

OFFICIAL PLAT

AVALON COVE

SURVEYOR'S CERTIFICATE

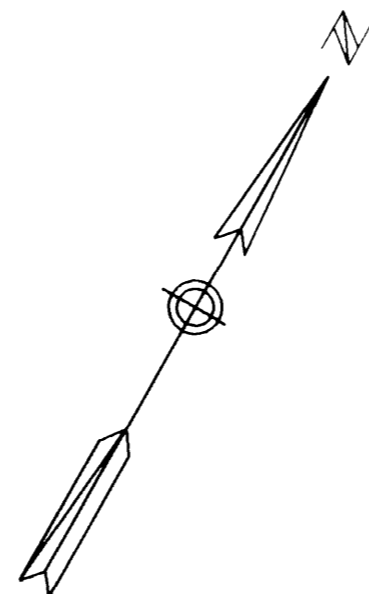
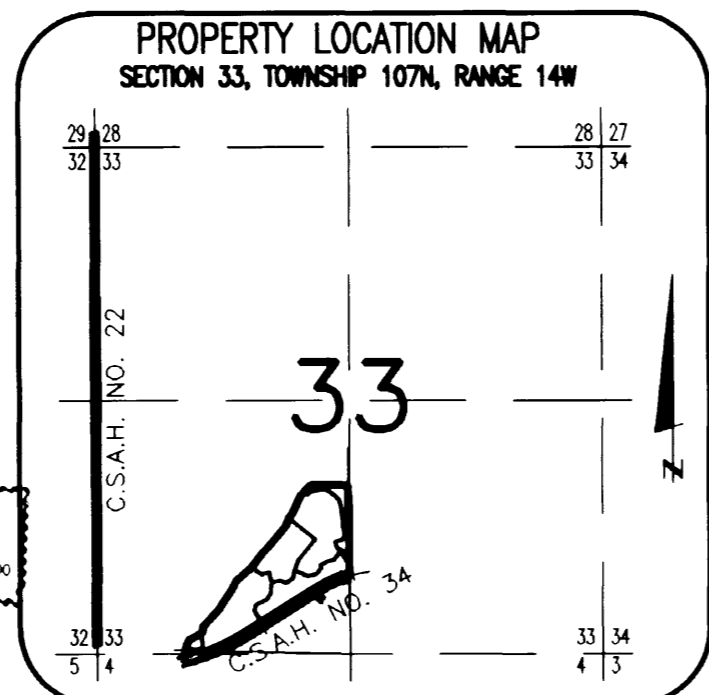
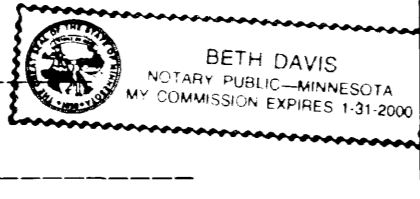
I hereby certify that I have surveyed and platted the property described on this plat as AVALON COVE; that this plat is a correct representation of the survey...

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

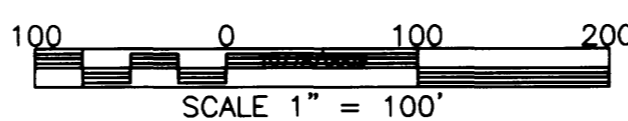
State of Minnesota County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 31st day of May, 1999.

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



NOTE: ALL MONUMENTS SHOWN THUS: O ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622. ALL MONUMENTS SHOWN THUS: • ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED.



B.M. ELEV. 1024.70 HYDRANT ARROW - SOUTHWEST CORNER C.S.A.H. NO. 34 & ESTATES LANE S.W.

HIGHEST KNOWN WATER ELEVATION: Is 1012.0 feet (N.G.V.D. 1929) as shown on FEMA FIRM MAP NO. 27109C0144E dated Feb. 4, 1998.

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Bouquet Builders, Inc., 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 Southwest Quarter of Section 33, Township 107 North, Range 14 West, Olmsted County, Minnesota, which lies northerly of the centerline of C.S.A.H. NO. 34 and southeasterly of the following described line:

Commencing at the northeast corner of the Southwest Quarter of said Section 33; thence southerly along the east line of said Southwest Quarter, 897.08 feet for the point of beginning of the line to be described; thence westerly at a deflection angle of 90 degrees 27 minutes right, 391.27 feet; thence southwesterly at a deflection angle of 47 degrees 33 minutes 30 seconds left, 151.94 feet; thence southwesterly at a deflection angle of 16 degrees 13 minutes left, 206.30 feet; thence southwesterly at a deflection angle of 08 degrees 05 minutes right, 62.26 feet; thence southwesterly at a deflection angle of 11 degrees 43 minutes left, 82.33 feet; thence southwesterly at a deflection angle of 17 degrees 16 minutes right, 263.90 feet; thence southwesterly at a deflection angle of 04 degrees 11 minutes right, 106.63 feet; thence southwesterly at a deflection angle of 06 degrees 52 minutes left, 181.40 feet; thence southwesterly at a deflection angle of 11 degrees 50 minutes right, 223.02 feet; thence southwesterly at a deflection angle of 24 degrees 52 minutes left, 91.61 feet; thence southwesterly at a deflection angle of 09 degrees 06 minutes right, 258.20 feet; thence southwesterly at a deflection angle of 09 degrees 50 minutes right, 239.50 feet; thence southwesterly at a deflection angle of 28 degrees 31 minutes 30 seconds left, 72.01 feet; thence southwesterly at a deflection angle of 48 degrees 00 minutes right, 143.65 feet; thence southwesterly at a deflection angle of 32 degrees 20 minutes left, 55.78 feet; thence southwesterly at a deflection angle of 16 degrees 11 minutes left, 70.28 feet to the south line of said Southwest Quarter, and there terminating.

Containing 28.41 acres, more or less.

has caused the same to be surveyed and platted as AVALON COVE and does hereby donate and dedicate to the public for the public use forever the thoroughfare and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Bouquet Builders, Inc., a Minnesota Corporation, has caused these presents to be signed this 31st day of May, 1999.

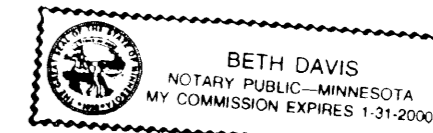
By John Bouquet, President

State of Minnesota County of Olmsted

The foregoing instrument was acknowledged before me this 31st day of May, 1999, by John Bouquet, President of Bouquet Builders, Inc., a Minnesota Corporation, on behalf of the corporation.

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 5th day of May, 1999.

County Surveyor

TAX STATEMENTS

Taxes due and payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 28th day of June, 1999.

Olmsted County Auditor/Treasurer

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 19th day of April, 1999, 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 25th day of June, 1999.

City Clerk

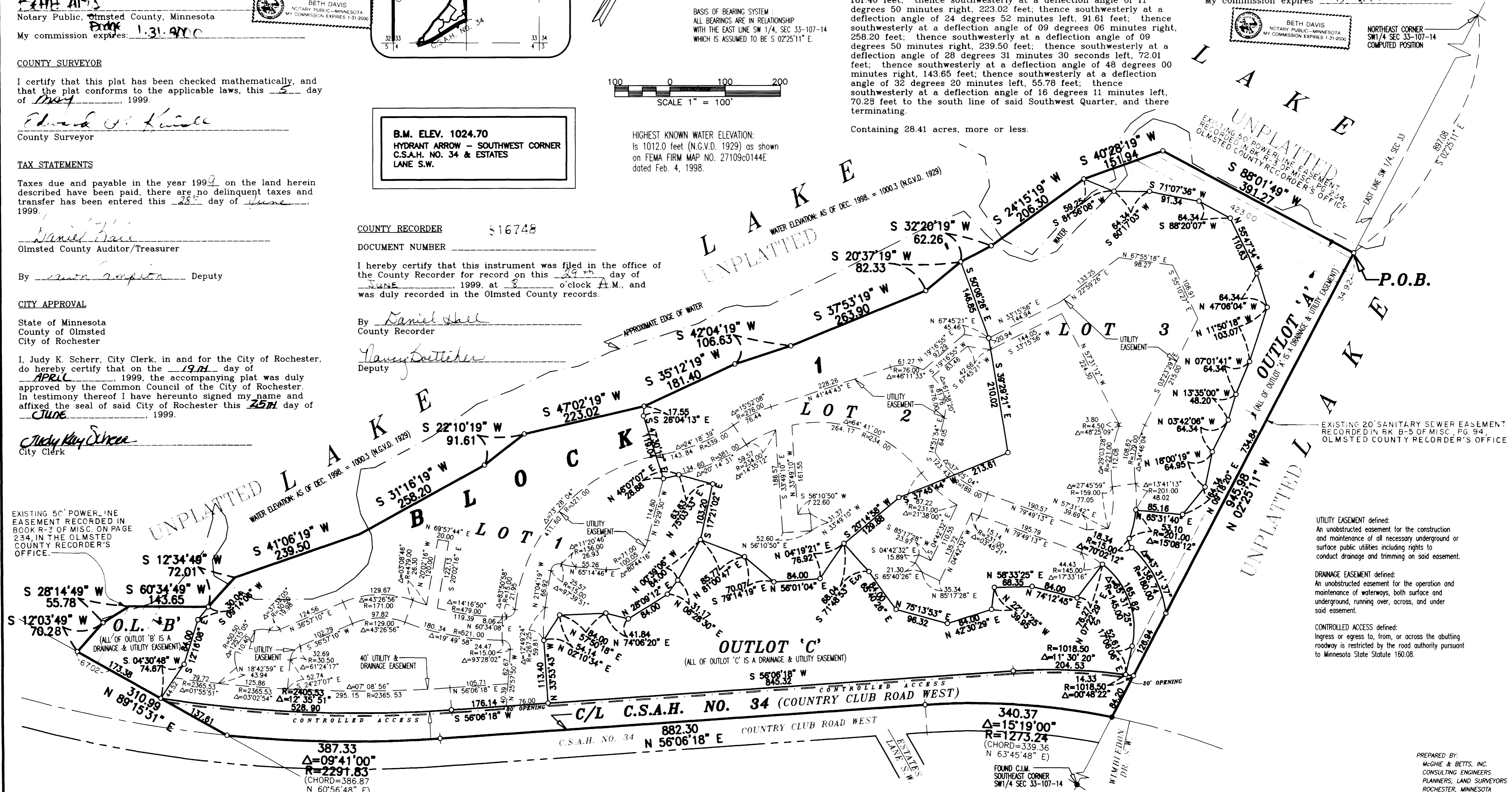
COUNTY RECORDER 316748

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 29th day of June, 1999, at 8 o'clock A.M., and was duly recorded in the Olmsted County records.

County Recorder

Deputy



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.

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

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