

# THE GARDENS NORTH DEVELOPMENT



ENGINEERS • ARCHITECTS  
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### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That The Gardens Manufactured Homes Community LLC, a Minnesota limited liability company, owner and proprietor of the following described property, situated in Olmsted County, State of Minnesota, to wit:

Outlot D and Outlot F, THE GARDENS, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; EXCEPT Parcel 48, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-46, acquired in fee thereof;

### TOGETHER WITH

That part of Lot 1, Block 1, Outlot A and Outlot E, THE GARDENS, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, lying westerly, northerly and easterly of the following described line:

Beginning at the northwest corner of Outlot G, said THE GARDENS; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 20 minutes 22 seconds along the north line of said Outlot G 230.00 feet; thence northerly 359 degrees 20 minutes 22 seconds azimuth along the west line of THE GARDENS FOURTH SUBDIVISION, according to the plat thereof on file at said County Recorder's office, 200.06 feet to the north line of said THE GARDENS FOURTH SUBDIVISION; thence easterly 89 degrees 20 minutes 22 seconds azimuth along said northerly line 493.77 feet to the east line of said THE GARDENS FOURTH SUBDIVISION; thence southerly 179 degrees 20 minutes 22 seconds azimuth along said east line 200.00 feet to the north line of said THE GARDENS FOURTH SUBDIVISION; thence easterly 89 degrees 20 minutes 22 seconds azimuth along said north line and its easterly extension 530.24 feet to the east line of said THE GARDENS, and there terminating.

Said tract contains 26.54 acres more or less.

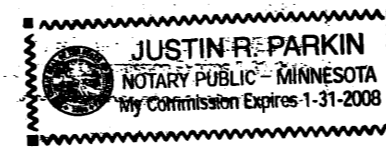
Has caused the same to be surveyed and platted as THE GARDENS NORTH DEVELOPMENT and does hereby donate and dedicate the public ways and also dedicate the easements as shown on this plat for drainage and utility purposes only.

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 10 day of October, 2007.

Lloyd P. Johnson  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10 day of October, 2007, by Lloyd P. Johnson, Chief Manager of The Gardens Manufactured Home Community LLC, a Minnesota limited liability company, on behalf of the company.



Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

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 SEPTEMBER, 2007, 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 17th day of OCTOBER, 2007.

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 11 day of October, 2007.

Edward P. Kivela  
Olmsted County Surveyor

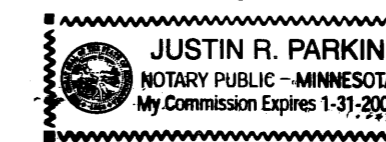
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as THE GARDENS NORTH DEVELOPMENT; that this plat is a correct representation of said survey; that all mathematical data and labels are correctly designated on the plat; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by October 04, 2008; 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.

Peter G. Oetliker  
Minnesota L.S. No. 41887

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 8 day of October, 2007, by Peter G. Oetliker, L.S. No. 41887.



Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

### 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 12th day of OCTOBER, 2007.

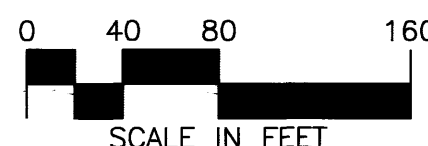
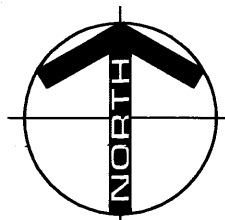
Document Number **A-1149886**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 12th day of OCTOBER, 2007, at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski  
Olmsted County Director of  
Property Records and Licensing  
By Wendy von Wald Deputy

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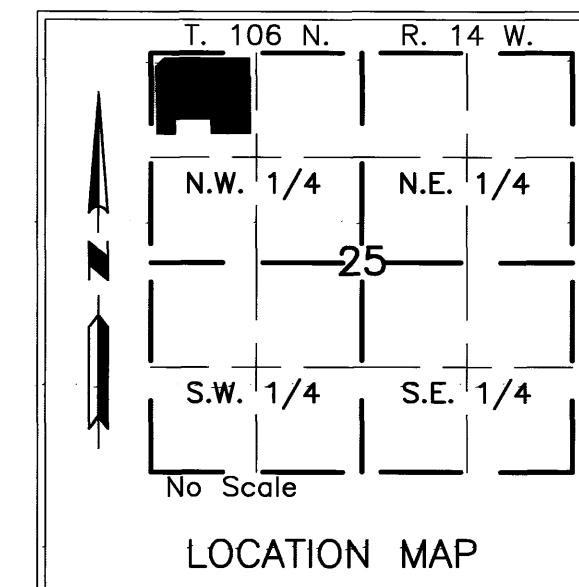
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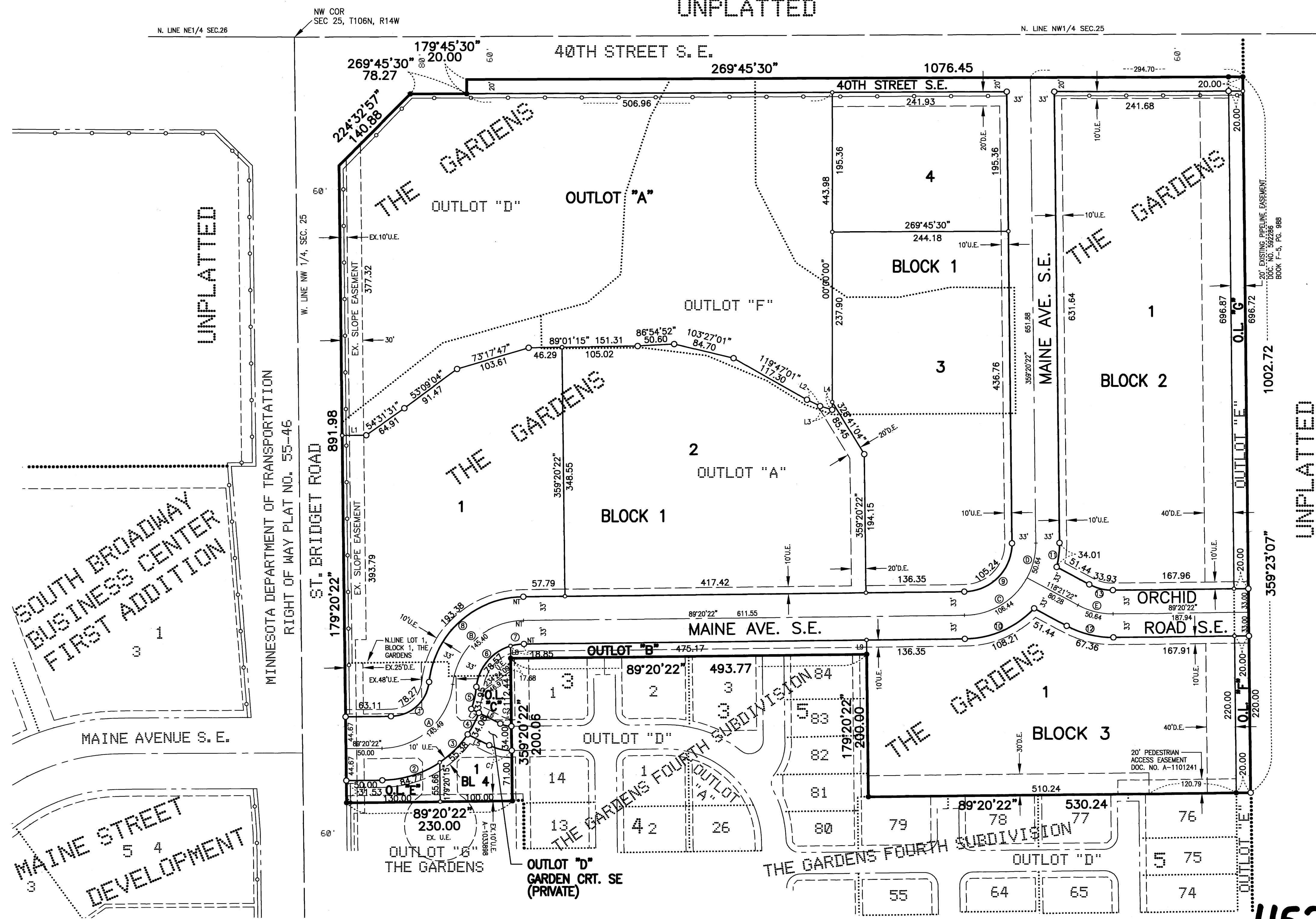
**BEARINGS**  
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. ( NAD 83-86)

**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.

NT = NON-TANGENTIAL CURVE



**YAGGY COLBY ASSOCIATES**  
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**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 "D".

**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 "B".

**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

LINE	DIRECTION	DISTANCE
L1	89°20'20"	33.37
L2	116°08'02"	20.20
L3	106°18'41"	17.63
L4	00°00'00"	10.72
L5	117°05'16"	33.42
L6	117°05'16"	33.42
L7	117°05'16"	11.76
L8	179°20'22"	17.37
L9	179°20'22"	20.00

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
C1	32.45	27°44'54"	67.00	32.13	103°12'49"
C2	15.98	27°44'54"	33.00	15.83	103°12'49"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	78.27	83°21'26"	53.80	71.55	47°39'38"
2	84.77	33°34'19"	144.67	83.56	72°33'12"
3	55.38	21°55'53"	144.67	55.04	44°48'06"
4	34.08	13°29'48"	144.67	34.00	27°05'16"
5	31.95	13°45'43"	133.00	31.87	12°51'47"
6	78.57	67°11'19"	67.00	74.14	39°34'35"
7	18.85	16°07'02"	67.00	18.78	81°13'45"
8	193.39	83°18'46"	133.00	176.80	47°38'18"
9	105.24	90°00'00"	67.00	94.75	44°20'22"
10	108.21	46°37'02"	133.00	105.25	66°01'51"
11	34.01	14°39'01"	133.00	33.91	06°39'53"
12	67.36	29°01'00"	133.00	66.64	103°50'52"
13	33.93	29°01'00"	67.00	33.57	103°50'52"
A	145.49	83°21'26"	100.00	132.99	47°39'38"
B	145.40	83°18'21"	100.00	132.92	47°38'06"
C	106.44	60°59'00"	100.00	101.48	58°50'52"
D	50.64	29°01'00"	100.00	50.10	13°50'52"
E	50.64	29°01'00"	100.00	50.10	103°50'52"

Monday, October 06, 2007 11:45:16 AM  
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