

# ECHO RIDGE

KNOW ALL MEN BY THESE PRESENTS: That Premier Development Group, Inc., fee owners, and Lakeland Construction Finance, LLC, a Minnesota limited liability company, mortgagees, of the following described property situated in the City of Rochester, Olmsted County, Minnesota to wit:

That part of the Northeast Quarter of Section 22, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows: Commencing at the northwest corner of said Northeast Quarter; thence South 01 degree 04 minutes 48 seconds East, assumed bearing, along the west line of said Northeast Quarter, 1140.46 feet to the southwesterly corner of 32ND street southwest, as dedicated on GREYSTONE, a duly recorded plat on file and of record in the Office of the County Recorder, Olmsted County, Minnesota, said corner also being the point of beginning of the parcel to be described; thence North 88 degrees 55 minutes 12 seconds East, along the southerly boundary line of said GREYSTONE, 404.00 feet; thence North 01 degree 04 minutes 48 seconds West, along the boundary line of said GREYSTONE, 33.00 feet; thence North 88 degrees 55 minutes 12 seconds East, along the boundary line of said GREYSTONE, 33.00 feet; thence North 01 degree 04 minutes 48 seconds West, along the boundary line of said GREYSTONE, 274.21 feet to the southwest corner of Lot 2, Block 5, said GREYSTONE; thence North 88 degrees 55 minutes 12 seconds East, along the southerly boundary line of said GREYSTONE, 883.00 feet; thence South 01 degree 04 minutes 48 seconds East, along the boundary line of said GREYSTONE, 23.10 feet; thence North 88 degrees 55 minutes 12 seconds East, along the boundary line of said GREYSTONE, 216.84 feet; thence South 21 degrees 29 minutes 24 seconds East, along the boundary line of said GREYSTONE, 324.47 feet; thence South 01 degree 04 minutes 48 seconds East, along the boundary line of said GREYSTONE, 805.69 feet to the north line Tract A described below; thence South 88 degrees 38 minutes 50 seconds West, along said north line, 443.82 feet to the northeast corner of Tract B described below; thence South 88 degrees 47 minutes 53 seconds West, along the north line of said Tract B, a distance of 1200.33 feet to the west line of said Northeast Quarter; thence North 01 degree 04 minutes 48 seconds West, along said west line, 830.35 feet to the point of beginning.

NOTE: The following Tracts A and B are not part of the plat boundary. They are only for description reference.

### Tract A

A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 106 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE DUE NORTH, ASSUMED BEARING, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 300.00 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 50 MINUTES 54 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 800 FEET; THENCE DUE SOUTH, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER, 300.00 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 54 SECONDS EAST ALONG SAID SOUTH LINE, 1830.44 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER SECTION, 652.76 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 49 SECONDS WEST, 986.68 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 32 SECONDS WEST, 444.62 FEET; THENCE DUE SOUTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 287.00 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 54 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, 1200.00 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE DUE SOUTH ALONG SAID WEST LINE, 66.00 FEET TO THE POINT OF BEGINNING.

### Tract B

THAT PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 106 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE DUE NORTH, ASSUMED BEARING, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 366.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE DUE NORTH ALONG SAID WEST LINE 287.00 FEET; THENCE NORTH 89°50'50" EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 1200.00 FEET; THENCE DUE SOUTH, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 287.00 FEET; THENCE SOUTH 89°50'50" WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 1200.00 FEET TO THE POINT OF BEGINNING.

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

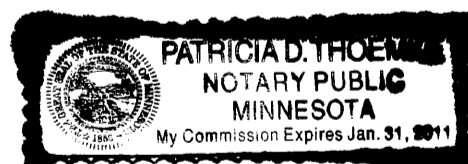
In witness whereof said Premier Development Group, Inc., fee owners, has caused these presents to be signed by its proper officer this 17 day of July, 2006

[Signature]  
President

STATE OF MINNESOTA  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 17 day of JULY, 2006 by Korey Bannerman, President of Premier Development Group, Inc., on behalf of the corporation.

Patricia D. Troenke  
Notary Public, Anoka County, Minnesota  
My Commission Expires 1/31/2011



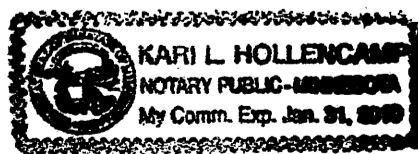
In witness whereof said Lakeland Construction Finance, LLC, a Minnesota limited liability company, mortgagees, has caused these presents to be signed by its proper officer this 17<sup>th</sup> day of July, 2006

[Signature]  
Brad Yehort

STATE OF MINNESOTA  
COUNTY OF Benton

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2006 by Brad Yehort, Officer of Lakeland Construction Finance, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]  
Notary Public, Stearns County, Minnesota  
My Commission Expires 1-31-10



### SURVEYOR'S CERTIFICATE

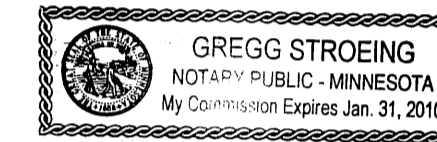
I hereby certify that I have surveyed and platted the property described on this plat as ECHO RIDGE, that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subdivision 1 or public highways to be designated other than as shown.

Timothy D. Larson  
Timothy D. Larson, Professional Land Surveyor  
Minnesota License Number 43809

STATE OF MINNESOTA  
COUNTY OF STEARNS

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of January, 2006 by Timothy D. Larson, Professional Land Surveyor, Minnesota License Number 43809.

[Signature]  
Notary Public, Stearns County, Minnesota  
My Commission Expires 31 January 2010



STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

Valori Langseth Deputy  
I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 3rd day of October, 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 27<sup>th</sup> day of July, 2006.

Valori Langseth  
Judy K. Scherr Deputy  
City Clerk  
City of Rochester

### OLMSTED COUNTY SURVEYOR

I hereby certify that this plat of ECHO RIDGE has been checked and recommended for approval this 21 day of July, 2006.

Edward P. Knick  
Olmsted County Surveyor

### 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 28<sup>th</sup> day of July, 2006

DOCUMENT NUMBER - A-1107913 -

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28<sup>th</sup> day of July, 2006 at 8:42 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski  
Director of Property Records and Licensing

Pam Nemister  
Deputy

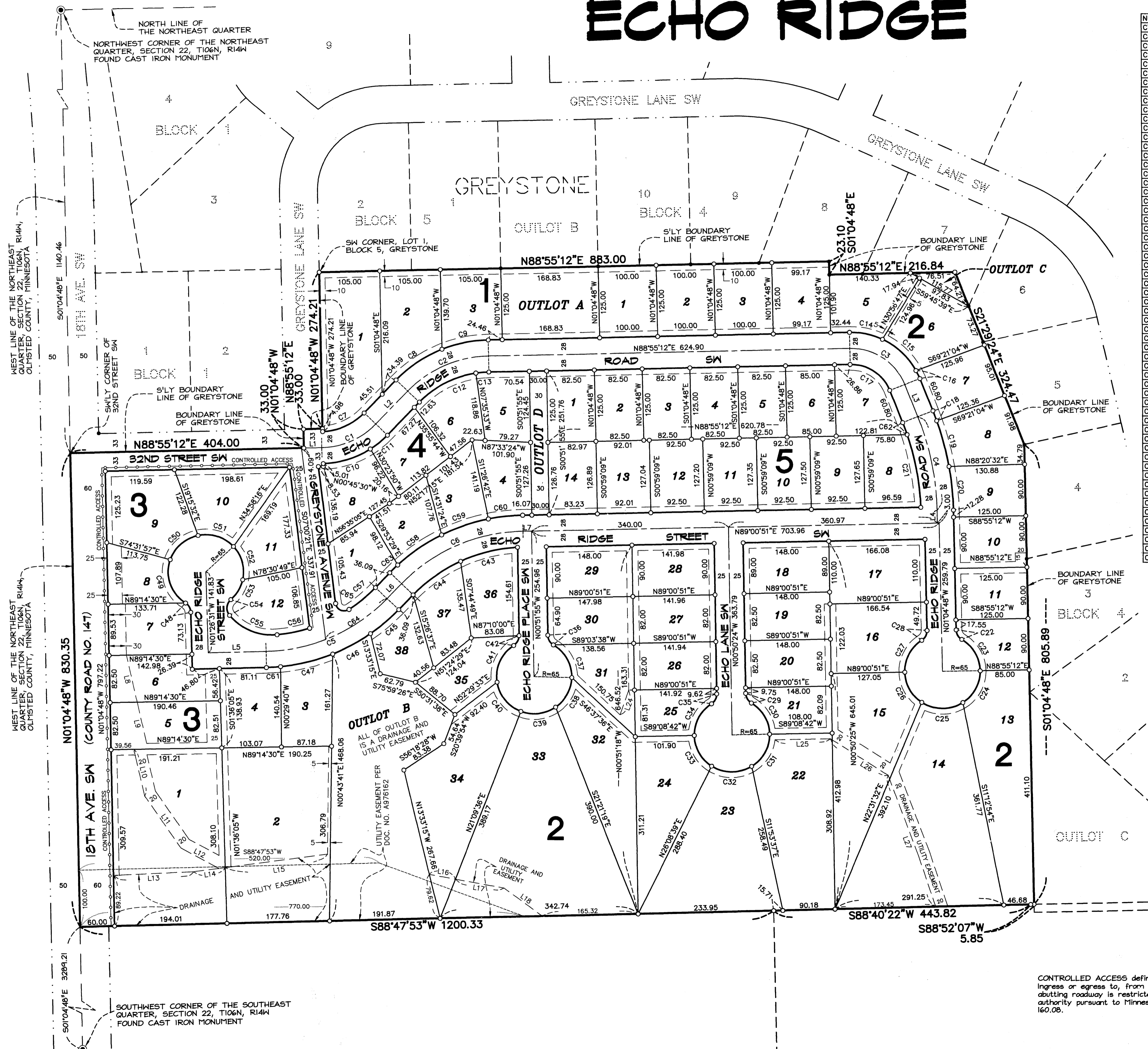
# 1108A



# ECHO RIDGE

LOT AREAS (SQ.FT.+/-)

BLOCK 1	
1	27085
2	18003
3	13514
BLOCK 2	
1	12500
2	12500
3	12500
4	12396
5	13414
6	16129
7	11883
8	13552
9	11321
10	11250
11	11250
12	9480
13	35234
14	64231
15	35200
16	18592
17	18294
18	13172
19	12210
20	12210
21	10372
22	35692
23	40248
24	22815
25	9808
26	11638
27	11640
28	12778
29	13319
30	12078
31	12446
32	25238
33	72829
34	36307
35	12275
36	13607
37	11467
38	10100
BLOCK 3	
1	59482
2	56557
3	13189
4	14549
5	15743
6	14454
7	12733
8	10215
9	19508
10	16359
11	12893
12	12598
BLOCK 4	
1	11976
2	10282
3	10874
4	11708
5	10487
6	10791
7	10803
8	13288
BLOCK 5	
1	10342
2	10313
3	10313
4	10313
5	10312
6	10625
7	12061
8	11419
9	11801
10	11787
11	11773
12	11759
13	11682
14	10539
OUTLOTS	
A	21104
B	75250
C	2302
D	7552



LOT CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH
C7	43°59'34"	105.60	81.08
C8	24°18'55"	228.00	96.76
C9	20°41'05"	228.00	82.31
C10	30°42'35"	181.60	86.61
C11	13°37'19"	161.60	38.42
C12	37°28'29"	172.00	112.50
C13	07°31'31"	172.00	22.59
C14	26°25'08"	128.00	59.02
C15	36°12'15"	128.00	80.88
C16	06°58'01"	128.00	15.56
C17	69°35'24"	72.00	87.45
C18	02°08'34"	500.00	18.70
C19	09°28'41"	500.00	82.71
C20	08°47'21"	500.00	76.70
C21	16°45'55"	444.00	128.92
C22	58°02'03"	20.00	20.26
C23	58°19'52"	65.00	66.17
C24	58°21'41"	65.00	66.21
C25	65°47'33"	65.00	74.64
C26	55°25'59"	65.00	62.89
C27	58°09'01"	65.00	65.97
C28	58°02'03"	20.00	20.26
C29	58°02'03"	20.00	20.26
C30	57°55'48"	65.00	65.72
C31	59°19'10"	65.00	67.30
C32	64°22'08"	65.00	73.02
C33	58°29'24"	65.00	64.09
C34	57°57'36"	65.00	65.75
C35	58°02'03"	20.00	20.26
C36	58°02'03"	20.00	20.26
C37	60°31'13"	65.00	68.66
C38	53°29'32"	65.00	60.69
C39	55°36'08"	65.00	63.08
C40	60°32'20"	65.00	68.68
C41	65°54'54"	65.00	74.78
C42	58°02'03"	20.00	20.26
C43	21°35'19"	272.00	102.49
C44	21°23'25"	272.00	101.55
C45	11°18'02"	328.00	64.69
C46	13°01'28"	328.00	74.56
C47	16°18'28"	328.00	93.36
C48	55°37'05"	20.00	19.41
C49	76°06'45"	65.00	86.35
C50	58°55'44"	65.00	66.85
C51	59°16'28"	65.00	67.24
C52	55°19'13"	65.00	62.76
C53	36°04'04"	65.00	40.92
C54	88°08'31"	20.00	30.77
C55	55°48'35"	95.00	92.54
C56	12°10'25"	272.00	57.79
C57	12°37'44"	272.00	59.95
C58	16°13'17"	328.00	92.86
C59	15°03'05"	328.00	86.17
C60	10°29'41"	328.00	60.08
C61	04°18'44"	328.00	24.69
C62	02°52'59"	444.00	22.34
C63	03°19'35"	328.00	19.04
C64	24°42'16"	300.00	129.35
C65	11°26'44"	15.00	30.49

CENTERLINE CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH
C1	45°00'00"	133.60	104.93
C2	45°00'00"	200.00	157.08
C3	69°35'24"	100.00	121.46
C4	20°24'36"	472.00	168.14
C5	44°56'42"	300.00	235.33
C6	45°05'39"	300.00	236.11

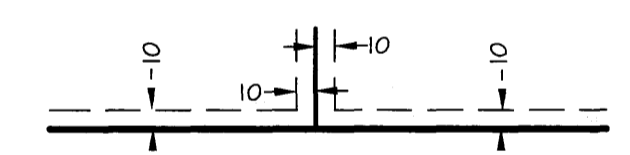
CENTERLINE LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N88°55'12"E	31.14
L2	N43°55'12"E	79.90
L3	S21°29'24"E	60.80
L4	S01°04'48"E	22.14
L5	N88°51'54"E	100.06
L6	N43°55'12"E	36.09
L7	S89°00'51"W	15.02

EASEMENT LINE TABLE

NUMBER	BEARING	DISTANCE
E1	S12°49'10"E	84.36
E2	S12°49'10"E	74.13
E3	S13°02'39"E	84.24
E4	S34°12'18"E	110.42
E5	S61°25'32"E	74.56
E6	N87°27'02"E	138.70
E7	N82°37'05"E	54.79
E8	N79°32'16"W	48.15
E9	N62°37'05"E	178.52
E10	N79°32'16"W	48.15
E11	S79°32'16"W	85.82
E12	S53°06'58"E	82.85
E13	S19°03'12"W	45.29
E14	N89°08'42"E	95.70
E15	S57°03'41"E	118.21
E16	S19°30'11"E	244.45

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

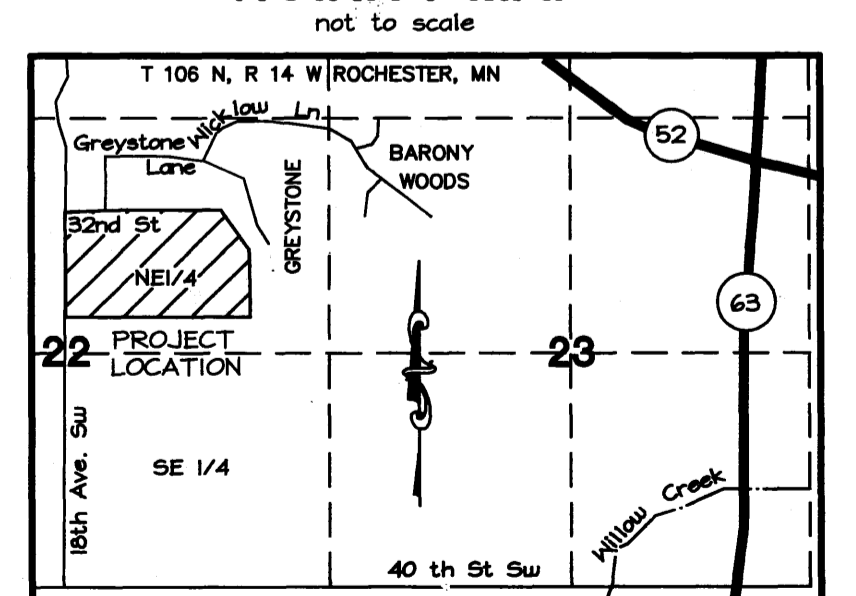


BEING 10 FEET IN WIDTH AND ADJOINING STREET RIGHT OF WAY LINES AND BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES, AS SHOWN ON THIS PLAT, UNLESS OTHERWISE DIMENSIONED.

● DENOTES IRON MONUMENT FOUND  
○ DENOTES 1/2 INCH BY 14 INCH MONUMENT SET WITH PLASTIC PLUG INSCRIBED "BWK 43009"

BEARING ORIENTATION: THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 106 NORTH, RANGE 14 WEST IS ASSUMED TO BEAR SOUTH 01 DEGREE 04 MINUTES 48 SECONDS EAST

VICINITY MAP



CONTROLLED ACCESS defined: Ingress or egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.06.

# 1108B

**Bonestroo**  
**Williamson**  
**Kotsmith**

3721 23rd Street South  
St. Cloud, MN 56301