

THE GARDENS FOURTH 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 The Gardens Manufactured Home Community, LLC, a Minnesota limited liability company, owners and proprietors of the following described property, situated in Olmsted County, State of Minnesota, to wit:

Part of Lot 1, Block 1, part of Outlot A, and all of Outlot C, THE GARDENS, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota,
AND
All of Lot 1, Block 1, THE GARDENS SECOND SUBDIVISION, according to the plat thereof on file at said County Recorder's office,
AND
Part of Outlot B, THE GARDENS THIRD SUBDIVISION, according to the plat thereof on file at said County Recorder's office; said lands are contiguous and described as follows:

Beginning at the northeast corner of said Outlot C; thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 20 minutes 22 seconds along the west line of Lot 1, Block 1, THE GARDENS 745.00 feet; thence westerly 269 degrees 20 minutes 22 seconds azimuth 15.00 feet; thence northerly 359 degrees 20 minutes 22 seconds azimuth 200.06 feet; thence easterly 89 degrees 20 minutes 22 seconds azimuth 493.77 feet; thence southerly 179 degrees 20 minutes 22 seconds azimuth 200.00 feet; thence easterly 89 degrees 20 minutes 22 seconds azimuth 510.24 feet to a point 10.00 feet northerly of the northeast corner of said Lot 1, Block 1; thence southerly 179 degrees 23 minutes 07 seconds azimuth along the east line of said Lot 1, Block 1, and its southerly extension 991.00 feet; thence westerly 269 degrees 20 minutes 22 seconds azimuth 274.21 feet; thence northerly 359 degrees 20 minutes 22 seconds azimuth 17.22 feet; thence westerly 269 degrees 20 minutes 22 seconds azimuth 482.00 feet; thence southerly 179 degrees 20 minutes 22 seconds azimuth 10.82 feet; thence westerly 269 degrees 20 minutes 22 seconds azimuth 343.81 feet; thence northerly 359 degrees 20 minutes 22 seconds azimuth 126.78 feet to the south line of Outlot C, THE GARDENS; thence westerly 281 degrees 31 minutes 19 seconds azimuth along said south line 38.12 feet; thence westerly 269 degrees 20 minutes 22 seconds azimuth along said south line 95.93 feet to the west line of said Outlot C; thence northerly 359 degrees 20 minutes 22 seconds azimuth along said west line 104.72 feet to the north line of said Outlot C; thence easterly 89 degrees 20 minutes 22 seconds azimuth along said north line 245.00 feet to the point of beginning.

Said tract contains 25.47 acres more or less.

Has caused the same to be surveyed and platted as THE GARDENS FOURTH SUBDIVISION and does hereby dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said The Gardens Manufactured Home Community, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 24th day of May, 2006.

By: [Signature]
Its: Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 24th day of May, 2006, by L. Paul Johnson, Chief Manager of The Gardens Manufactured Home Community, LLC, on behalf of the company.



[Signature]
Notary Public, Olmsted County, MN
My Commission Expires 1/31/10

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 17th day of APRIL, 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 24th day of MAY, 2006.

[Signature]
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 23 day of MAY, 2006.

[Signature]
Edward P. Kuisle
Olmsted County Surveyor

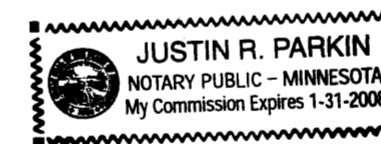
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as THE GARDENS FOURTH 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 April 03, 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.

[Signature]
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 22 day of May, 2006, by Douglas G. Rude, L.S. No. 22422.



[Signature]
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 25th day of MAY, 2006.

Document Number **A-1101242**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 25th day of may, 2006, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

[Signature]
W. Mark Kruski
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

1093A

PROJECT NUMBER 8632 COMPUTER FILE: 8652F-PLAT01.dwg DATE: 05/22/06 DRAFTSPERSON: JH

THE GARDENS FOURTH SUBDIVISION

LINE	LENGTH	AZIMUTH
6	15.78	179°20'22"
7	9.00	179°20'22"
8	9.00	179°20'22"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	29.85	90°00'00"	19.00	26.87	224°20'22"
2	29.85	90°00'00"	19.00	26.87	134°20'22"
3	29.85	90°00'00"	19.00	26.87	44°20'22"
4	29.85	90°00'00"	19.00	26.87	314°20'22"
5	29.85	90°00'00"	19.00	26.87	224°20'22"
6	35.26	12°05'52"	167.00	35.20	83°17'26"
7	90.15	30°55'46"	167.00	89.06	61°46'36"
8	31.81	133°01'38"	13.70	25.13	112°49'32"
9	33.35	14°21'59"	133.00	33.26	82°09'22"
10	120.49	51°54'22"	133.00	116.41	49°01'12"
11	55.08	23°43'39"	133.00	54.69	11°12'11"
12	39.54	34°51'14"	65.00	38.93	161°54'45"
13	6.62	19°58'34"	19.00	6.59	154°28'25"
14	12.63	38°05'58"	19.00	12.40	183°30'41"
15	43.38	14°53'02"	167.00	43.26	15°07'09"
16	24.30	08°20'16"	167.00	24.28	03°30'30"
17	29.85	90°00'00"	19.00	26.87	44°20'22"
18	29.85	90°00'00"	19.00	26.87	134°20'22"
19	29.85	90°00'00"	19.00	26.87	44°20'22"
20	29.85	90°00'00"	19.00	26.87	314°20'22"
21	29.85	90°00'00"	19.00	26.87	134°20'22"
22	29.85	90°00'00"	19.00	26.87	224°20'22"
23	24.39	48°11'23"	29.00	23.68	203°26'03"
24	89.24	138°11'23"	37.00	69.13	158°26'03"
25	89.24	138°11'23"	37.00	69.13	20°14'40"
26	24.39	48°11'23"	29.00	23.68	335°14'40"
27	29.85	90°00'00"	19.00	26.87	44°20'22"
28	29.85	90°00'00"	19.00	26.87	134°20'22"
29	42.41	90°00'00"	27.00	38.18	224°20'22"
30	42.41	90°00'00"	27.00	38.18	134°20'22"
31	42.41	90°00'00"	27.00	38.18	44°20'22"
32	42.41	90°00'00"	27.00	38.18	314°20'22"
33	42.41	90°00'00"	27.00	38.18	44°20'22"
34	42.41	90°00'00"	27.00	38.18	314°20'22"
A	152.98	58°26'06"	150.00	146.44	60°07'18"
B	82.64	31°33'54"	150.00	81.60	15°07'18"
C	51.42	58°55'34"	50.00	49.18	149°52'30"

UTILITY EASEMENT DEFINED

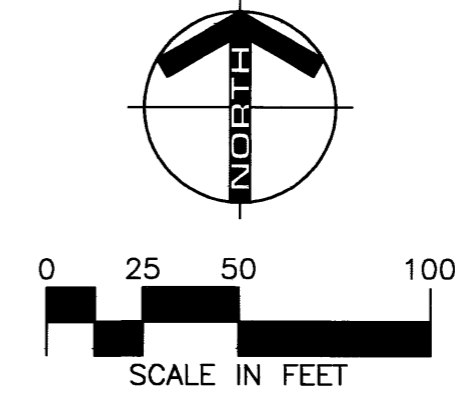
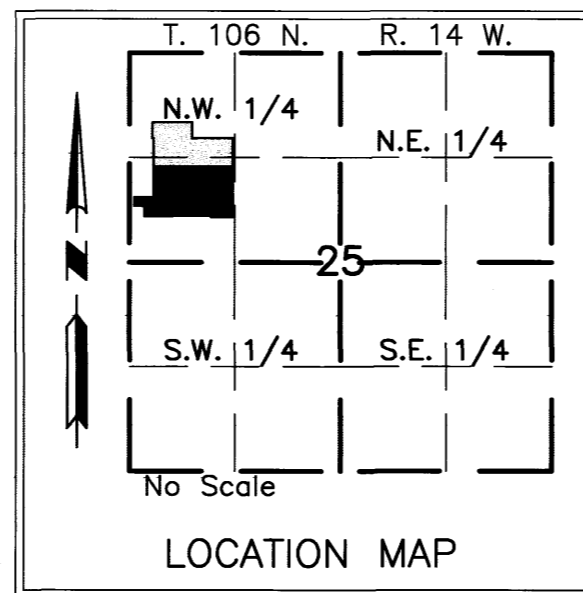
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

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



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

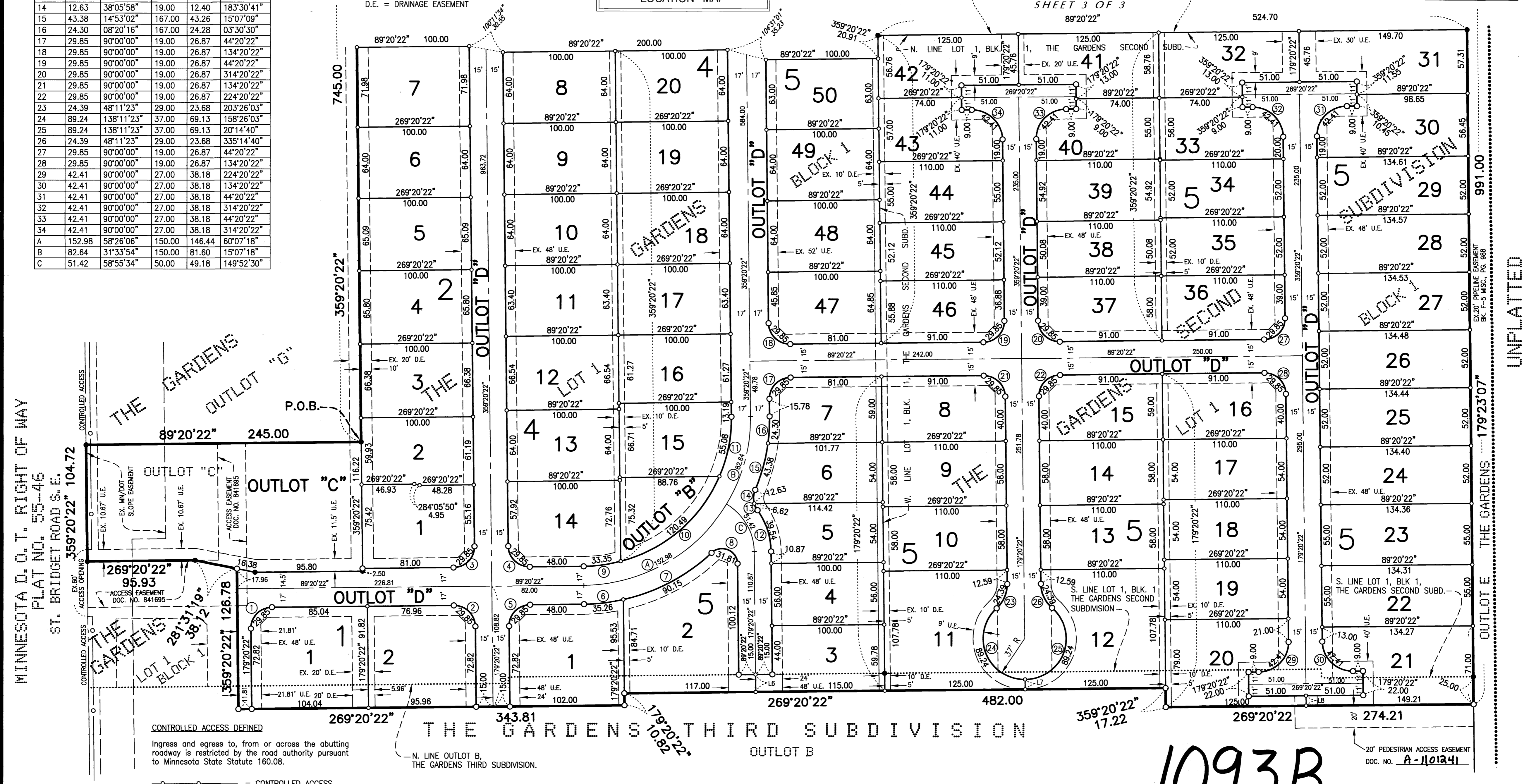
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 83-96)



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ROCHESTER, MINNESOTA 55904
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EMAIL INFO@YAGGY.COM

MATCH LINE
SHEET 3 OF 3



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

UNPLATTED

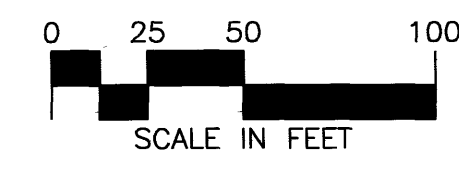
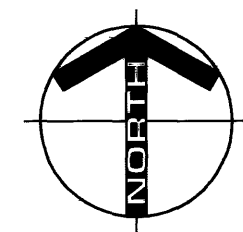
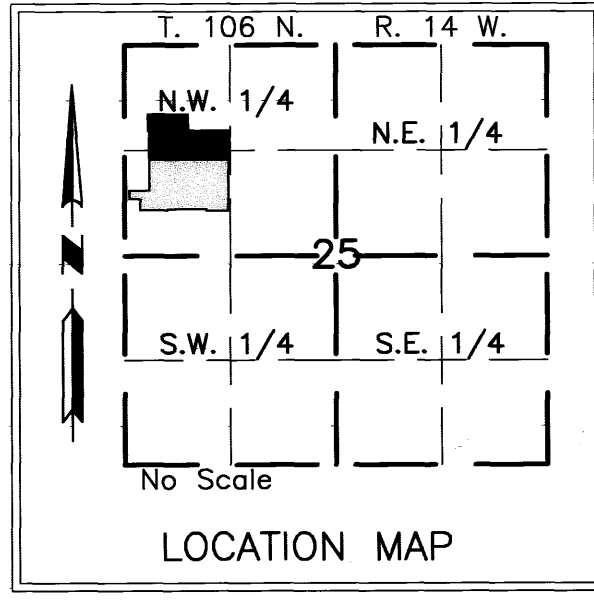
PROJECT NUMBER: 8652
COMPUTER FILE: 8652P-PLAT01.dwg
DATE: 05/22/06
DRAFTSPERSON: MJH

MINNESOTA D.O.T. RIGHT OF WAY
PLAT NO. 55-46
ST. BRIDGET ROAD S.E.
359°20'22" 104.72

OUTLOT E THE GARDENS 179°23'07"

1093B

THE GARDENS FOURTH 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 83-96)

DRAINAGE EASEMENT DEFINED

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

D.E. = DRAINAGE EASEMENT

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

YAGGY COLBY ASSOCIATES

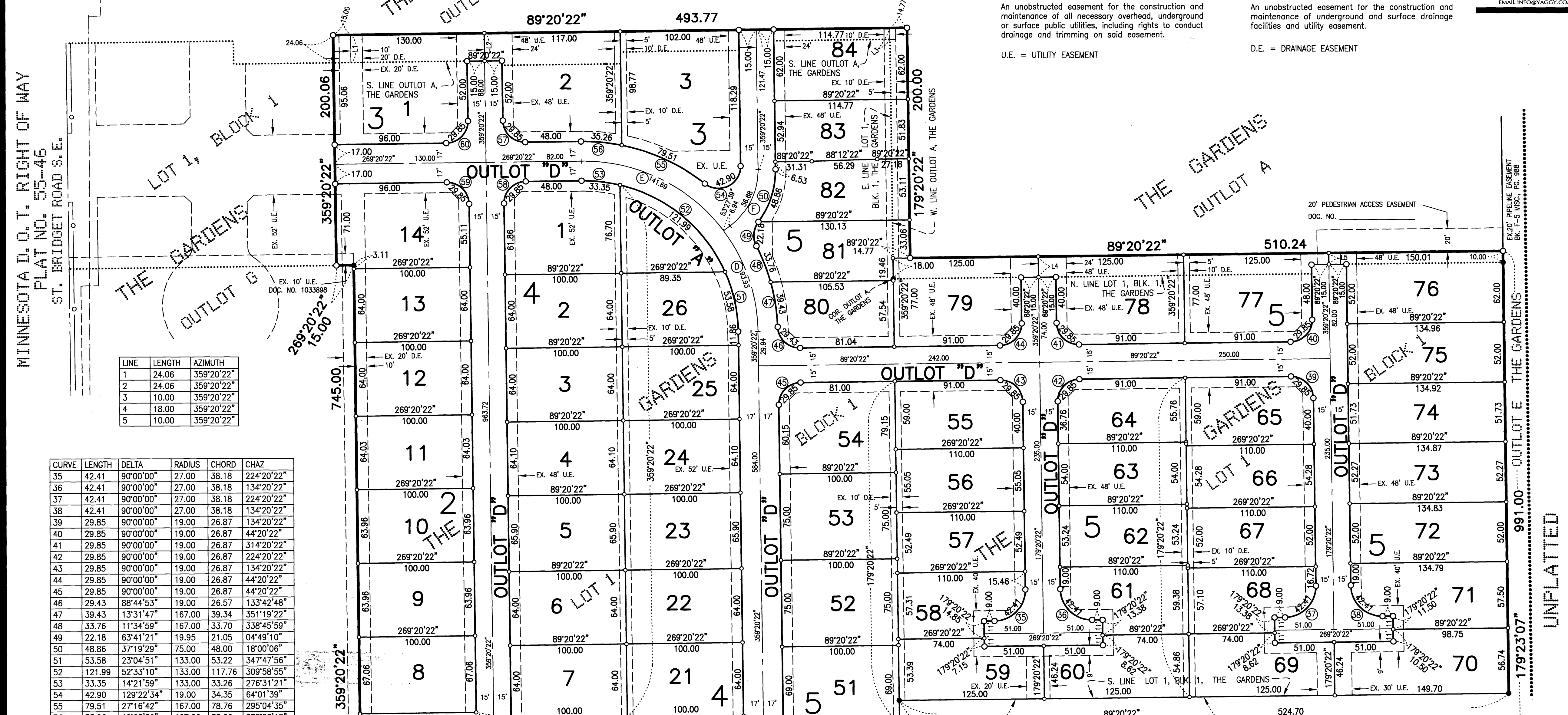
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717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
307-288-6464
FAX 507-288-9058
EMAIL INFO@YAGGY.COM

MINNESOTA D. Q. T. RIGHT OF WAY
PLAT NO. 55-46
ST. BRIDGET ROAD S. E.

LINE	LENGTH	AZIMUTH
1	24.06	359°20'22"
2	24.06	359°20'22"
3	10.00	359°20'22"
4	18.00	359°20'22"
5	10.00	359°20'22"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
35	42.41	90°00'00"	27.00	38.18	224°20'22"
36	42.41	90°00'00"	27.00	38.18	134°20'22"
37	42.41	90°00'00"	27.00	38.18	224°20'22"
38	42.41	90°00'00"	27.00	38.18	134°20'22"
39	29.85	90°00'00"	19.00	26.87	134°20'22"
40	29.85	90°00'00"	19.00	26.87	44°20'22"
41	29.85	90°00'00"	19.00	26.87	314°20'22"
42	29.85	90°00'00"	19.00	26.87	224°20'22"
43	29.85	90°00'00"	19.00	26.87	134°20'22"
44	29.85	90°00'00"	19.00	26.87	44°20'22"
45	29.85	90°00'00"	19.00	26.87	44°20'22"
46	29.43	88°44'53"	19.00	26.57	133°42'48"
47	39.43	13°31'47"	167.00	39.34	351°19'22"
48	33.76	11°34'59"	167.00	33.70	338°45'59"
49	22.18	63°41'21"	19.95	21.05	04°49'10"
50	48.86	37°19'29"	75.00	48.00	18°00'06"
51	53.58	23°04'51"	133.00	53.22	347°47'56"
52	121.99	52°33'10"	133.00	117.76	309°58'55"
53	33.35	14°21'59"	133.00	33.26	276°31'21"
54	42.90	129°22'34"	19.00	34.35	64°01'39"
55	79.51	27°16'42"	167.00	78.76	295°04'35"
56	35.26	12°05'52"	167.00	35.20	275°23'18"
57	29.85	90°00'00"	19.00	26.87	314°20'22"
58	29.85	90°00'00"	19.00	26.87	224°20'22"
59	29.85	90°00'00"	19.00	26.87	134°20'21"
60	29.85	90°00'00"	19.00	26.87	44°20'22"
D	93.93	35°52'42"	150.00	92.40	341°24'00"
E	141.69	54°07'18"	150.00	136.48	296°24'00"
F	56.68	54°07'17"	60.00	54.59	26°24'00"



SHEET 2 OF 3
MATCH LINE

1093C

UNPLATTED

PROJECT NUMBER 8652
COMPUTER FILE: 8652-PLA101.dwg
DATE: 05/22/06
DRAFTSPERSON: JH