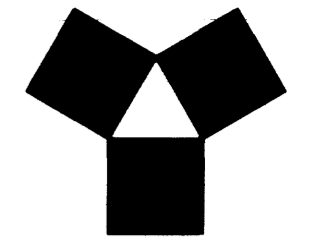


FOX RIDGE TOWNHOMES FIRST COMMON INTEREST COMMUNITY NUMBER 159



**YAGGY
COLBY
ASSOCIATES**
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-4444
FAX 507-288-5058

INSTRUMENT OF DEDICATION

AND KNOW ALL MEN BY THESE PRESENTS: That Carriage Homes IV Inc., a Minnesota Corporation, an unrecorded purchaser of deed; Gus A. Chafoulias and Ann C. Chafoulias, Fred R. Trachsel and Ramona Trachsel, all being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of said Southeast Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 12 minutes 02 seconds along the east line of said Southeast Quarter and along the westerly lines of Manor Woods First Subdivision, Manor Woods Second Subdivision and Manor Woods Third Subdivision, according to the plats thereof on file at the County Recorder's office, Olmsted County, Minnesota 1314.05 feet to the northeast corner of said Southeast Quarter and the southerly line of Manor Woods West First Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 268 degrees 31 minutes 40 seconds azimuth along said southerly line and the north line of said Southeast Quarter 409.75 feet; thence southerly 178 degrees 31 minutes 40 seconds azimuth 164.11 feet; thence southerly 340.98 feet on a nontangential curve concave southerly, having a radius of 180.00 feet, a central angle of 108 degrees 32 minutes 11 seconds and a chord azimuth of 191 degrees 17 minutes 13 seconds; thence easterly 137 degrees 01 minutes 08 seconds azimuth 132.08 feet; thence southwesterly 227 degrees 01 minutes 08 seconds azimuth 114.67 feet; thence southeasterly 137 degrees 01 minutes 08 seconds azimuth 58.73 feet; thence southerly 178 degrees 44 minutes 31 seconds azimuth 98.81 feet; thence westerly 268 degrees 44 minutes 31 seconds azimuth 870.00 feet to the west line of said Southeast Quarter; thence southerly 178 degrees 28 minutes 14 seconds azimuth along said west line 490.19 feet to the northerly right-of-way line of County Road No. 34; thence easterly 134.05 feet along said northerly right-of-way line on a non-tangential curve concave northerly, having a radius of 1156.57 feet, a central angle of 06 degrees 38 minutes 27 seconds, and a chord azimuth of 91 degrees 53 minutes 16 seconds; thence easterly 88 degrees 34 minutes 02 seconds azimuth along said northerly right-of-way line 657.01 feet; thence easterly 335.09 feet along said northerly right-of-way line on a tangential curve concave southerly, having a radius of 1092.14 feet, and a central angle of 17 degrees 34 minutes 47 seconds to the south line of said Southeast Quarter; thence easterly 88 degrees 44 minutes 57 seconds azimuth along said south line 190.50 feet to the point of beginning.

Said tract contains 23.26 acres more or less.

Together with that part of the Southwest Quarter of the Southeast Quarter of Section 32, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Southwest Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 12 minutes 02 seconds along the west line of said Southwest Quarter 330.00 feet to the south line of Lot 3, Block 6, Manor Woods Third Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 88 degrees 42 minutes 45 seconds azimuth along said south line of 131.90 feet to the west line of Lot 1, Block 6, Manor Woods First Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 178 degrees 10 minutes 59 seconds azimuth along said west line and along the west line of Lot 1, Block 4, of said Manor Woods Third Subdivision 330.04 feet to the south line of said Southwest Quarter; thence westerly 268 degrees 43 minutes 44 seconds azimuth along said south line 132.00 feet to the point of beginning.

Said tract contains 1.00 acres more or less.

Together with that part of the Northwest Quarter of the Northeast Quarter of Section 5, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 28 minutes 59 seconds along the west line of said Northwest Quarter 79.64 feet to the northerly right-of-way line of County Road No. 34; thence southeasterly 48.54 feet along said northerly right-of-way line on a non-tangential curve concave southwesterly, having a radius of 1092.14 feet, a central angle of 02 degrees 32 minutes 47 seconds, and a chord azimuth of 118 degrees 13 minutes 08 seconds; thence southeasterly 119 degrees 29 minutes 32 seconds azimuth along said northerly right-of-way line 106.29 feet; thence northerly 358 degrees 32 minutes 04 seconds azimuth 157.90 feet to the southwest corner of Lot 1, Block 4, Manor Woods Third Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota and the north line of said Northwest Quarter; thence westerly 268 degrees 43 minutes 44 seconds azimuth along said north line 132.00 feet to the said northwest corner and the point of beginning.

Said tract contains 0.36 acres more or less.

Together with that part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said Northeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 28 minutes 59 seconds along the east line of said Northeast Quarter 79.64 feet to the northerly right-of-way line of County Road No. 34; thence westerly 205.84 feet along said northerly right-of-way line on a non-tangential curve concave southerly, having a radius of 1092.14 feet, a central angle of 10 degrees 47 minutes 55 seconds, and a chord azimuth of 291 degrees 32 minutes 47 seconds to the north line of said Northeast Quarter; thence easterly 88 degrees 44 minutes 57 seconds azimuth along said north line 190.50 feet to the point of beginning.

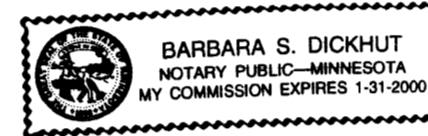
Said tract contains 0.16 acres more or less.

Have caused the same to be surveyed and platted as FOX RIDGE TOWNHOMES FIRST and do hereby donate and dedicated to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof, said Carriage Homes IV Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 7th day of April, 1999.

John Arkell
John Arkell, President

STATE OF MINNESOTA
COUNTY OF OLMSTED
The foregoing instrument was acknowledged before me this 7th day of April, 1999, by John Arkell, President of Carriage Homes IV Inc., a Minnesota Corporation, on behalf of the corporation.

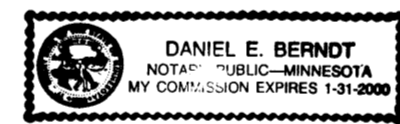


Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

In witness whereof, said Gus A. Chafoulias and Ann C. Chafoulias, husband and wife have hereunto set their hands this 6th day of April, 1999.

Gus A. Chafoulias
Gus A. Chafoulias
Ann C. Chafoulias
Ann C. Chafoulias

STATE OF MINNESOTA
COUNTY OF OLMSTED
The foregoing instrument was acknowledged before me this 6th day of April, 1999, by Gus A. Chafoulias and Ann C. Chafoulias, husband and wife.

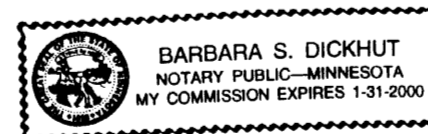


Daniel E. Berndt
Notary Public, Olmsted County, MN
My Commission Expires _____

In witness whereof, said Fred R. Trachsel and Ramona R. Trachsel, husband and wife have hereunto set their hands this 7th day of April, 1999.

Fred R. Trachsel
Fred R. Trachsel
Ramona R. Trachsel
Ramona R. Trachsel

STATE OF MINNESOTA
COUNTY OF OLMSTED
The foregoing instrument was acknowledged before me this 7th day of April, 1999, by Fred R. Trachsel and Ramona R. Trachsel, husband and wife.



Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

COUNTY AUDITOR/TREASURER
Taxes payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 9th day of April, 1999.

Daniel Hall
Olmsted County Auditor/Treasurer
By: Quinn Tibison Deputy

COUNTY RECORDER
Document Number 809705
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 9th day of April, 1999, at 3 o'clock P.m. and was duly recorded in Olmsted County records.

Daniel G. Hall
Olmsted County Recorder
By: Sam Nemisto, deputy

COUNTY SURVEYOR
I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.
This 7 day of April, 1999.

Edward P. Kusick
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

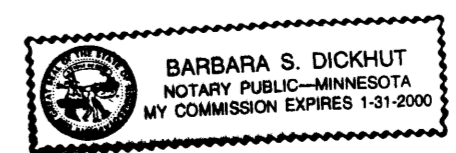
I, JUDY KAY SCHERR, City Clerk, in and for the City of Rochester, do hereby certify that on the 15th day of MARCH, 1999, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 9th day of APRIL, 1999.

Judy Kay Scherr
City Clerk

SURVEYOR'S CERTIFICATE
I do hereby certify that I have surveyed and platted the property described on this plat as FOX RIDGE TOWNHOMES FIRST; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by September 1, 1998; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

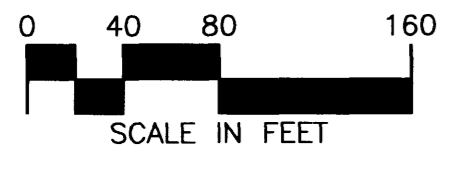
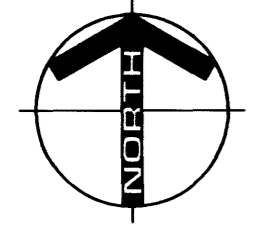
Douglas G. Rude
Douglas G. Rude L.S.
Minnesota License Number 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED
The foregoing Surveyor's Certificate was acknowledged before me this 6th day of April, 1999, by Douglas G. Rude, L.S. Minnesota License Number 22422.



Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

PROJECT NUMBER: 6145-99 COMPUTER FILE: 6145SF01.DWG DATE: 02/11/99 DRAFTSPERSON: R.A.S.



FOX RIDGE TOWNHOMES FIRST COMMON INTEREST COMMUNITY NUMBER 159



YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHWEST
ROCHESTER, MINNESOTA 55904
507-288-6444
FAX 507-288-5058

- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (3/4" Pipe unless otherwise noted)

All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

EASEMENT NOTE

A utility easement is granted over all of Lot 1 of Block 1, Lot 1 of Block 2, Lot 1 of Block 3 and Lot 1 of Block 5, and Outlot D. A drainage easement is granted over all of Outlots A and B.

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED

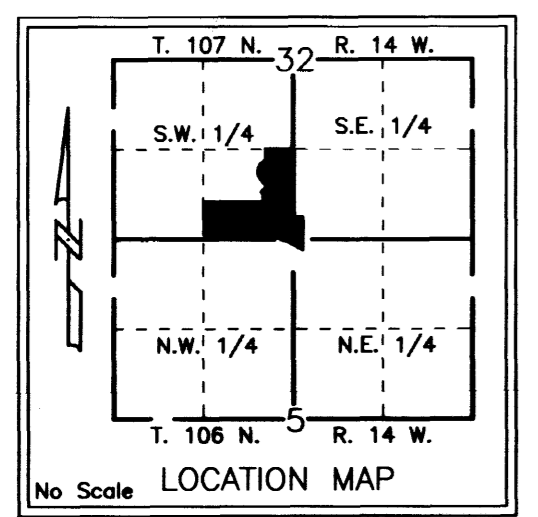
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD AZ.
1	22°54'43"	180.00	71.98	71.50	77°00'41"
2	131°26'54"	120.00	275.30	218.78	22°44'35"
3	131°43'22"	120.00	275.88	219.01	22°52'49"
4	55°20'20"	180.00	173.85	167.17	344°41'18"
5	76°23'03"	180.00	239.97	222.59	50°32'59"
A	131°26'54"	150.00	344.13	273.47	22°44'35"
B	131°43'22"	150.00	344.85	273.77	22°52'49"



$$\Delta = 108^{\circ}32'11''$$

$$R = 180.00$$

$$L = 340.98$$

$$CH. = 292.23'$$

$$CHAZ = 191^{\circ}17'13''$$

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

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