

FOXCROFT NORTH FOURTH

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as FOXCROFT NORTH FOURTH; 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.

James E. Swanson
James E. Swanson, L.S.
Minnesota License No. 11622

State of Minnesota
County of ~~Olmsted~~ **Dodge**

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 13th day of March, 1998

Beth Davis
Notary Public, ~~Olmsted~~ County, Minnesota
Dodge
My commission expires: 1-31-2000



COUNTY SURVEYOR

I hereby certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 13 day of MARCH, 1998

Edward P. Kuisle
Olmsted County Surveyor

TAX STATEMENTS

Taxes due and payable in the year 1998 on the land herein described have been paid; there are no delinquent taxes and transfer has been entered this 7th day of April, 1998

Bob Ryan
Olmsted County Auditor/Treasurer

By *Amie Gibson* Deputy

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 3rd day of FEBRUARY, 1997, 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 the said City of Rochester this 16th day of APRIL, 1998.

Judy K. Scherr
Judy K. Scherr, City Clerk

COUNTY RECORDER 776084
~~776084~~

Document Number _____

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 7th day of April, 1998 at 2 o'clock P.M., and was duly recorded in the Olmsted County records.

By *Denise J. Heel*
County Recorder

LeeAnn Murray
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Foxcroft Corporation, a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the West Half of the Southeast Quarter of Section 4, Township 106 North, Range 14 West, Rochester, Minnesota, described as follows:

Beginning at the northeast corner of said West Half of the Southeast Quarter; thence South 01 degree 17 minutes 46 seconds East, assumed bearing, along the east line thereof, 866.37 feet to the northeast corner of OUTLOT 'B', FOXCROFT EAST SECOND; thence South 88 degrees 42 minutes 14 seconds West, along the north line thereof, 298.85 feet to the southeasterly line of FOX RIDGE ROAD S.W. as dedicated in FOXCROFT EAST FIRST (the next six courses are along said FOX RIDGE ROAD S.W.); thence North 50 degrees 12 minutes 14 seconds East, 20.00 feet; thence North 39 degrees 47 minutes 46 seconds West, 56.00 feet; thence South 50 degrees 12 minutes 14 seconds West, 70.00 feet; thence southwesterly 155.19 feet along a tangential curve, concave to the southeast, radius of 312.00 feet, central angle of 28 degrees 30 minutes 00 seconds and the chord of said curve bears South 35 degrees 57 minutes 14 seconds West, 153.60 feet; thence South 21 degrees 42 minutes 14 seconds West, tangent to said curve, 66.00 feet; thence southwesterly, 79.26 feet along a tangential curve, concave to the northwest, radius of 69.00 feet, central angle of 65 degrees 49 minutes 07 seconds and the chord of said curve bears South 54 degrees 36 minutes 48 seconds West, 74.98 feet to the easterly line of FOXCROFT CIRCLE S.W. as dedicated in FOXCROFT NORTH; thence northwesterly 341.07 feet along said easterly line and along a nontangential curve, concave to the southwest, radius of 488.00 feet, central angle of 40 degrees 02 minutes 43 seconds and the chord of said curve bears North 26 degrees 25 minutes 44 seconds West, 334.17 feet; thence North 46 degrees 27 minutes 05 seconds West, along said easterly line and tangent to said curve, 34.99 feet to the southeasterly line of FOX CHASE ROAD S.W. (the next six courses are along the easterly line of said FOX CHASE ROAD S.W. as dedicated in FOXCROFT NORTH SECOND and FOXCROFT NORTH THIRD); thence North 43 degrees 32 minutes 55 seconds East, 54.74 feet; thence northeasterly 131.49 feet along a tangential curve, concave to the northwest, radius of 168.00, delta angle of 44 degrees 50 minutes 44 seconds and the chord of said curve bears North 21 degrees 07 minutes 33 second East, 128.16 feet; thence North 01 degree 17 minutes 49 seconds West, tangent to said curve, 91.83 feet; thence northeasterly 180.12 feet along a tangential curve, concave southeasterly, radius of 172.00 feet, central angle of 60 degrees 00 minutes 03 seconds and the chord of said curve bears North 28 degrees 42 minutes 12 seconds East, 172.00 feet; thence North 58 degrees 42 minutes 14 seconds East, tangent to said curve, 118.74 feet; thence northeasterly 363.85 feet along a tangential curve, concave to the northwest, radius of 354.51 feet, central angle of 58 degrees 48 minutes 21 seconds and the chord of said curve bears North 29 degrees 18 minutes 04 seconds East, 348.09 feet to the north line of the Southeast Quarter of said Section 4; thence North 89 degrees 53 minutes 53 seconds East, along said north line, 287.00 feet to the point of beginning.

Containing 10.93 acres more or less.

has caused the same to be surveyed and platted as FOXCROFT NORTH FOURTH and does hereby donate and dedicate to the public for the public use forever the cul-de-sac and and thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.

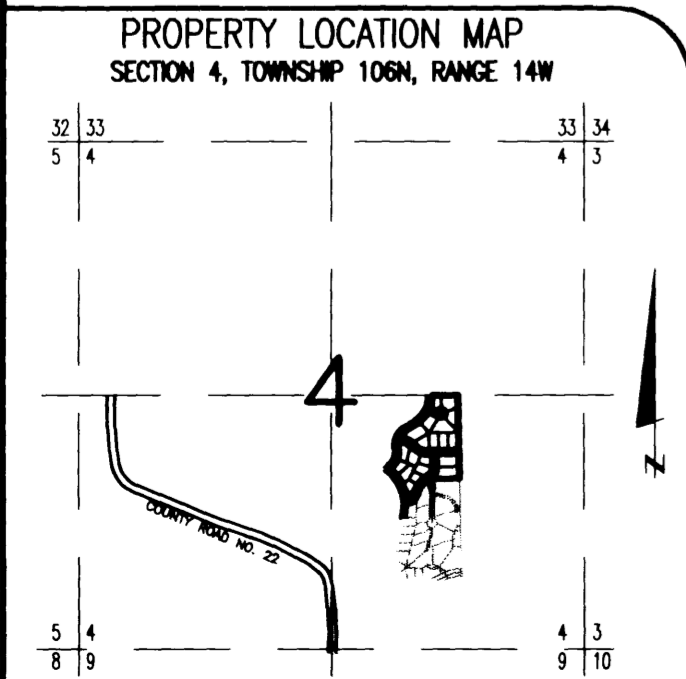
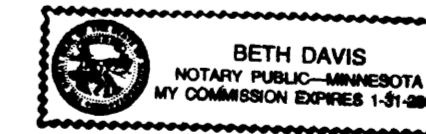
In witness whereof said Foxcroft Corporation has caused these presents to be signed by its proper officer this 16th day of MARCH, 1998.

John A. Klopp, Jr.
John A. Klopp, Jr., President

STATE OF MINNESOTA
COUNTY OF ~~Olmsted~~ **Dodge**

The foregoing instrument was acknowledged before me this 16th day of MARCH, 1998, by John A. Klopp, Jr., President of Foxcroft Corporation, on behalf of the corporation.

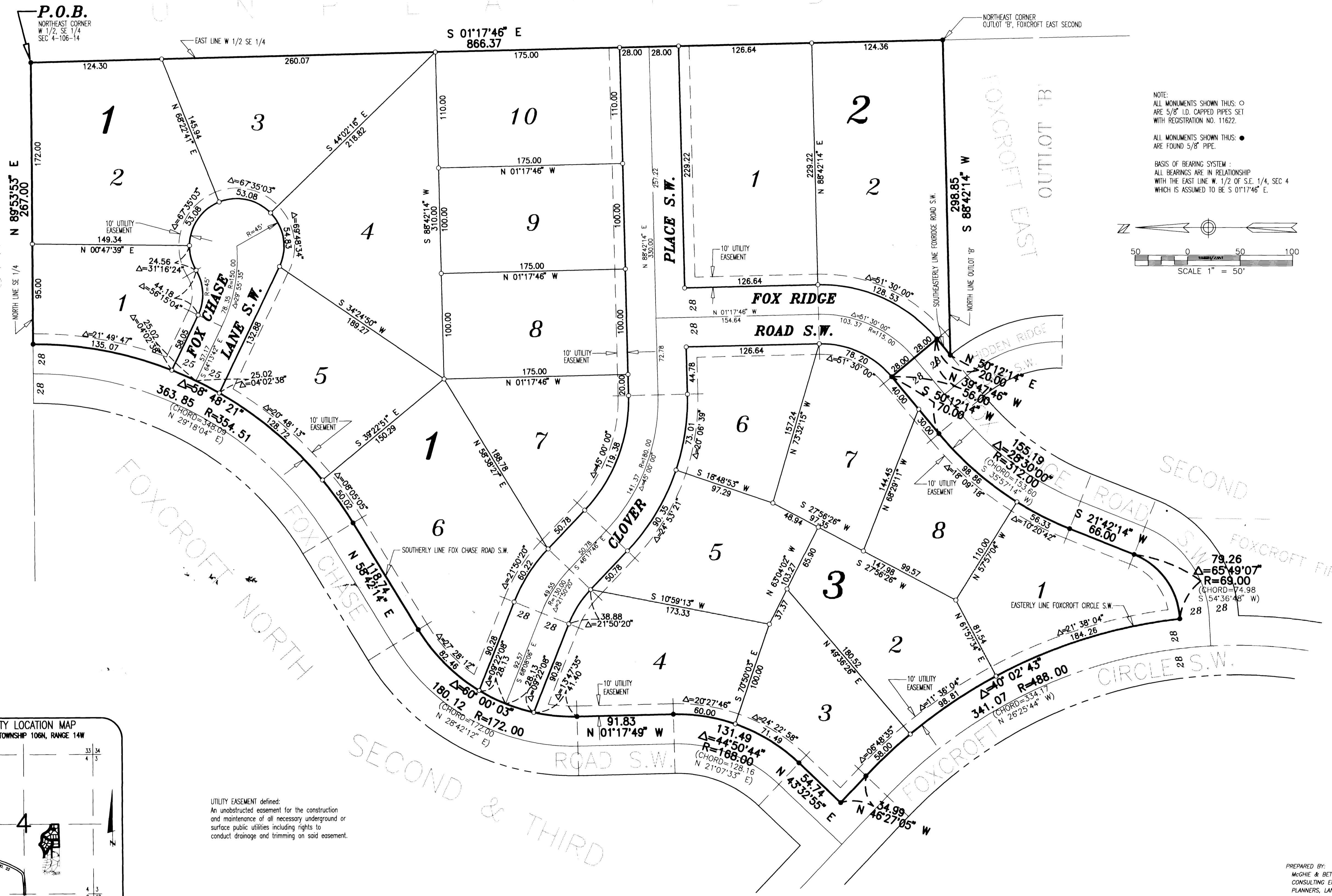
Beth Davis
Notary Public, ~~Olmsted~~ County, Minnesota
Dodge
My commission expires: 1-31-2000



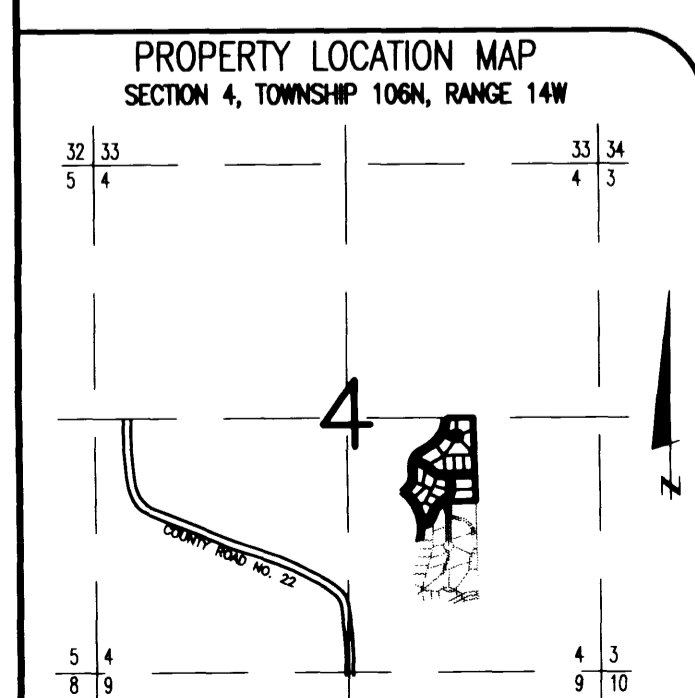
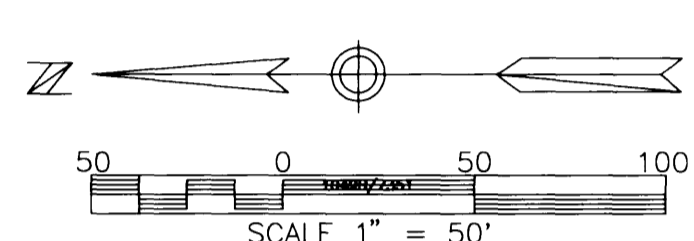
OFFICIAL PLAT

FOXCROFT NORTH FOURTH

UNPLATED



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" PIPE.
 BASIS OF BEARING SYSTEM:
 ALL BEARINGS ARE IN RELATIONSHIP
 WITH THE EAST LINE W. 1/2 OF S.E. 1/4, SEC 4
 WHICH IS ASSUMED TO BE S 01°17'46" E.



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.

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