

# FOX TRAILS THIRD

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as FOX TRAILS THIRD; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat in feet and hundredths of a foot; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Larry J. Shannon  
Larry J. Shannon, L.S.  
Minnesota License Number 16096

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 9 day of August, 2007.

Beth A. Davis  
Notary Public, Dodge County, Minnesota  
My commission expires 1-31-2010



### COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 13<sup>th</sup> day of August, 2007.

Edward P. Kniel  
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 10<sup>th</sup> day of JULY, 2007, 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 6<sup>th</sup> day of SEPTEMBER, 2007.

Judy K. Scherr  
City Clerk

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2007 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 6<sup>th</sup> day of September, 2007.

DOCUMENT NUMBER A-1146600

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 6<sup>th</sup> day of September, 2007, at 4 o'clock P M., and was duly recorded in the Olmsted County records.

W. Mark Krupski  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That West 19 Development, LLC, a Minnesota Limited Liability Company, owner and proprietor, and Merchants Bank National Association, mortgagee of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence South 87 degrees 08 minutes 49 seconds West, assumed bearing, along the south line thereof, 697.41 feet; thence North 48 degrees 27 minutes 32 seconds West, 1286.08 feet; thence North 00 degrees 32 minutes 13 seconds West, 39.94 feet to the northwest corner of Outlot 'A', FOX TRAILS for the point of beginning (the next nine courses are along the northerly line of said FOX TRAILS); thence South 73 degrees 51 minutes 44 seconds East, 522.73 feet; thence South 89 degrees 27 minutes 07 seconds East, 173.21 feet; thence North 75 degrees 16 minutes 16 seconds East, 100.36 feet; thence North 38 degrees 34 minutes 04 seconds East, 152.43 feet; thence North 35 degrees 45 minutes 42 seconds West, 283.84 feet; thence North 39 degrees 55 minutes 06 seconds East, 34.44 feet; thence North 46 degrees 29 minutes 11 seconds East, 374.58 feet; thence South 67 degrees 22 minutes 37 seconds East, 261.14 feet; thence South 87 degrees 24 minutes 48 seconds East, 67.81 feet to the southwest corner of Block 6, in said FOX TRAILS (the next four courses are along the westerly line of said FOX TRAILS); thence North 02 degrees 35 minutes 12 seconds East, 126.75 feet; thence westerly 23.11 feet along a nontangential curve, concave northerly, central angle of 04 degrees 00 minutes 43 seconds, radius of 330.00 feet and the chord of said curve bears North 81 degrees 22 minutes 50 seconds West, 23.10 feet; thence North 13 degrees 50 minutes 38 seconds East, 190.92 feet; thence North 00 degrees 19 minutes 16 seconds West, 100.31 feet to the southeast corner of Lot 16, Block 2, FOX TRAILS SECOND (the next five courses are along the southerly boundary thereof); thence South 88 degrees 58 minutes 18 seconds West, 423.58 feet; thence South 60 degrees 42 minutes 52 seconds West, 202.92 feet; thence South 46 degrees 41 minutes 55 seconds West, 197.56 feet; thence South 36 degrees 03 minutes 46 seconds West, 64.15 feet; thence South 56 degrees 31 minutes 53 seconds West, 283.96 feet to the northeast corner of the Southwest Quarter of the Northwest Quarter of said Section 29; thence South 87 degrees 29 minutes 50 seconds West along the north line of said Quarter Quarter Section, 333.64 feet; thence South 00 degrees 32 minutes 13 seconds East, 370.30 feet to the point of beginning.

Containing 15.05 acres.

Have caused the same to be surveyed and platted as FOX TRAILS THIRD and do hereby donate and dedicate to the public for the public use forever the public ways, and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said West 19 Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 14 day of August, 2007.

By Roger Carlsen  
Roger Carlsen, Governor

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 14 day of August, 2007, by Roger Carlsen, Governor of West 19 Development, LLC, on behalf of the Company.

Risa Jayne Kobi  
Notary Public, Olmsted County, Minnesota



My commission expires 1/31/2010

In witness whereof said Merchants Bank National Association has caused these presents to be signed by its proper officers this 14 day of August, 2007.

Merchants Bank National Association  
By Allen R. Walburn Joseph Wengen

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 14 day of August, 2007, by Allen R. Walburn and Joseph Wengen of Merchants Bank National Association, on behalf of the bank.

Risa Jayne Kobi  
Notary Public, Olmsted County, Minnesota

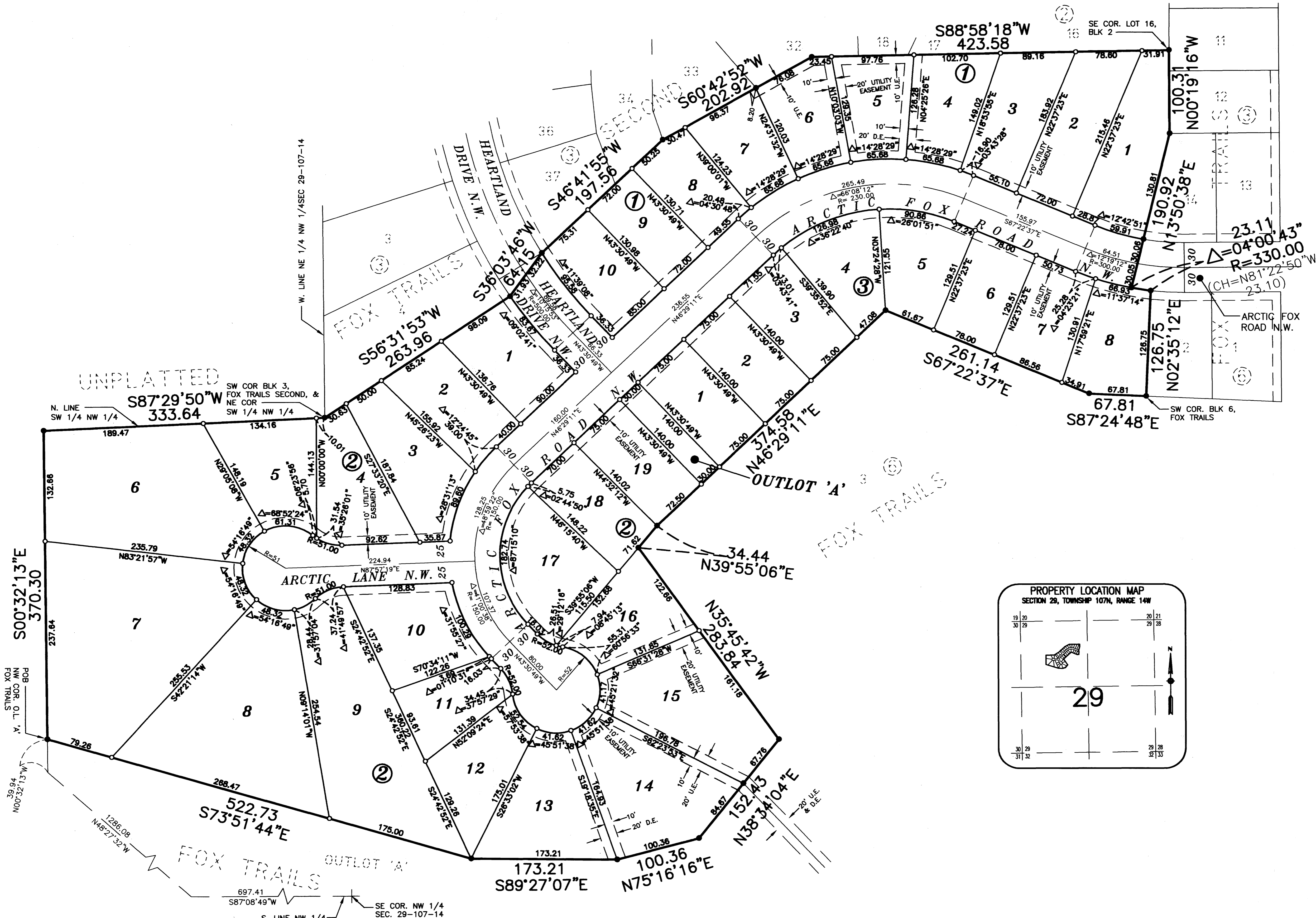
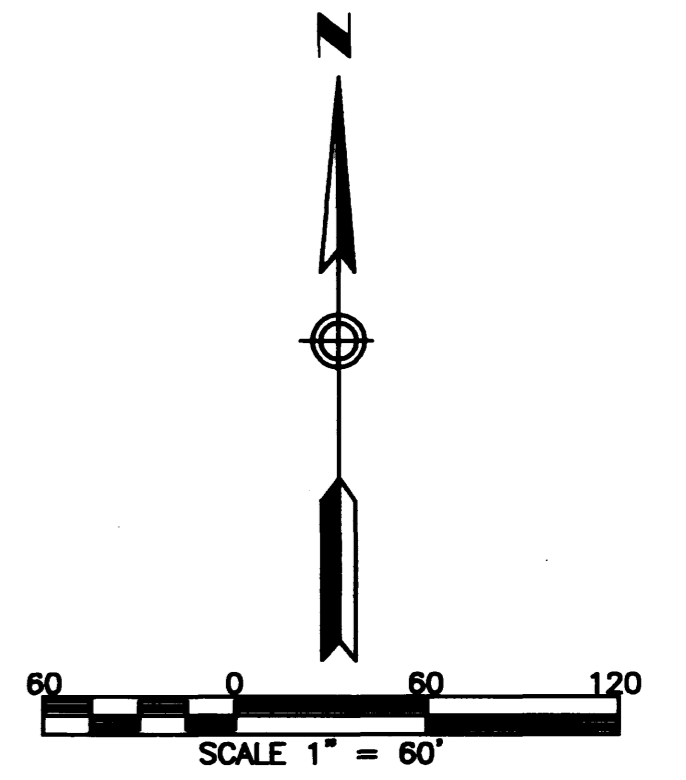


My commission expires 1/31/2010

# 1150A

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

# FOX TRAILS THIRD



NOTE:  
 ALL MONUMENTS SHOWN THUS: ○  
 ARE 5/8" I.D. CAPPED PIPES  
 WITH LICENSE NO. 16096  
 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.



UNPLATTED

OUTLOT 'A'

FOX TRAILS OUTLOT 'A'

**1150B**  
 PREPARED BY:  
 MCGHEE & BETTS, INC.  
 CONSULTING ENGINEERS  
 PLANNERS, LAND SURVEYORS  
 ROCHESTER, MINNESOTA