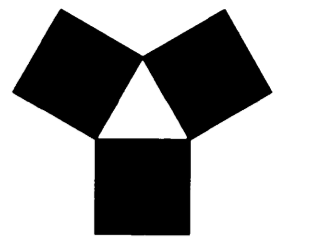


EAGLE RIDGE THIRD SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Younge Development Co., a Minnesota Corporation, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of Section 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, registered property described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 42 minutes 06 seconds along the west line of said Northeast Quarter 1291.57 feet to the north line of Hillcrest Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence easterly 89 degrees 34 minutes 07 seconds azimuth along said north line 766.62 feet to the point of beginning; thence continue easterly 89 degrees 34 minutes 07 seconds azimuth along said north line 810.84 feet; thence northwesterly 316 degrees 55 minutes 15 seconds azimuth 373.74 feet; thence northwesterly 293 degrees 25 minutes 32 seconds azimuth 160.97 feet; thence westerly 269 degrees 34 minutes 07 seconds azimuth 271.48 feet; thence westerly 275 degrees 34 minutes 07 seconds azimuth 143.46 feet to the southeasterly corner of Lot 1, Block 2, Eagle Ridge Second Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence westerly 285 degrees 41 minutes 21 seconds azimuth along the southerly line of said Lot 1, a distance of 40.74 feet to the easterly line of Lot 7 of said Block 2; thence southerly 195 degrees 41 minutes 21 seconds azimuth along said easterly line 130.00 feet to the northerly right-of-way line of Eagle Lane SW; thence easterly 105 degrees 41 minutes 21 seconds azimuth along said northerly right-of-way line 50.38 feet to the easterly line of said Eagle Ridge Second Subdivision; thence southerly 195 degrees 41 minutes 21 seconds azimuth along said easterly line 210.00 feet to the southeasterly corner of said Eagle Ridge Second Subdivision; thence easterly 105 degrees 41 minutes 21 seconds azimuth 92.52 feet to the point of beginning.

Said tract contains 5.55 acres more or less.

Together with that part of Lots 18 and 19, Hillcrest Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, all in the Northeast Quarter of Section 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, abstracted property being described as follows:

Commencing at the southwest corner of said Northeast Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 42 minutes 06 seconds along the west line of said Northeast Quarter 1309.32 feet to the north line of said Hillcrest Subdivision; thence easterly 89 degrees 34 minutes 07 seconds azimuth along said north line 970.50 feet to the point of beginning; thence continue easterly 89 degrees 34 minutes 07 seconds azimuth along the north line of said Lots 18 and 19, a distance of 644.89 feet to the northeasterly corner of said Lot 19; thence southerly 178 degrees 24 minutes 51 seconds azimuth along the easterly line of said Lot 19, a distance of 100.00 feet; thence southerly 198 degrees 59 minutes 59 seconds azimuth 255.92 feet to a point on the southerly line of said Lot 19, said point being westerly 269 degrees 30 minutes 06 seconds azimuth along said southerly line 90.00 feet from the southeasterly corner of said Lot 19; thence westerly 269 degrees 30 minutes 06 seconds azimuth along said southerly line 219.94 feet; thence northwesterly 314 degrees 30 minutes 26 seconds azimuth 90.24 feet; thence northwesterly 307 degrees 00 minutes 29 seconds azimuth 94.15 feet; thence northwesterly 316 degrees 55 minutes 15 seconds azimuth 299.92 feet to the point of beginning.

Said tract contains 3.55 acres more or less.

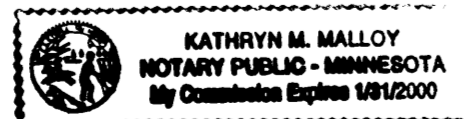
Have caused the same to be surveyed, platted and replatted as EAGLE RIDGE THIRD SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof, said Younge Development Co., has caused these presents to be signed by its proper Officer this 10th day of January, 1998.

Rodney A. Younge
Rodney A. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20th day of January, 1998, by Rodney A. Younge, President of Younge Development Co., a Minnesota Corporation on behalf of the Corporation.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

COUNTY RECORDER 771674
771674
Document Number _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 13th day of February, 1998, at 10 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel A. Hall
Olmsted County Recorder
By Timothy J. Namiatu, deputy

COUNTY REGISTER OF TITLES

Document Number 78447

I hereby certify that this instrument was filed in the Office of the County Register of Titles for record on this 23rd day of February, 1998, at 10 o'clock A.m. and was duly recorded in Olmsted County Records.

Ann D. Hall
Olmsted County Register of Titles
By Carolyn Buckner, deputy

COUNTY AUDITOR/TREASURER

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 23rd day of February, 1998.

Bob Ryan
Olmsted County Auditor/Treasurer
By Jennifer Fiboon, deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 21 day of January, 1998

Edward P. Kinale
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, JUDY KAY SCHERR, City Clerk, in and for the City of Rochester, do hereby certify that on the 15th day of SEPTEMBER, 1997, 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 12th day of FEBRUARY, 1998.

Judy Kay Scherr
City Clerk

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as EAGLE RIDGE THIRD 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 MAY 1, 1998; 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.

Douglas G. Rude
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 11th day of December, 1997, by Douglas G. Rude, L.S. No. 22422.



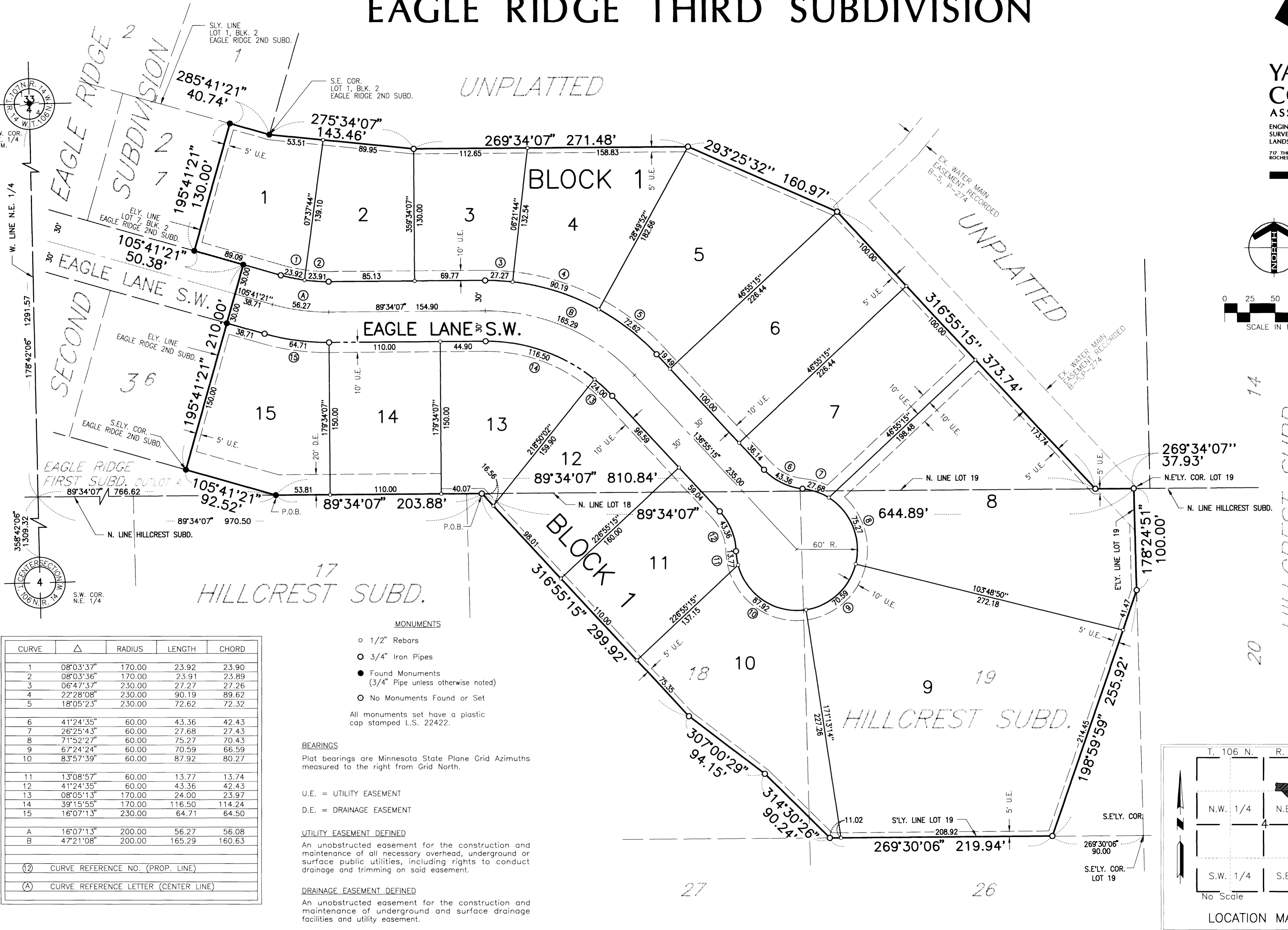
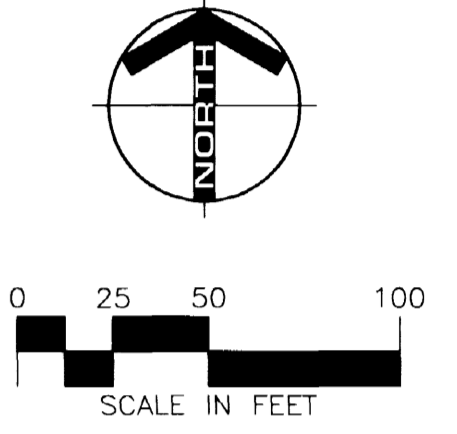
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

PROJECT NUMBER: 5621
COMPUTER FILE: 5621SP01.DWG
DATE: 07/15/97
DRAFTSPERSON: SCB

EAGLE RIDGE THIRD SUBDIVISION



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| CURVE | Δ | RADIUS | LENGTH | CHORD |
|-------|-----------|--------|--------|--------|
| 1 | 08°03'37" | 170.00 | 23.92 | 23.90 |
| 2 | 08°03'36" | 170.00 | 23.91 | 23.89 |
| 3 | 06°47'37" | 230.00 | 27.27 | 27.26 |
| 4 | 22°28'08" | 230.00 | 90.19 | 89.62 |
| 5 | 18°05'23" | 230.00 | 72.62 | 72.32 |
| 6 | 41°24'35" | 60.00 | 43.36 | 42.43 |
| 7 | 26°25'43" | 60.00 | 27.68 | 27.43 |
| 8 | 71°52'27" | 60.00 | 75.27 | 70.43 |
| 9 | 67°24'24" | 60.00 | 70.59 | 66.59 |
| 10 | 83°57'39" | 60.00 | 87.92 | 80.27 |
| 11 | 13°08'57" | 60.00 | 13.77 | 13.74 |
| 12 | 41°24'35" | 60.00 | 43.36 | 42.43 |
| 13 | 08°05'13" | 170.00 | 24.00 | 23.97 |
| 14 | 39°15'55" | 170.00 | 116.50 | 114.24 |
| 15 | 16°07'13" | 230.00 | 64.71 | 64.50 |
| A | 16°07'13" | 200.00 | 56.27 | 56.08 |
| B | 47°21'08" | 200.00 | 165.29 | 160.63 |

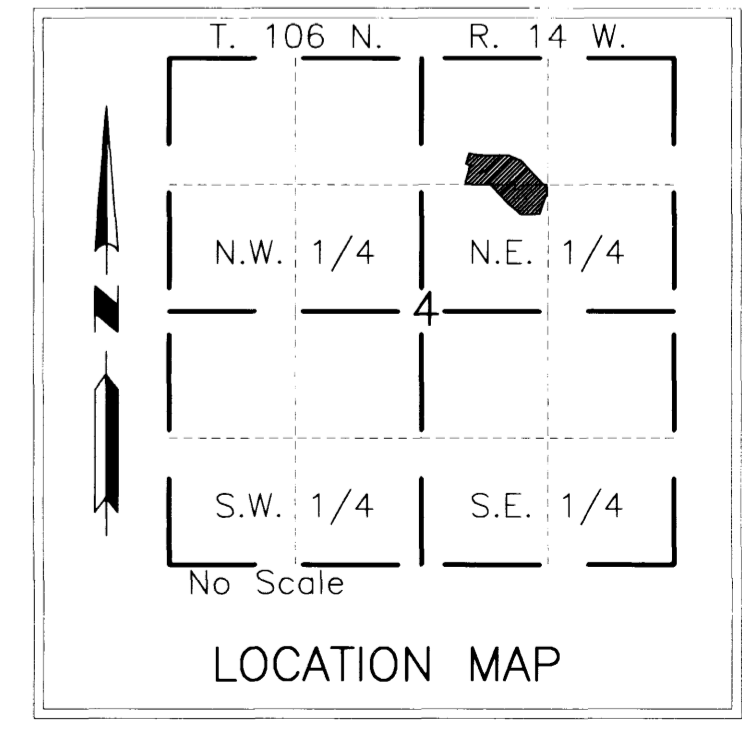
- MONUMENTS**
- 1/2" Rebars
 - 3/4" Iron Pipes
 - Found Monuments (3/4" Pipe unless otherwise noted)
 - No Monuments Found or Set
- All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS
 Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

U.E. = 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.

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



PROJECT NUMBER: 5621 DATE: 07/15/97 DRAFTSPERSON: SCB COMPUTER FILE: 5621SFD1.DWG