

"OFFICIAL PLAT"
FOX HILL VILLAS FIRST ADDITION
COMMON INTEREST COMMUNITY NUMBER 362

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, and that part of the East One Third of the East Half of the Northeast Quarter of section 9, all in Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of said East One-Third of the East Half of the Southeast Quarter of Section 4; thence on an assumed bearing of North 00 degrees 49 minutes 25 seconds West, along the east line of said East Half of the Southeast Quarter of Section 4, a distance of 1342.57 feet to the southeast corner of the plat of FOX VALLEY VILLAS COMMON INTEREST COMMUNITY NUMBER 355, according to the recorded plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence southwesterly 210.43 feet along the south line of said plat of FOX VALLEY VILLAS COMMON INTEREST COMMUNITY NUMBER 355 and along a non-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 South 61 degrees 00 minutes 34 seconds West 207.08 feet; thence South 43 degrees 16 minutes 46 seconds West, tangent to said curve, 12.13 feet to the southwest corner of said plat of FOX VALLEY VILLAS COMMON INTEREST COMMUNITY NUMBER 355; thence South 43 degrees 16 minutes 27 seconds West, along the south line of the plat of FOX HILL THIRD, according to the recorded plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota, a distance of 349.21 feet to the southwest corner of Outlot A, of said plat of FOX HILL THIRD; thence South 00 degrees 46 minutes 39 seconds East, along the east line of said FOX HILL THIRD and along the east line of the plat of FOX HILL SUBDIVISION, according to the recorded plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota, a distance of 334.42 feet to the northwest corner of the plat of FOX HILL FOURTH, according to the recorded plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence easterly 110.08 feet along the north line of said FOX HILL FOURTH and along a non-tangential curve, concave to the south, said curve has a radius of 616.98 feet, a central angle of 10 degrees 13 minutes 22 seconds and the chord of said curve bears South 85 degrees 39 minutes 58 seconds East 109.94 feet; thence North 84 degrees 50 minutes 10 seconds East, not tangent to said curve, and along the north line of said FOX HILL FOURTH, a distance of 50.15 feet; thence South 00 degrees 46 minutes 39 seconds East, along the east line of said FOX HILL FOURTH, a distance of 394.88 feet; thence southwesterly 34.27 feet along said east line of FOX HILL FOURTH and along a tangential curve, concave to the northwest, said curve has a radius of 57.50 feet, a central angle of 34 degrees 08 minutes 54 seconds and the chord of said curve bears South 16 degrees 17 minutes 48 seconds West 33.77 feet; thence southeasterly 69.73 feet along said east line of FOX HILL FOURTH and along a reverse curve, concave to the east, said curve has a radius of 58.50 feet, a central angle of 68 degrees 17 minutes 48 seconds and the chord of said curve bears South 00 degrees 46 minutes 39 seconds East 65.68 feet; thence southeasterly 34.27 feet along said east line of FOX HILL FOURTH and along a reverse curve, concave to the southwest, said curve has a radius of 57.50 feet, a central angle of 34 degrees 08 minutes 54 seconds and the chord of said curve bears South 17 degrees 51 minutes 06 seconds East 33.77 feet; thence South 00 degrees 46 minutes 39 seconds East, tangent to said curve, a distance of 235.34 feet to the north right of way line of Fox Hill Place SW as platted in said FOX HILL FOURTH; thence southeasterly 123.66 feet along said north right of way line and along a non-tangential curve, concave to the south, said curve has a radius of 233.00 feet, a central angle of 30 degrees 24 minutes 27 seconds and the chord of said curve bears South 88 degrees 55 minutes 50 seconds East 122.21 feet; thence South 73 degrees 43 minutes 37 seconds East, tangent to said curve and along said north right of way line, a distance of 74.57 feet; thence southeasterly 34.49 feet along said north right of way line and along a tangential curve, concave to the north, said curve has a radius of 117.00 feet, a central angle of 16 degrees 53 minutes 22 seconds and the chord of said curve bears South 82 degrees 10 minutes 18 seconds East 34.36 feet; thence North 89 degrees 23 minutes 01 seconds East, tangent to said curve and along said north right of way line, a distance of 48.80 feet to the east line of said East One Third of the East Half of the Northeast Quarter of Section 9; thence North 01 degrees 08 minutes 04 seconds West, along said east line of Section 9, a distance of 146.94 feet to the northeast corner of said Northeast Quarter and the point of beginning.

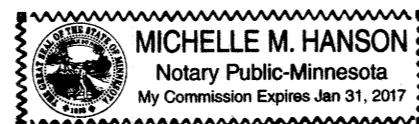
The above described parcel contains 10.39 acres and is subject to any easements, covenants and restrictions of record. Have caused the same to be surveyed and platted as FOX HILL VILLAS FIRST ADDITION COMMON INTEREST COMMUNITY NUMBER 362 and do hereby dedicate to the public for the public use forever 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 2 day of September, 2015.

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

STATE OF MINNESOTA
 COUNTY OF Olmsted
 The foregoing instrument was acknowledged before me this 2 day of September, 2015 by John A. Klopp Jr., President of Fox Hill Builders, LLC., a Minnesota limited liability company, on behalf of the company.

Michelle M. Hanson
 Notary Public, Olmsted County, Minnesota
 My Commission expires: Jan 31, 2017



SURVEYOR'S CERTIFICATE

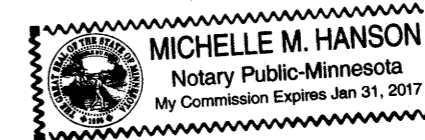
I hereby certify that I have surveyed and platted the property described on this plat as FOX HILL VILLAS FIRST ADDITION COMMON INTEREST COMMUNITY NUMBER 362; that this plat is a correct representation of the boundary survey, that all mathematical data and labels are correctly designated on the plat; 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 2 day of September, 2015.

Michelle M. Hanson
 Notary Public, Olmsted County, Minnesota



My commission expires: Jan 31, 2017

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 2 day of Sept, 2015.

Spd. A. Threlkett
 Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
 County of Olmsted
 City of Rochester

I, Aaron S. Reeves, in and for the City of Rochester, do hereby certify that on the 20 day of July, 2015, 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 29 day of September, 2015.

Aaron S. Reeves
 Aaron S. Reeves, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2015 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24th day of September 2015.

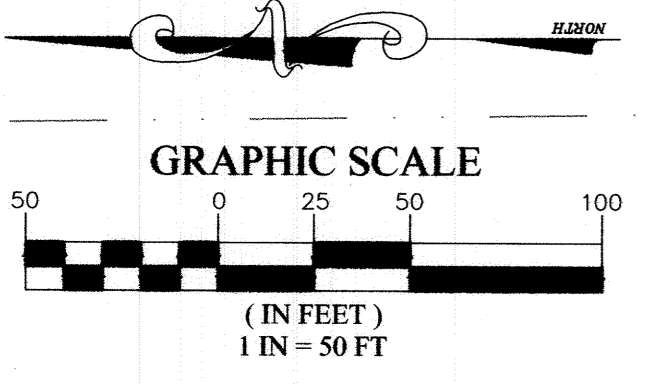
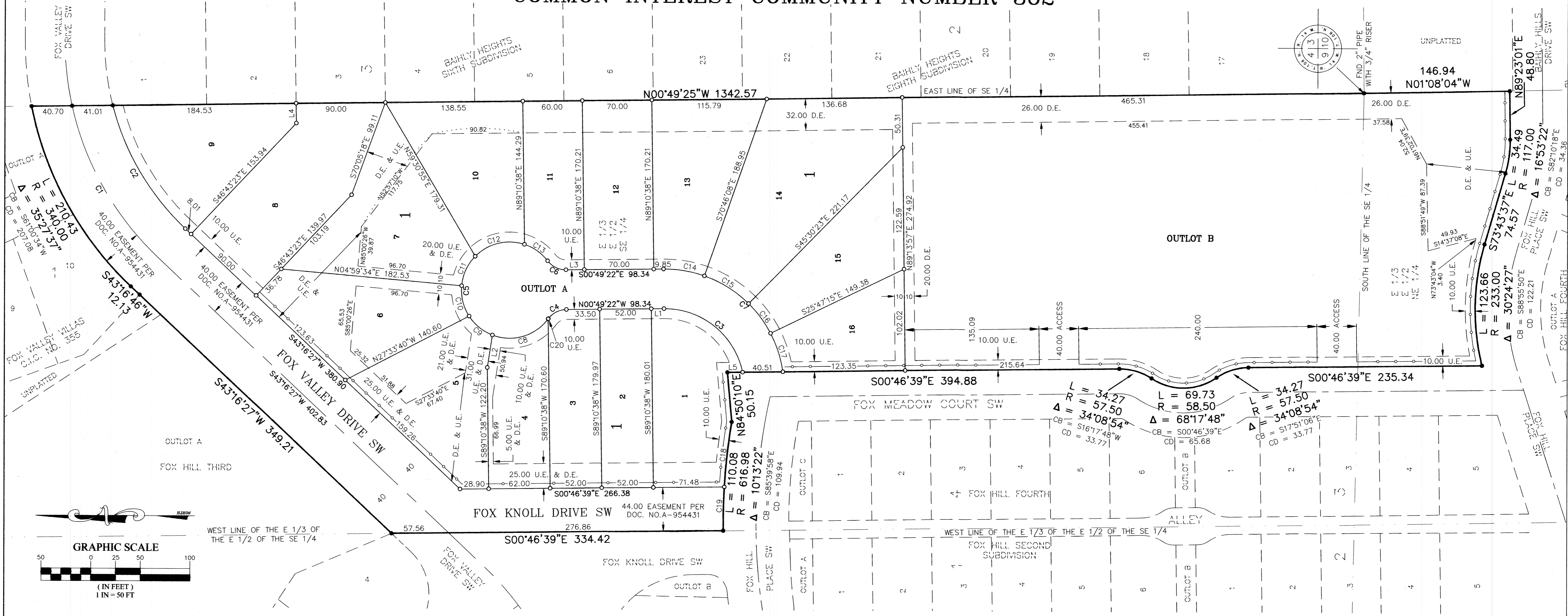
DOCUMENT NUMBER A1381257

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24th day of September 2015, at 3 o'clock P M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
 Director of Property Records & Licensing

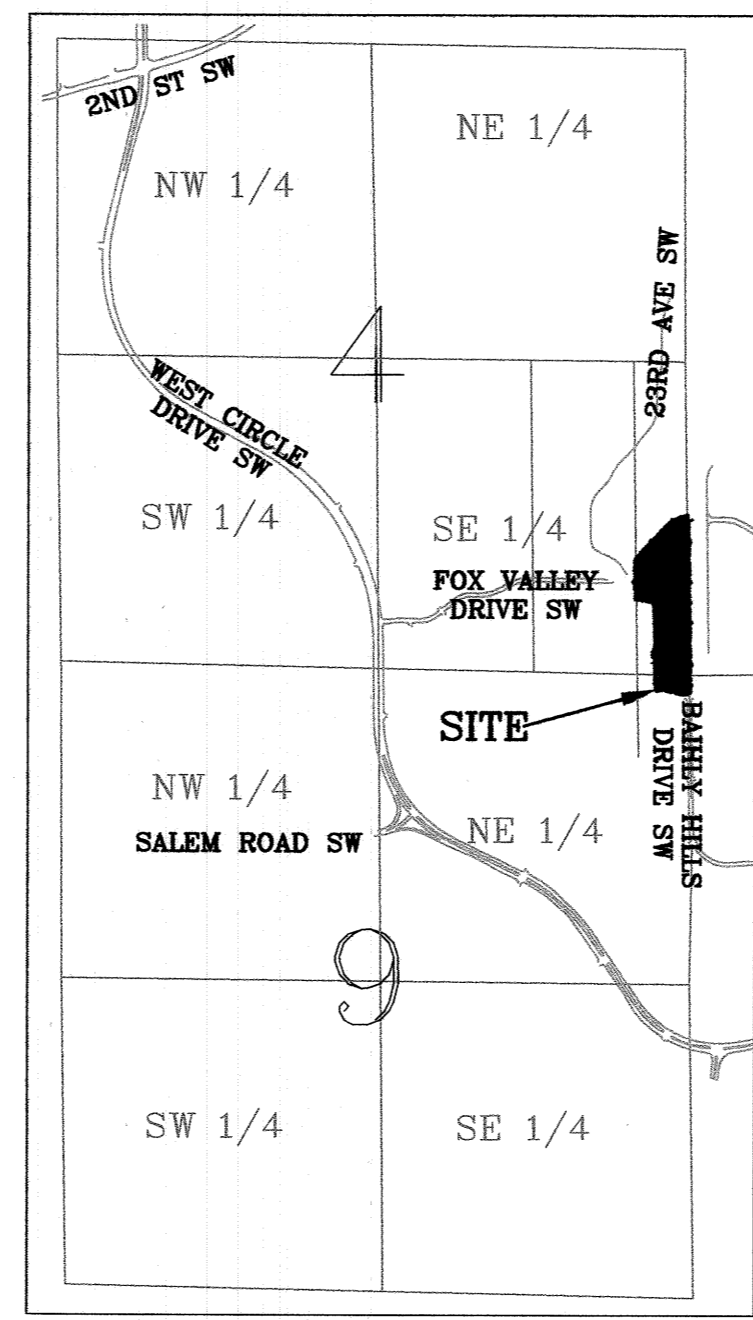
Wendy von Wald
 Deputy

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CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	178.18	300.00	34°01'50"	S60°17'22"W	175.58
C2	145.99	260.00	32°10'16"	S59°21'35"W	144.08
C3	110.14	80.00	78°52'58"	N38°37'07"E	101.65
C4	21.29	23.00	53°01'48"	N27°20'16"W	20.54
C5	242.15	48.50	286°03'34"	S89°10'38"W	58.34
C6	21.29	23.00	53°01'48"	S25°41'32"W	20.54
C7	173.06	120.00	82°37'47"	N40°29'32"E	158.45
C8	62.94	48.50	74°21'17"	S16°26'12"E	58.62
C9	30.76	48.50	36°20'04"	S38°54'29"W	30.24
C10	32.10	48.50	37°55'03"	S76°02'03"W	31.51
C11	33.31	48.50	39°20'48"	N65°20'01"W	32.66
C12	53.85	48.50	63°37'05"	N13°51'05"W	51.13
C13	28.99	48.50	34°14'58"	N35°04'57"E	28.56
C14	42.00	120.00	20°03'14"	N09°12'15"E	41.79
C15	52.91	120.00	25°15'45"	N31°51'44"E	52.48
C16	37.27	120.00	17°47'51"	N53°23'32"E	37.13
C17	40.87	120.00	19°30'58"	N72°02'57"E	40.68
C18	66.05	616.98	6°08'01"	S83°37'17"E	66.02
C19	44.04	616.98	4°05'21"	S88°43'58"E	44.03
C20	0.20	48.50	0°14'19"	S53°44'00"E	0.20

LINE	LENGTH	BEARING
L1	12.84	N00°49'22"W
L2	33.04	N81°09'29"W
L3	18.49	S00°49'22"E
L4	20.03	N89°10'35"E
L5	15.38	S00°46'39"E



VICINITY MAP
 SECTION 4 & 9, TOWNSHIP 106 NORTH, RANGE 14 WEST
 "NOT TO SCALE"

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.

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

- 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
 - - ○ CONTROLLED ACCESS

FILE NO: 12-071 FP FHV1

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