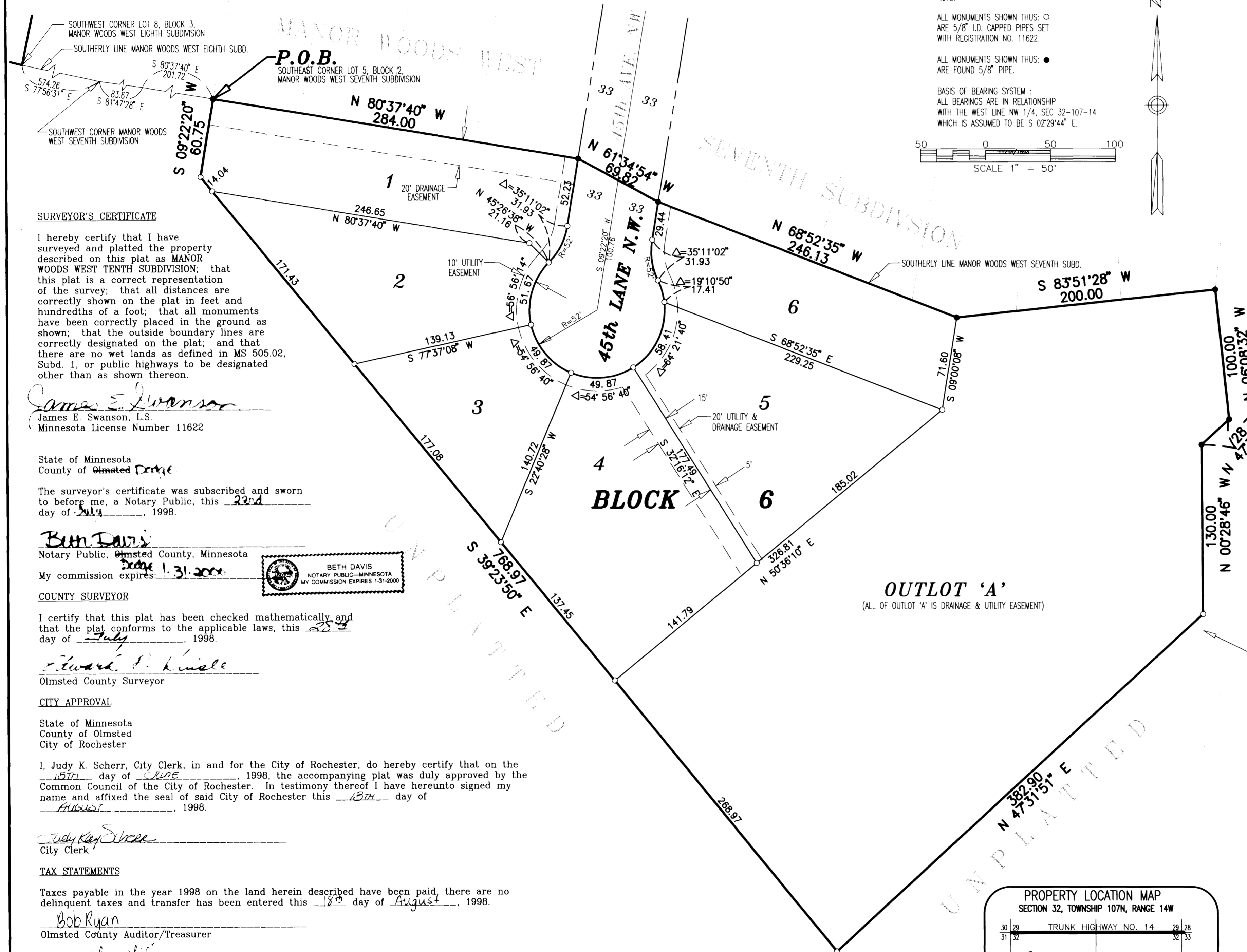


OFFICIAL PLAT

MANOR WOODS WEST TENTH SUBDIVISION



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Forbrook-Bigelow Development, a Minnesota Partnership, owner and proprietor, and Kasson State Bank, mortgagee of the following described property situated in the City of Rochester, Olmsted County, State of Minnesota, to wit:

Those parts of the Northwest Quarter of Section 32, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence South 02 degrees 29 minutes 44 seconds East, assumed bearing, along the west line thereof, 706.91 feet to the centerline of 7th Street NW; thence South 81 degrees 49 minutes 28 seconds East along said centerline, 658.00 feet for the point of beginning; thence South 08 degrees 10 minutes 32 seconds West, 785.00 feet; thence South 39 degrees 10 minutes 32 seconds West, 210.00 feet; thence South 88 degrees 13 minutes 08 seconds West, 361.67 feet to the west line of said Northwest Quarter; thence South 02 degrees 29 minutes 44 seconds East along said west line, 311.18 feet; thence North 87 degrees 30 minutes 16 seconds East, 202.48 feet; thence South 50 degrees 49 minutes 28 seconds East, 85.00 feet; thence North 39 degrees 10 minutes 32 seconds East, 59.46 feet; thence South 50 degrees 49 minutes 28 seconds East, 110.00 feet; thence North 39 degrees 10 minutes 32 seconds East, 450.43 feet; thence North 34 degrees 18 minutes 30 seconds East, 114.68 feet; thence North 12 degrees 03 minutes 29 seconds East, 65.03 feet; thence South 77 degrees 56 minutes 31 seconds East, 97.66 feet to the southwest corner of Lot 8, Block 3, MANOR WOODS WEST EIGHTH SUBDIVISION; thence North 09 degrees 22 minutes 20 seconds East, 308.16 feet to the northwest corner of Lot 15, Block 2, MANOR WOODS WEST EIGHTH SUBDIVISION; thence North 81 degrees 49 minutes 28 seconds West, 100.76 feet; thence North 08 degrees 10 minutes 32 seconds East, 489.90 feet to the centerline of said 7th Street NW; thence North 81 degrees 49 minutes 28 seconds West along said centerline, 280.00 feet to the point of beginning.

AND ALSO

Commencing at the southwest corner of Lot 8, Block 3, MANOR WOODS WEST EIGHTH SUBDIVISION; thence South 77 degrees 56 minutes 31 seconds East, assumed bearing, along the southerly line of said MANOR WOODS WEST EIGHTH SUBDIVISION, 574.26 feet to the southwest corner of MANOR WOODS WEST SEVENTH SUBDIVISION (the next two courses are along the southerly line of MANOR WOODS WEST SEVENTH SUBDIVISION); thence South 81 degrees 47 minutes 28 seconds East, 83.67 feet; thence South 80 degrees 37 minutes 40 seconds East, 201.72 feet to the southeast corner of Lot 5, Block 2, MANOR WOODS WEST SEVENTH SUBDIVISION for the point of beginning; thence South 09 degrees 22 minutes 20 seconds West, 60.75 feet; thence South 39 degrees 23 minutes 50 seconds East, 768.97 feet; thence North 47 degrees 31 minutes 51 seconds East, 382.90 feet to the westerly line of MANOR WOODS WEST FOURTH SUBDIVISION (the next 3 courses are along said westerly line); thence North 00 degrees 28 minutes 46 seconds West, 130.00 feet; thence North 47 degrees 31 minutes 51 seconds East, 28.79 feet; thence North 06 degrees 08 minutes 32 seconds West, 100.00 feet to the southerly line of MANOR WOODS WEST SEVENTH SUBDIVISION (the next 4 courses are along said southerly line); thence South 83 degrees 51 minutes 28 seconds West, 200.00 feet; thence North 68 degrees 52 minutes 35 seconds West, 246.13 feet; thence North 61 degrees 34 minutes 54 seconds West, 69.82 feet; thence North 80 degrees 37 minutes 40 seconds West, 284.00 feet to the point of beginning.

Containing in all, 17.10 acres, more or less.

have caused the same to be surveyed and platted as MANOR WOODS WEST TENTH SUBDIVISION and do hereby donate and dedicate to the public for the public use forever the cul-de-sacs thoroughfares and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Forbrook-Bigelow Development, a Minnesota Partnership, has caused these presents to be signed by its partners this 14 day of July, 1998.

By: E.L. Forbrook, a partner; Joel Bigelow, a partner

State of Minnesota, County of Olmsted

The foregoing instrument was acknowledged before me this 13 day of July, 1998, by E.L. Forbrook, a partner of Forbrook-Bigelow Development, a Minnesota Partnership, on behalf of the partnership.

Sandra Lockbauer, Notary Public, Olmsted County, Minnesota

My commission expires Jan 31, 2000

The foregoing instrument was acknowledged before me this 23 day of July, 1998, by Joel Bigelow, a partner of Forbrook-Bigelow Development, a Minnesota Partnership, on behalf of the partnership.

Sandra Lockbauer, Notary Public, Olmsted County, Minnesota

My commission expires Jan 31, 2000

In witness whereof said Kasson State Bank has caused these presents to be signed by its proper officers this 20 day of July, 1998.

By: Rachael Wegner, Matthew Wenzel

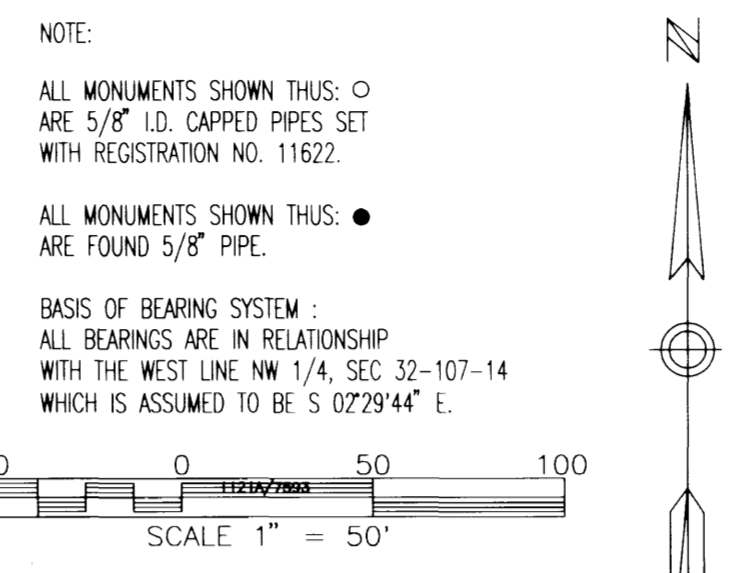
State of Minnesota, County of Dodge

The foregoing instrument was acknowledged before me this 20 day of July, 1998, by Matthew Wenzel, its authorized officer and Rachael Wegner, its authorized officer of Kasson State Bank on behalf of the corporation.

Matthew Wenzel, Notary Public, Dodge County, Minnesota

My commission expires

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



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 WEST LINE NW 1/4, SEC 32-107-14 WHICH IS ASSUMED TO BE S 02°29'44" E.

SURVEYOR'S CERTIFICATE: I hereby certify that I have surveyed and platted the property described on this plat as MANOR WOODS WEST TENTH SUBDIVISION; 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 thereon.

James E. Swanson, Notary Public, Minnesota License Number 11622

State of Minnesota, County of Olmsted. The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 22nd day of July, 1998.

Beth Davis, Notary Public, Olmsted County, Minnesota. My commission expires 1-31-2000.

COUNTY SURVEYOR: I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 23rd day of July, 1998.

Edward P. Kinsale, Olmsted County Surveyor

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 15th day of July, 1998, 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 said City of Rochester this 15th day of July, 1998.

Judy Kay Scherr, City Clerk

TAX STATEMENTS

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 18th day of August, 1998.

Bob Ryan, Olmsted County Auditor/Treasurer

By: Linda Gibson, Deputy

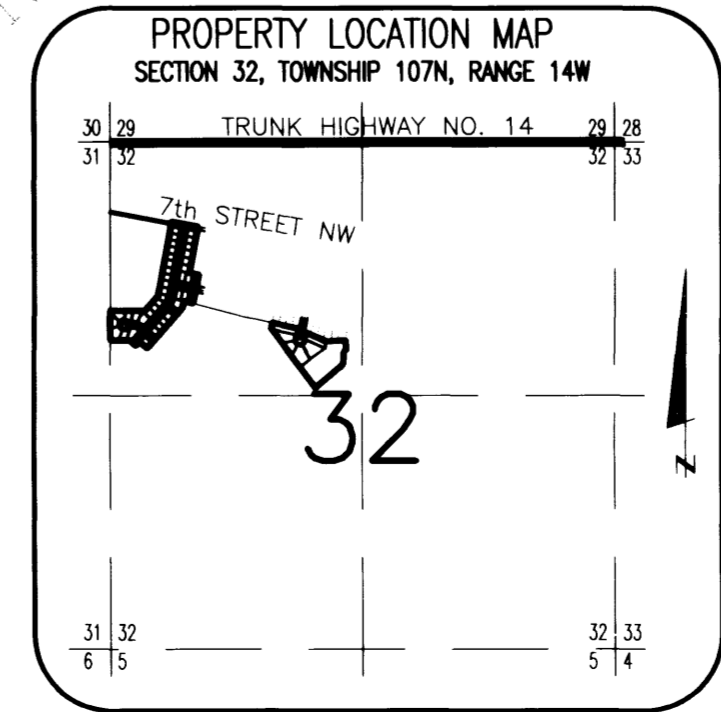
COUNTY REGISTRAR OF TITLES

DOCUMENT NUMBER 80803

I hereby certify that this instrument was filed in the office of the Registrar of Titles for record on this 23rd day of September, 1998, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

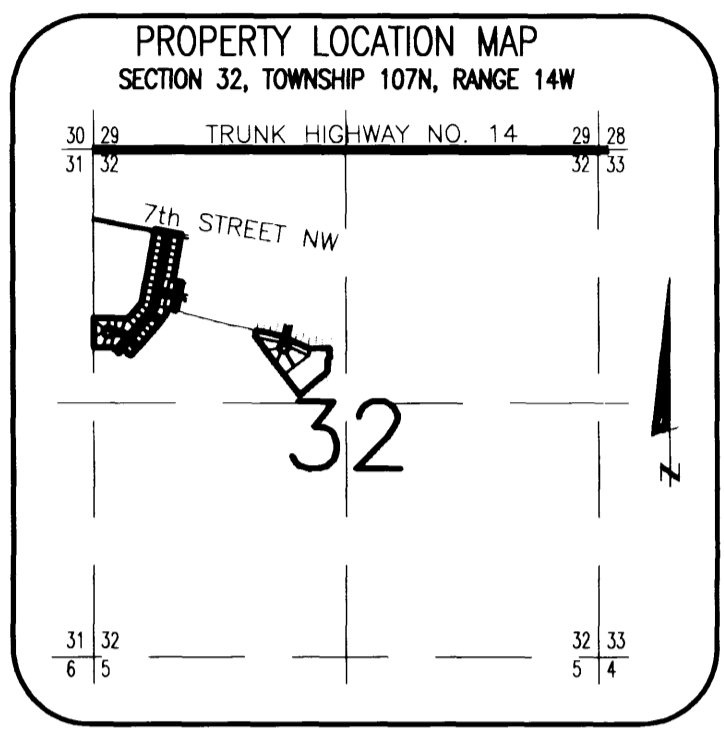
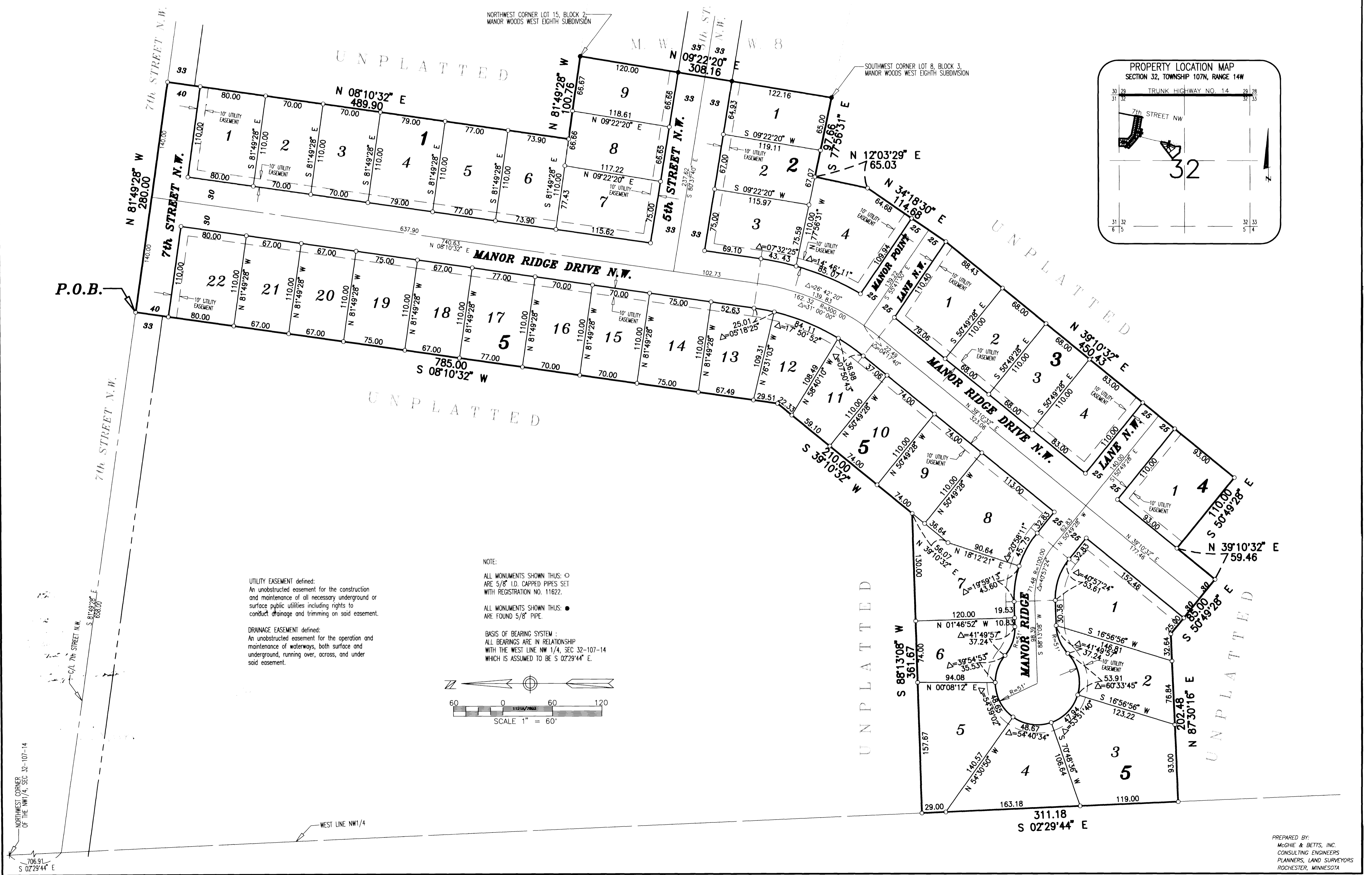
By: [Signature], Registrar of Titles, Olmsted County. Deputy: [Signature]

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. DRAINAGE EASEMENT defined: An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.



OFFICIAL PLAT

MANOR WOODS WEST TENTH SUBDIVISION

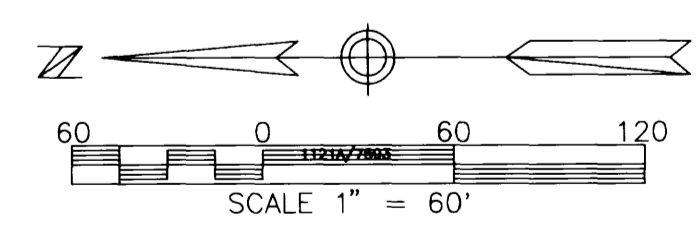


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DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

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 WEST LINE NW 1/4, SEC 32-107-14 WHICH IS ASSUMED TO BE S 02°29'44" E.



NORTHWEST CORNER OF THE NW 1/4, SEC 32-107-14
S 02°29'44" E 706.91'

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