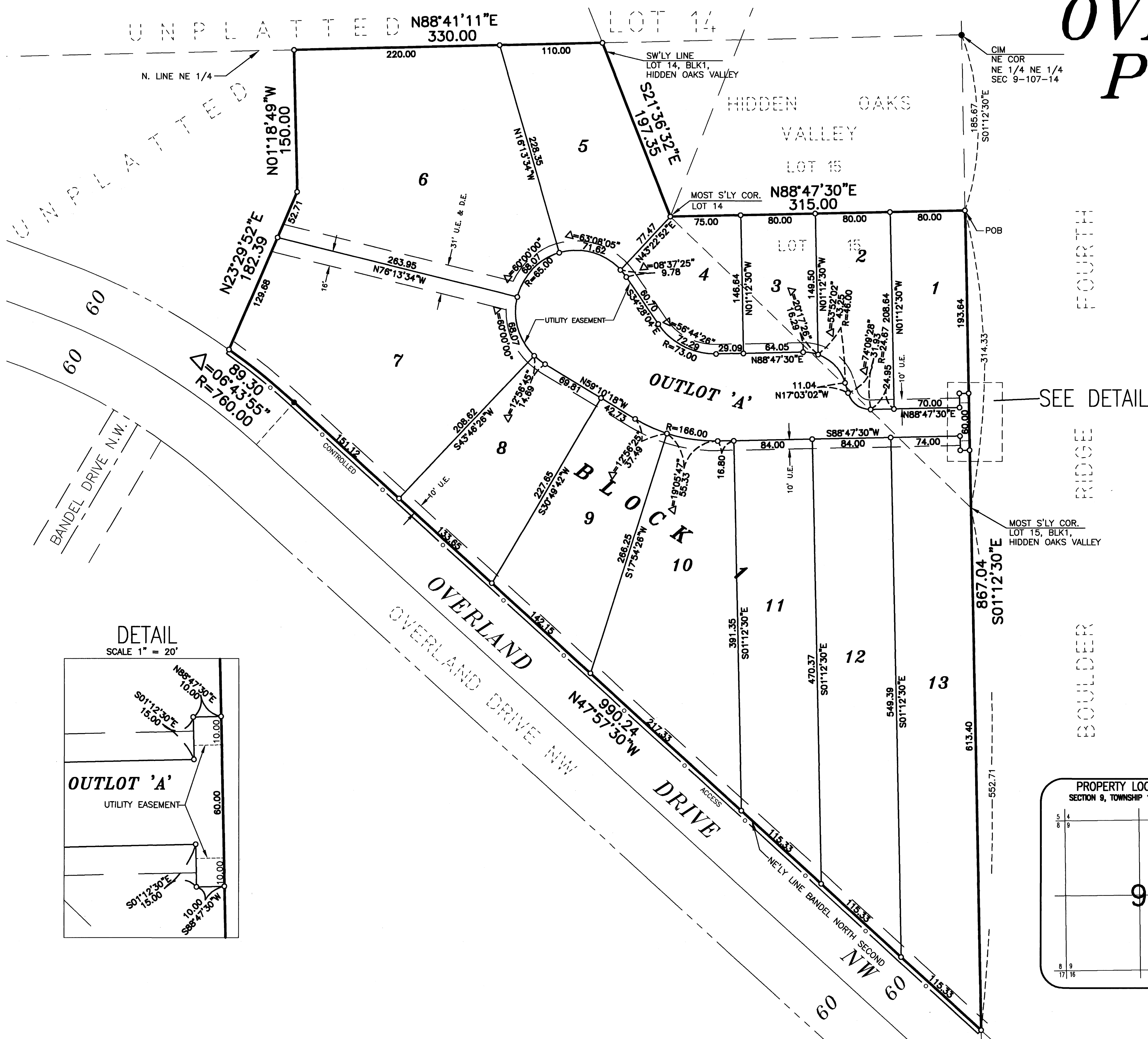


NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES  
WITH LICENSE NO. 11622  
WHICH WILL BE SET WITHIN 1 YEAR  
AFTER RECORDING OF THIS PLAT.  
ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" PIPE UNLESS  
OTHERWISE NOTED.

UTILITY EASEMENT (U.E.) 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.

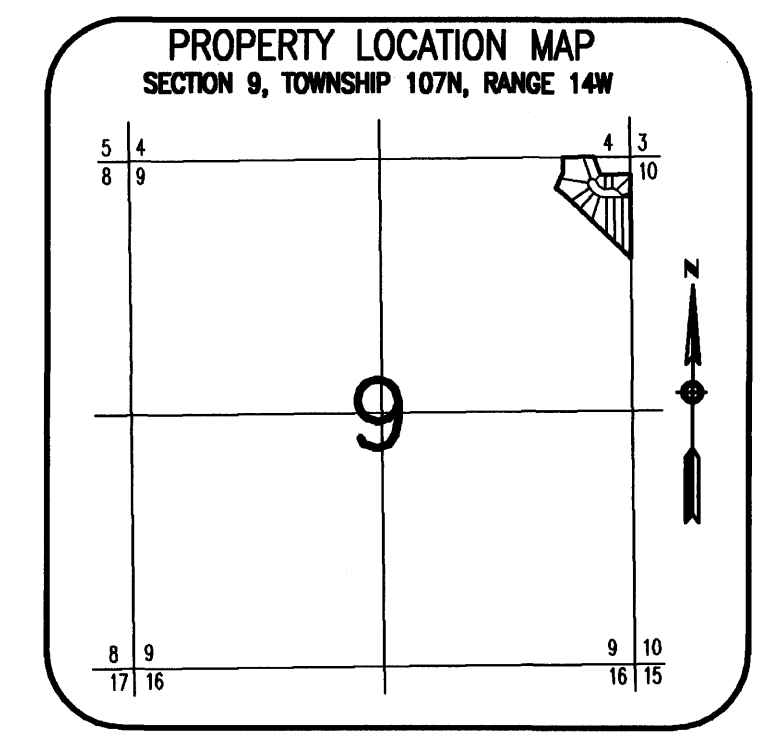
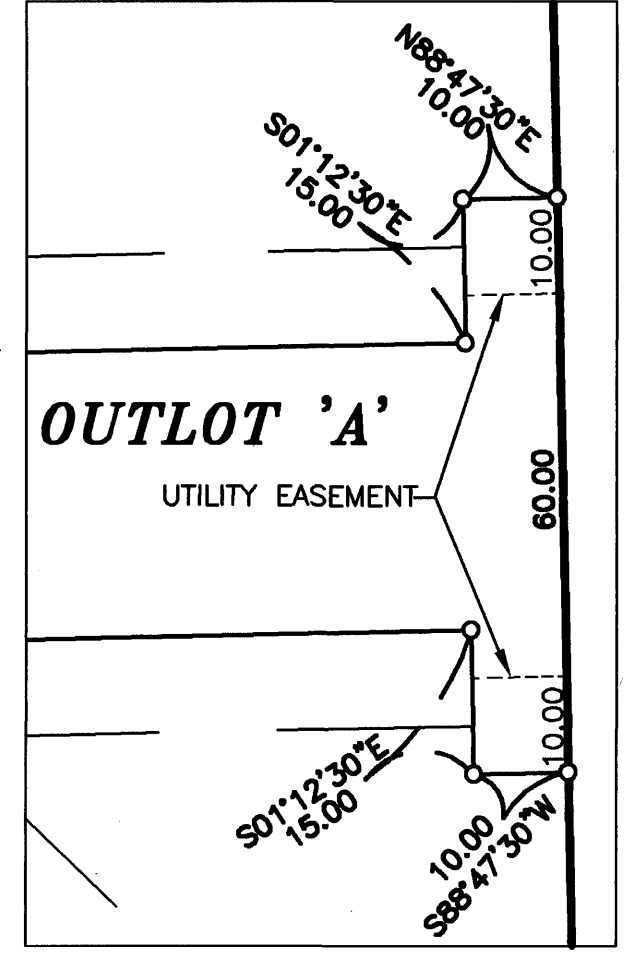
DRAINAGE EASEMENT (D.E.) defined:  
An unobstructed easement for the operation and  
maintenance of waterways, both surface and  
underground, running over, across, and under  
said easement.

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.



SEE DETAIL

DETAIL  
SCALE 1" = 20'



1080B

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

1084C/5021