

ORONOCO CROSSINGS

SURVEYOR'S CERTIFICATE

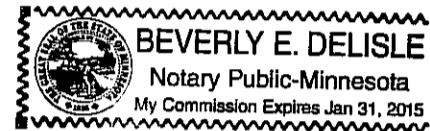
I hereby certify that I have surveyed and platted the property described on this plat as ORONOCO CROSSINGS; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat in feet and hundredths of a foot; that all monuments 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.

Mark E. Severson
 Mark E. Severson, L.S.
 Minnesota License Number 18887

State of Minnesota
 County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary public, this 24th day of March, 2011.

Beverly E. Delisle
 Notary Public, Olmsted County, Minnesota



My commission expires on Jan. 31, 2015

COUNTY SURVEYOR

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

Paul D. Thorsson 3/28/11
 Olmsted County Surveyor

CITY APPROVAL

Approved by Oronoco City Council on this 25th day of March, 2011.

Sandra Jussen
 City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2011 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 28th day of March, 2011.

DOCUMENT NUMBER A-1256326

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28th day of March, 2011, at 1 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 People's Cooperative Services, a Minnesota cooperative association, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Northwest Quarter of Section 20, Township 108 North, Range 14 West, Olmsted County, Minnesota, lying westerly of the west boundary line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-80 and northerly of the north boundary line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-85 and easterly of the east line of the West 527.18 feet of said Northwest Quarter.

Together with:

That part of the North Half of the Northwest Quarter of Section 20, Township 108 North, Range 14 West, Olmsted County, Minnesota, lying westerly of the west boundary line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-80 and easterly of the east line of CRAVATH'S FIRST ADDITION and its southerly prolongation thereof.

EXCEPT:

Parcel 414E as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-81.

ALSO EXCEPT:

That part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 20; thence South 89 degrees 19 minutes 35 seconds West, assumed bearing, along the north line of said Northwest Quarter, 902.42 feet to the southwest right of way line of Trunk Highway No. 52, as shown on Minnesota Department of Transportation Right of Way Plat No. 55-18; thence continue South 89 degrees 19 minutes 35 seconds West, along said north line, 358.93 feet; thence South 00 degrees 40 minutes 25 seconds East, 204.20 feet; thence North 89 degrees 19 minutes 35 seconds East, parallel with the north line of said Northwest Quarter, 491.19 feet to said southwesterly right of way line of Trunk Highway No. 52; thence northwesterly 243.33 feet along said right of way line, along a curve, not tangent to the last described course, concave to the southwest, central angle of 03 degrees 43 minutes 41 seconds, radius of 3739.76 feet and chord of said curve bears North 33 degrees 36 minutes 13 seconds West, 243.29 feet to the point of beginning.

ALSO EXCEPT:

That part of the Northwest Quarter of Section 20, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 20; thence North 89 degrees 54 minutes 26 seconds West, assumed bearing, along the north line of said Northwest Quarter, 902.42 feet to the southwest right of way line of Trunk Highway No. 52, as shown on Minnesota Department of Transportation Right of Way Plat No. 55-18; thence continue North 89 degrees 54 minutes 26 seconds West, along said north line, 358.93 feet; thence South 00 degrees 05 minutes 34 seconds West, 33.00 feet for the point of beginning; thence continue South 00 degrees 05 minutes 34 seconds West, 171.20 feet; thence South 89 degrees 54 minutes 26 seconds East, 4.48 feet; thence South 00 degrees 23 minutes 53 seconds East, 1883.77 feet; thence South 04 degrees 58 minutes 19 seconds East, 250.80 feet; thence South 00 degrees 23 minutes 53 seconds East, 186.56 feet to the north boundary line of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-85; thence South 83 degrees 18 minutes 54 seconds West, along said north line, 41.87 feet; thence South 89 degrees 51 minutes 06 seconds West, along said north line, 113.39 feet; thence North 00 degrees 23 minutes 53 seconds West, 240.65 feet; thence North 03 degrees 53 minutes 29 seconds East, 200.56 feet; thence North 00 degrees 23 minutes 53 seconds West, 2000.00 feet; thence North 42 degrees 15 minutes 29 seconds West, 75.77 feet to the southwest corner of Parcel 414E as shown on Minnesota Department of Transportation RIGHT OF WAY PLAT NO. 55-81; thence South 89 degrees 54 minutes 26 seconds East, along the south line of said Parcel 414E, 167.56 feet to the point of beginning.

Containing in all, 66.78 acres, more or less.

Has caused the same to be surveyed and platted as ORONOCO CROSSINGS and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said People's Cooperative Services, a Minnesota cooperative association, has caused these presents to be signed by its President and CEO this 24th day of March, 2011.

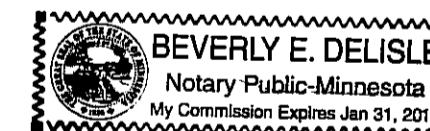
By Elaine J. Garry
 Elaine J. Garry, President and CEO

State of Minnesota
 County of Olmsted

The foregoing instrument was acknowledged before me this 24th day of March, 2011, by Elaine J. Garry, President and CEO of People's Cooperative Services, a Minnesota cooperative association, on behalf of the cooperative association.

Beverly E. Delisle
 Notary Public, Olmsted County, Minnesota

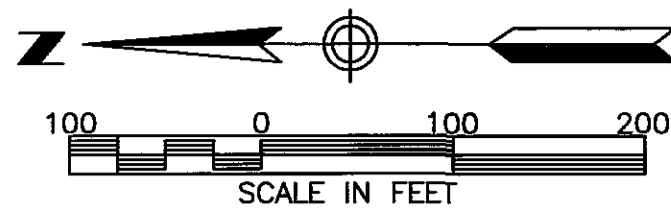
My commission expires on Jan. 31, 2015



1222A

McGhie & Betts, Inc. 1648 Third Avenue S.E. Rochester, MN 55904 Telephone: 507-289-3919 Fax: 507-289-7333 mbi@mcghiebetts.com	<p>McGhie Betts, Inc.</p>	Land Surveying Civil Engineering Consulting Land Planning Geotechnical Engineering Construction Material Testing Landscape Architecture
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ORONOCO CROSSINGS

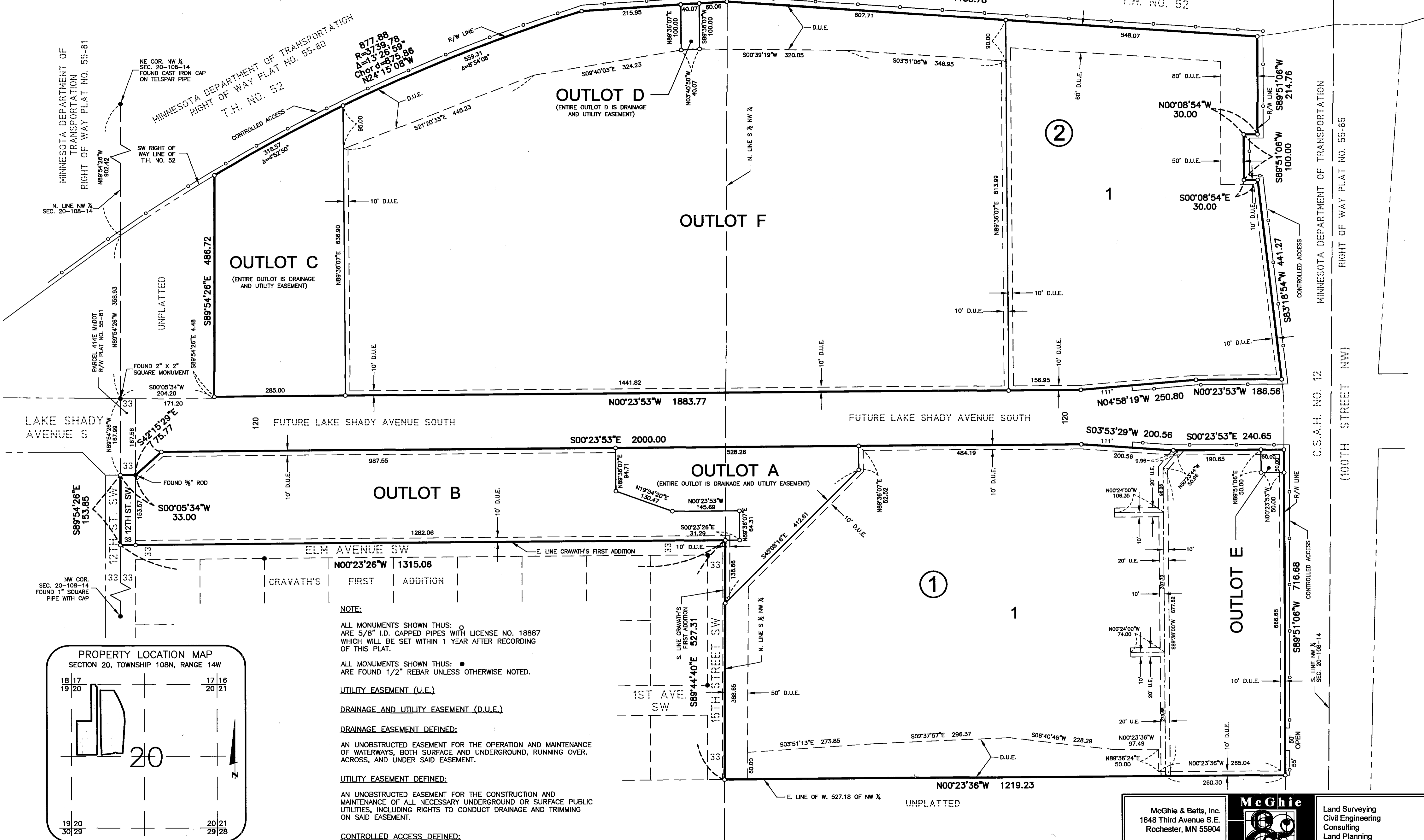


BASIS OF BEARING SYSTEM:

ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE OF THE NW 1/4 OF SECTION 20-108-14 WHICH IS ASSUMED TO BE N89°54'26"W.

MINNESOTA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY PLAT NO. 55-80

T.H. NO. 52



LAKE SHADY AVENUE S

120 FUTURE LAKE SHADY AVENUE SOUTH

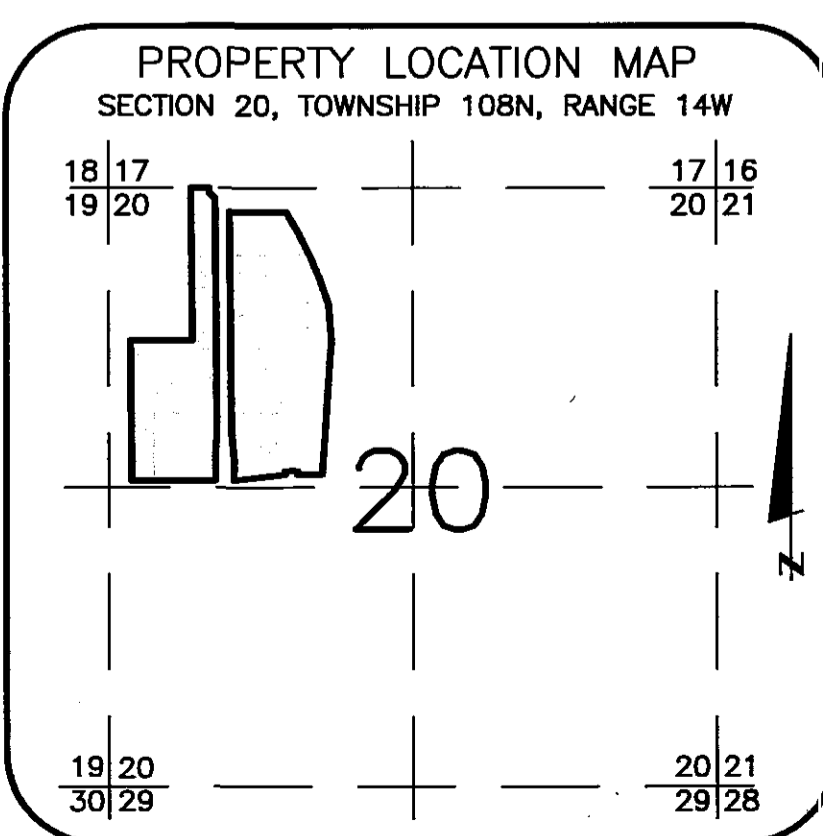
FUTURE LAKE SHADY AVENUE SOUTH

ELM AVENUE SW

1ST AVE SW

15TH STREET SW

C.S.A.H. NO. 12
100TH STREET NW



NOTE:
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 18887 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THUS: ● ARE FOUND 1/2" REBAR UNLESS OTHERWISE NOTED.

UTILITY EASEMENT (U.E.)
DRAINAGE AND UTILITY EASEMENT (D.U.E.)
DRAINAGE EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

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.

CONTROLLED ACCESS DEFINED:
INGRESS OR EGRESS TO, FROM, OR ACROSS THE ADJUTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

McGhie & Betts, Inc.
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Rochester, MN 55904
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Fax: 507-289-7333
mbi@mcghiebetts.com

Land Surveying
Civil Engineering
Consulting
Land Planning
Geotechnical Engineering
Construction Material Testing
Landscape Architecture

McGhie & Betts, Inc.

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