

OFFICIAL PLAT

SALEM MEADOWS

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Cottage Homesteads of Rochester, Inc., a Minnesota Corporation, owner and proprietor, and First Construction Credit, Inc., a Minnesota Corporation, mortgagee, and Frank A. Spartz, mortgagee of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the West Half of the Northeast Quarter of Section 9, Township 106 North, Range 14 West, Rochester, Minnesota described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence South 88 degrees 18 minutes 52 seconds East, assumed bearing, along the north line of said Northeast Quarter, 100.07 feet to the easterly line of Parcel Number 1 of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT No. 112, recorded March 26, 1996 as Document No. 723811; thence continue South 88 degrees 18 minutes 52 seconds East along said north line, 34.43 feet; thence southeasterly 534.35 feet along a tangential curve concave to the southwest, central angle of 32 degrees 17 minutes 30 seconds, radius of 948.10 feet, and the chord of said curve bears South 72 degrees 10 minutes 07 seconds East, 181.78 feet; thence South 01 degree 39 minutes 37 seconds West, 62.23 feet; thence South 68 degrees 22 minutes 40 seconds East, 351.42 feet; thence South 45 degrees 03 minutes 21 seconds East, 217.46 feet; thence North 89 degrees 38 minutes 48 seconds East, 42.00 feet to the easterly line of the West Half of said Northeast Quarter; thence South 00 degrees 18 minutes 51 seconds East along said east line, 961.62 feet to the northerly line of said Parcel Number 1 (the next 6 courses are along the northerly and easterly lines of said Parcel Number 1); thence South 89 degrees 41 minutes 09 seconds West, 42.00 feet; thence South 28 degrees 36 minutes 53 seconds West, 92.94 feet; thence northwesterly 30.53 feet along a nontangential curve concave southwesterly, central angle of 01 degree 00 minutes 25 seconds, radius of 1737.02 feet, and the chord of said curve bears North 62 degrees 58 minutes 38 seconds West, 30.53 feet; thence North 63 degrees 28 minutes 51 seconds West, 581.60 feet; thence northerly 1158.41 feet along a tangential curve concave northeasterly, central angle of 63 degrees 27 minutes 29 seconds, and radius of 1045.92 feet; thence North 00 degrees 01 minute 22 seconds West, 443.54 feet to the point of beginning.

Containing 30.10 acres more or less.

have caused the same to be surveyed and platted as SALEM MEADOWS and do hereby donate and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof of said Cottage Homesteads of Rochester, Inc., a Minnesota Corporation, has caused these presents to be signed this 15 day of January, 1998.

Michael W. Saxton, President

State of Minnesota County of Hennepin

The foregoing instrument was acknowledged before me this 15 day of January, 1998, by Michael W. Saxton, President of Cottage Homesteads of Rochester, Inc., a Minnesota Corporation.

Linda Prael, Notary Public, Dakota County, Minnesota

My commission expires January 31, 2000

In witness whereof said First Construction Credit, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 15 day of January, 1998.

Kevin Gutter

State of Minnesota County of Hennepin

The foregoing instrument was acknowledged before me this 15 day of January, 1998, by Kevin Gutter, its Vice President, officers of First Construction Credit, Inc., on behalf of the corporation.

Linda Prael, Notary Public, Dakota County, Minnesota

My commission expires January 31, 2000

In witness whereof said Frank A. Spartz, has caused these presents to be signed this 15 day of January, 1998.

Frank A. Spartz

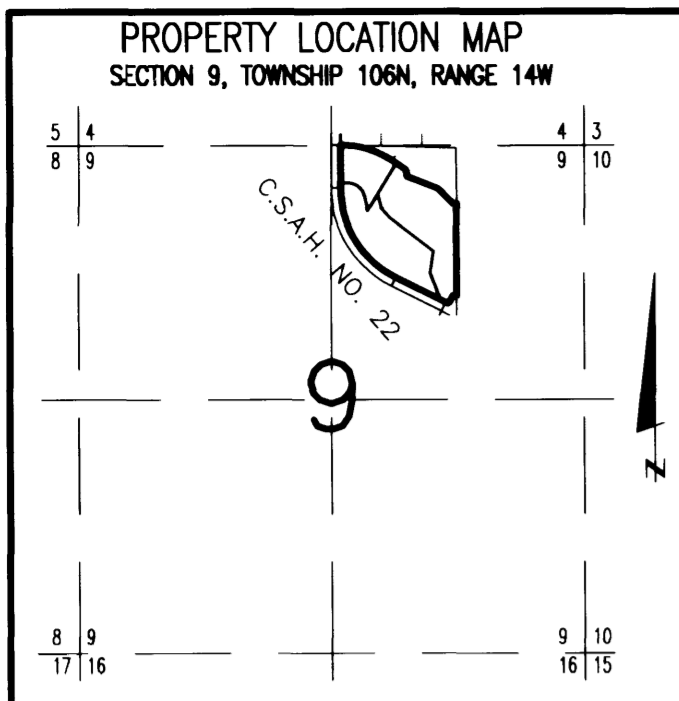
State of Minnesota County of Hennepin

The foregoing instrument was acknowledged before me this 15 day of January, 1998, by Frank A. Spartz.

Linda Prael, Notary Public, Dakota County, Minnesota

My commission expires January 31, 2000

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



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as SALEM MEADOWS; 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 MS 505.02, Subd. 1, or public highways to be designated other than as shown thereon.

James E. Swanson, L.S. Minnesota License Number 11622

State of Minnesota County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 14th day of January, 1998.

Beth Davis, Notary Public, Olmsted County, Minnesota

My commission expires:



COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 16 day of January, 1998.

Edna P. Knudsen, Olmsted 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 15 day of January, 1998, 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 15th day of January, 1998.

Judy Kay Scherr, City Clerk

TAX STATEMENTS

Proposed Taxes payable in the year 1998 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 6th day of February, 1998.

Bob Ryan, Olmsted County Auditor/Treasurer

By Danilyn Libison, Deputy

COUNTY RECORDER 170741

DOCUMENT NUMBER 770741

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 14th day of February, 1998, at 2 o'clock P.M., and was duly recorded in the Olmsted County records.

By Daniel J. Hill, County Recorder

By Pamela Hammett, Deputy

UTILITY EASEMENT 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 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.

NOTE: ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622. ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" ROD UNLESS OTHERWISE NOTED. BASIS OF BEARING SYSTEM: ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE N.E. 1/4, SEC 9-106-14 WHICH IS ASSUMED TO BE S 88°18'52" E.

