

OFFICIAL PLAT

HIDDEN OAKS VALLEY

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Big-DE Development Company, a Minnesota Partnership, owner and proprietor, and Premier Bank Rochester, a Minnesota Financial Corporation, Mortgagee, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

A part of the East one-half of the Southeast Quarter of Section 4, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of said Southeast Quarter; thence South 88 degrees 41 minutes 11 seconds West, assumed bearing, along the south line of said Southeast Quarter, 383.79 feet; thence North 21 degrees 36 minutes 32 seconds West, 409.65 feet; thence North 20 degrees 03 minutes 00 seconds East, 592.00 feet; thence North 30 degrees 15 minutes 51 seconds East, 300.00 feet; thence North 71 degrees 06 minutes 29 seconds West, 592.36 feet; thence South 88 degrees 25 minutes 31 seconds West, 590.00 feet to the west line of the east one half of said Southeast Quarter; thence North 00 degrees 51 minutes 48 seconds West along said west line, 1235.00 feet to the northwest corner of said east one half; thence North 88 degrees 25 minutes 31 seconds East, 1305.60 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 57 minutes 36 seconds East, 2633.99 feet to the point of beginning.

ALSO:

A part of the Northeast Quarter of Section 9, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Beginning at the northeast corner of said Northeast Quarter; thence South 88 degrees 41 minutes 11 seconds West, assumed bearing, along the north line of said Northeast Quarter, 383.79 feet; thence South 21 degrees 36 minutes 32 seconds East, 197.35 feet; thence South 46 degrees 16 minutes 11 seconds East, 445.00 feet to the east line of said Northeast Quarter; thence North 01 degree 12 minutes 30 seconds West, 500.00 feet to the point of beginning.

Containing in all 52.52 acres more or less.

have caused the same to be surveyed and platted as HIDDEN OAKS VALLEY and do hereby donate and dedicate to the public for the public use forever, the cul-de-sacs, and also grant the easements as shown on this plat for street, drainage and utility purposes only.

In witness whereof said Big-DE Development Company, a Minnesota Partnership, has caused these presents to be signed by its partners this 31st day of August, 1999.

By: Jessup DeCook, Partner

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 31st day of August, 1999, by Jessup DeCook, a partner of Big-DE Development Company, a partnership under the laws of Minnesota, on behalf of the partnership.

Sandra DeCook, Notary Public, Olmsted County, Minnesota

My Commission expires: Jan 31, 2000

By: Joel O. Bigelow, President of Joel Bigelow and Sons Enterprises Inc., a Minnesota Corporation, a partner.

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 13th day of August, 1999, by Joel O. Bigelow, President of Joel Bigelow and Sons Enterprises Inc., a Minnesota Corporation, a partner of Big-DE Development Company, a partnership under the laws of Minnesota, on behalf of the partnership.

Sandra DeCook, Notary Public, Olmsted County, Minnesota

My commission expires: Jan 31, 2000

In witness where of said Premier Bank Rochester, a Minnesota Financial Corporation, has caused these presents to be signed by its proper officers this 16th day of August, 1999.

PREMIER BANK ROCHESTER

By: William J. ...

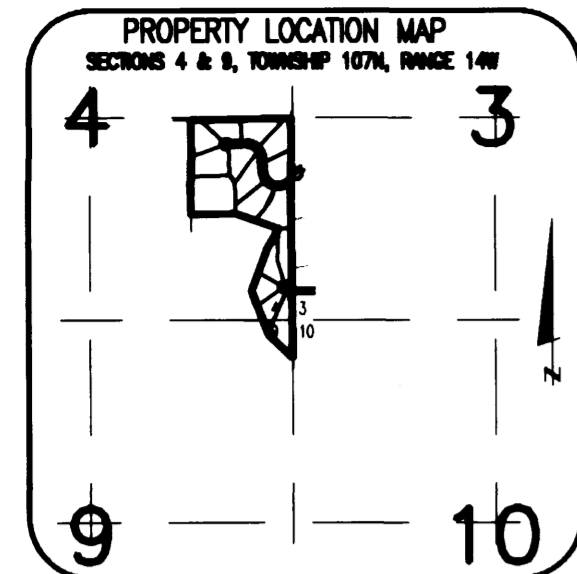
State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 16th day of August, 1999, by William J. ... and ... officers of Premier Bank Rochester, on behalf of the corporation.

Sandra DeCook, Notary Public, Olmsted County, Minnesota

My commission expires: Jan 31, 2000

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



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.

SEE SHEET 2 MATCH LINE

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 UNLESS OTHERWISE NOTED. BASIS OF BEARING SYSTEM: ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE SE1/4, SEC 4-107-14 WHICH IS ASSUMED TO BE N 00°57'36" W.

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as HIDDEN OAKS VALLEY; 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, 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 August, 1999.

My commission expires: Jan 31, 2000

COUNTY SURVEYOR

I hereby certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 16th day of August, 1999.

Edward P. Kivela, Olmsted 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 14th day of Sept, 1999.

Daniel Hill, Olmsted County Auditor/Treasurer

By: ... Deputy

COUNTY APPROVAL

State of Minnesota
County of Olmsted

I do hereby certify that the accompanying plat was duly approved by the Olmsted County Board of Commissioners at a meeting held on the 23rd day of August, 1999. I have signed my name and affixed the seal of said County this 1st day of September, 1999.

Michael Sheehan, Olmsted County Engineer

COUNTY RECORDER

DOCUMENT NUMBER 823656

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 14th day of September, 1999, at 4:12 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel Hill, County Recorder
Tom Hamerstein, Deputy

PLANNING COMMISSION

We, the members of the Olmsted County Planning Advisory Commission, do hereby certify that we have examined the plat as shown and find that it conforms to the provisions of the Subdivision Ordinance of Olmsted County.

Richard ... Commission Chairman

TOWNSHIP BOARD

The Township Board of Supervisors of Cascade Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony thereof, we have signed our names this 11th day of August, 1999.

DW Hecker, Township Board Chairman
Joseph ... Township Board Clerk

ENVIRONMENTAL COMMISSION

The Olmsted County Environmental Commission has approved the plans for water supply and sewage disposal systems for this plat.

... Olmsted County Environmental Specialist

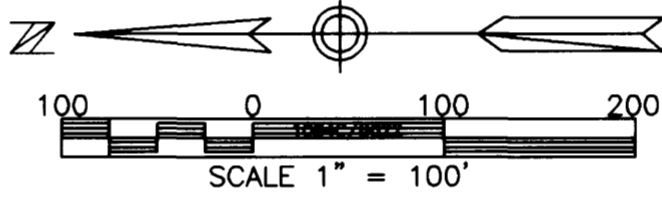
COUNTY ENGINEER

Approved this 23rd day of August, 1999, by Olmsted County Engineer.

Michael Sheehan, County Engineer

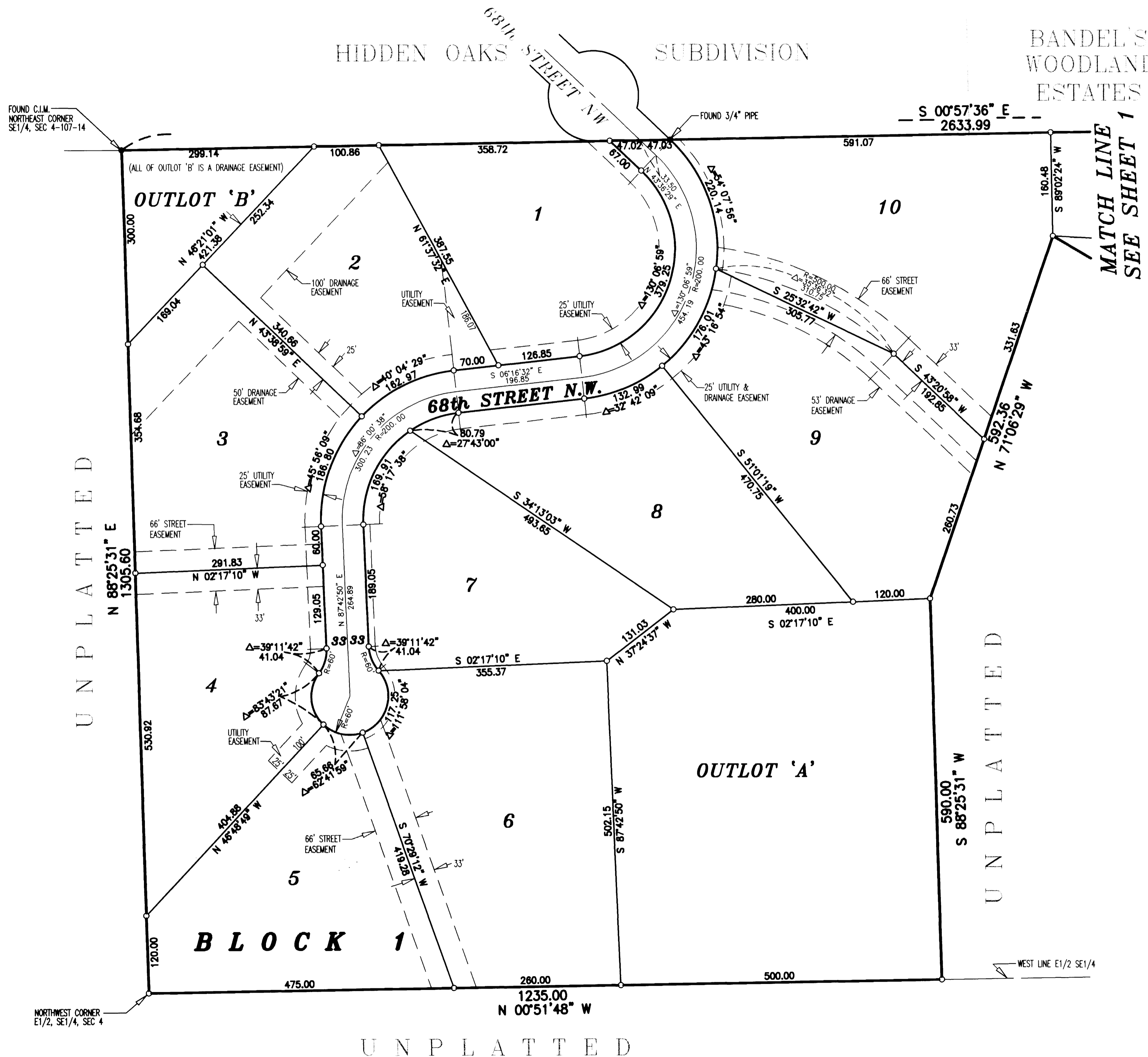
UNPLATTED

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OFFICIAL PLAT

HIDDEN OAKS VALLEY



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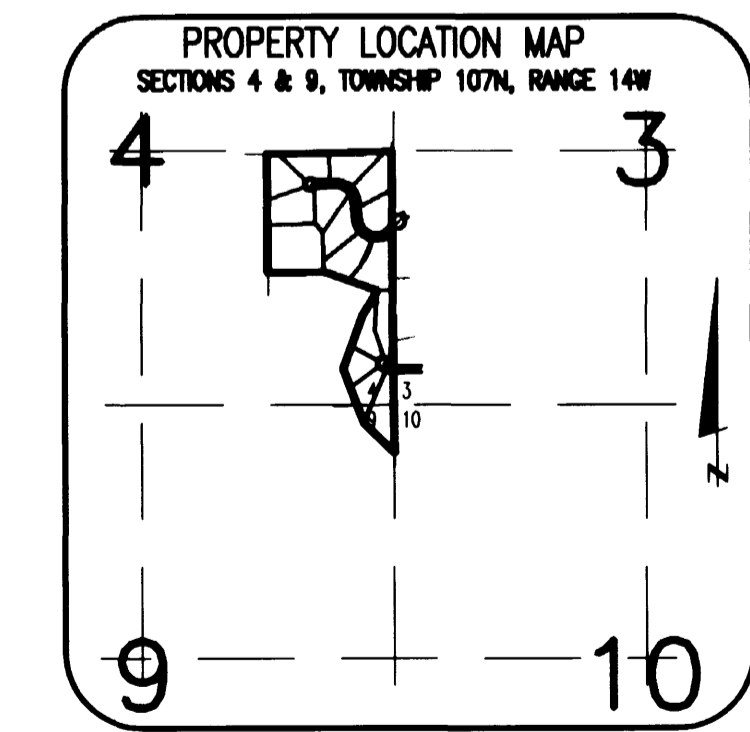
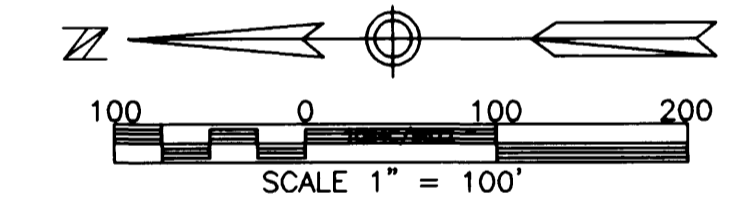
DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

STREET EASEMENT defined:
An unobstructed easement for the construction and operation of all public road right of way purposes.

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 UNLESS OTHERWISE NOTED.

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE SE1/4, SEC 4-107-14 WHICH IS ASSUMED TO BE N 00°57'36" W.



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