"OFFICIAL PLAT"

FOX VALLEY VILLAS
COMMON INTEREST COMMUNITY NUMBER 355

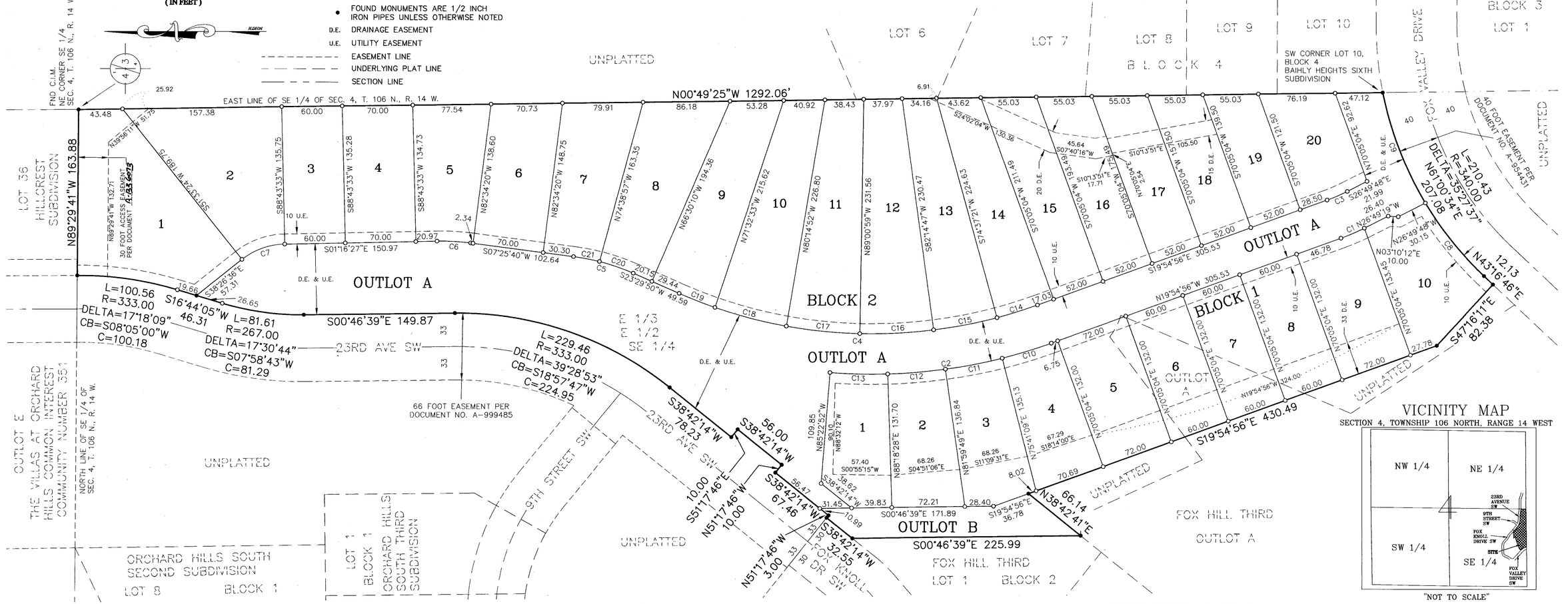
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

LEGEND

- ○ IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EASEMENT LINE
- UNDERLYING PLAT LINE
- SECTION LINE



VICINITY MAP

SECTION 4, TOWNSHIP 106 NORTH, RANGE 14 WEST

"NOT TO SCALE"

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Fox Hill Builders, LLC., a Minnesota limited liability company, owner of the following described property in the City of Rochester, State of Minnesota, to wit:

That part of the East One-third of the East Half of the Southeast Quarter of Section 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, and that part of OUTLOT A, FOX HILL THIRD, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder, described as follows:

Beginning at the northeast corner of said East Half of the Southeast Quarter of Section 4, thence on an assumed bearing of North 89 degrees 29 minutes 41 seconds West along the north line of said East Half of the Southeast Quarter 163.88 feet; thence Southwesterly 100.56 feet along a non-tangential curve concave to the west, said curve has a radius of 333.00 feet, a central angle of 17 degrees 18 minutes 09 seconds and the chord of said curve bears South 08 degrees 05 minutes 00 seconds West 100.18 feet; thence South 16 degrees 44 minutes 05 seconds West tangent to said curve a distance of 46.31 feet; thence Southwesterly 81.61 feet along a tangential curve concave to the east, said curve has a radius of 267.00 feet, a central angle of 17 degrees 30 minutes 44 seconds and the chord of said curve bears South 07 degrees 58 minutes 43 seconds West 81.29 feet; thence South 00 degrees 46 minutes 39 seconds East tangent to said curve a distance of 149.87 feet; thence Southwesterly 229.46 feet along a tangential curve concave to the northwest, said curve has a radius of 333.00 feet, a central angle of 39 degrees 28 minutes 53 seconds and the chord of said curve bears South 18 degrees 57 minutes 47 seconds West 224.95 feet; thence South 38 degrees 42 minutes 14 seconds West 78.23 feet; thence South 51 degrees 17 minutes 46 seconds East 10.00 feet; thence South 38 degrees 42 minutes 14 seconds West 56.00 feet; thence North 51 degrees 17 minutes 46 seconds West 10.00 feet; thence South 38 degrees 42 minutes 14 seconds West 67.46 feet; thence North 51 degrees 17 minutes 46 seconds West 3.00 feet; thence South 38 degrees 42 minutes 14 seconds West 32.55 feet; thence South 00 degrees 46 minutes 39 seconds East 225.99 feet; thence North 38 degrees 42 minutes 41 seconds East 66.14 feet; thence South 19 degrees 54 minutes 56 seconds East 430.49 feet; thence South 47 degrees 16 minutes 11 seconds East 82.38 feet; thence North 43 degrees 16 minutes 46 seconds East 12.13 feet; thence Northeasterly 210.43 feet along a tangential curve concave to the southeast, said curve has a radius of 340.00 feet, a central angle of 35 degrees 27 minutes 37 seconds and the chord of said curve bears North 61 degrees 00 minutes 34 seconds East 207.08 feet to the east line of said East Half of the Southeast Quarter; thence North 00 degrees 49 minutes 25 seconds West not tangent to said curve a distance of 1292.06 feet to the point of beginning.

The above described parcel contains 8.97 acres and is subject to any easements, covenants and restrictions of record.

Have caused the same to be surveyed and platted as FOX VALLEY VILLAS COMMON INTEREST COMMUNITY NUMBER 355 and do hereby dedicate to the public for the public use forever the the drainage and utility easements as created by this plat.

In witness whereof said Fox Hill Builders, LLC., a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 6 day of November, 2013.

John A. Klopp Jr., President

STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing instrument was acknowledged before me this 6 day of November, 2013 by John A. Klopp Jr., President of Fox Hill Builders, LLC., a Minnesota limited liability company, on behalf of the company.

Notary Public, Olmsted County, Minnesota
My Commission expires: 1-31-17

JACQUALIN N. MILLER
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as FOX VALLEY VILLAS COMMON INTEREST COMMUNITY NUMBER 355; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been, or will be correctly set within one year; 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 this plat; and that all public ways are shown and labeled on the plat.

Geoffrey G Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of Olmsted

The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this 8 day of November 2013

Notary Public, Olmsted County, Minnesota

MICHELLE M. HANSON
Notary Public-Minnesota
My Commission Expires Jan 31, 2017

My commission expires: Jan 31, 2017

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the 7TH day of OCTOBER, 2013, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 16TH day of DECEMBER 2013.

Judy K. Scherr, City Clerk

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 7 day of NOVEMBER 2013.

Olmsted County Surveyor

1269A

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2013 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 23RD day of DECEMBER, 2013.

DOCUMENT NUMBER A- 1338548

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 23RD day of DECEMBER 2013, at 2 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

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.27	220.00	6°34'53"	N23°12'23"W	25.26
C2	222.67	520.00	24°32'04"	N07°38'54"W	220.97
C3	21.72	180.00	6°54'52"	S23°22'22"E	21.71
C4	363.70	480.00	43°24'46"	S01°47'27"W	355.06
C5	61.70	220.00	16°04'10"	S15°27'45"W	61.50
C6	33.41	220.00	8°42'07"	S03°04'37"W	33.38
C7	45.85	70.00	37°31'41"	S19°40'46"E	45.03
C8	92.99	340.00	15°40'10"	N51°06'50"E	92.69
C9	117.44	340.00	19°47'27"	N68°50'39"E	116.86
C10	50.83	520.00	5°36'04"	N17°06'54"W	50.82
C11	57.28	520.00	6°18'40"	N11°09'31"W	57.25
C12	57.28	520.00	6°18'40"	N04°50'52"W	57.25
C13	57.28	520.00	6°18'40"	N01°27'48"E	57.25
C14	42.02	480.00	5°00'57"	S17°24'28"E	42.01
C15	63.87	480.00	7°37'26"	S11°05'17"E	63.82
C16	73.195	480.00	8°44'13"	S02°54'27"E	73.12
C17	73.32	480.00	8°45'07"	S05°50'16"W	73.25
C18	73.195	480.00	8°44'13"	S14°34'53"W	73.12
C19	38.10	480.00	4°32'50"	S21°13'25"W	38.09
C20	35.38	220.00	9°12'49"	S18°53'26"W	35.34
C21	26.32	220.00	6°51'21"	S10°51'21"W	26.31

BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4-T106N-R14W WHICH IS ASSUMED TO BEAR N00°49'25"W.

DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

BENCHMARK
TOP NUT HYDRANT, 400 FEET SOUTHERLY OF THE INTERSECTION OF GATES DRIVE SW AND 23RD AVENUE SW, 30 FEET EASTERLY OF CENTERLINE 23RD AVENUE SW, ELEV= 1119.27, LOCAL DATUM.

SHEET 1 OF 1
FILE NO:12-071 FP

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