

OFFICIAL PLAT

DIAMOND RIDGE SEVENTEEN

SURVEYOR'S CERTIFICATE

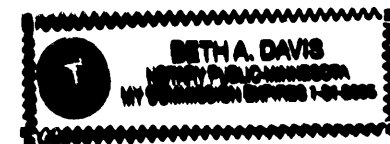
I hereby certify that I have surveyed and platted the property described on this plat as DIAMOND RIDGE SEVENTEEN; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed 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
James E. Swanson, L.S.
Minnesota License No. 11622

State of Minnesota
County of ~~Olmsted~~ Dodge

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 9th day of March, 2000.

Beth A. Davis
Notary Public, ~~Olmsted~~ Dodge County, Minnesota
My commission expires: 1-31-2005



COUNTY SURVEYOR

I certify that this plat has been checked mathematically, and that the plat conforms to the applicable laws, this 23 day of March, 2000.

Edward P. Kusile
County Surveyor

TAX STATEMENTS

Taxes due and payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 6th day of April, 2000.

Daniel Hall
Olmsted County Auditor/Treasurer
By Lawn Campion 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 6th day of MARCH, 2000, 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 5th day of APRIL, 2000.

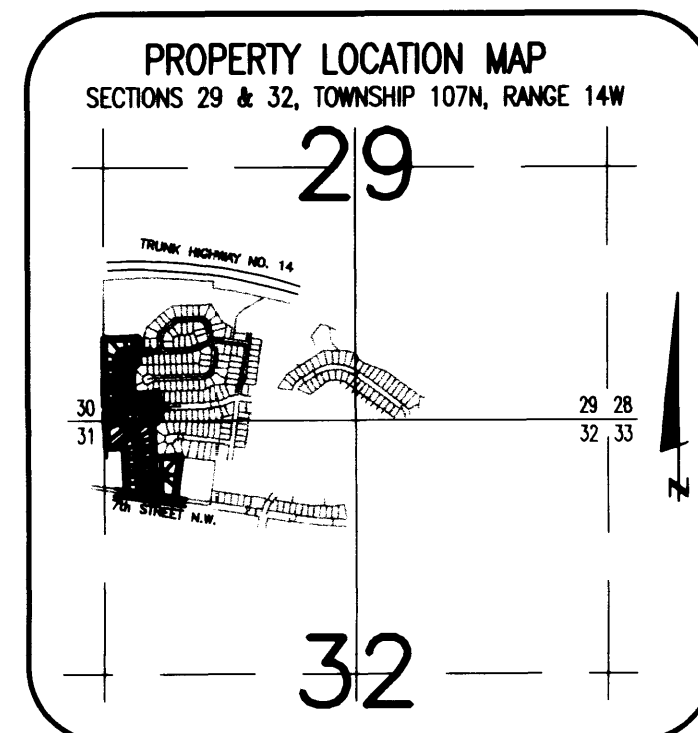
Judy K. Scherr
Judy K. Scherr, City Clerk

COUNTY RECORDER

DOCUMENT NUMBER A-838715

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 6th day of April, 2000, at 9 o'clock A.M., and was duly recorded in the Olmsted County records.

By Daniel G. Hill
County Recorder
Ram Hammett
Deputy



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Western Walls, Inc., a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

That part of the Southwest Quarter of Section 29 and of the Northwest Quarter of Section 32, all in Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 29; thence North 00 degrees 36 minutes 32 seconds East, assumed bearing, along the west line of said Southwest Quarter, 186.05 feet for the point of beginning (said point being on the north line of Valley Drive NW as dedicated on the plat of DIAMOND RIDGE SIXTEEN, and the next 4 courses are along the boundary lines of said plat); thence North 88 degrees 00 minutes 04 seconds East, 125.04 feet (said point hereinafter referred to as point 'A'); thence North 00 degrees 36 minutes 32 seconds West, 453.24 feet; thence northeasterly 197.96 feet along a tangential curve concave southeasterly, central angle of 88 degrees 36 minutes 36 seconds, and radius of 128.00 feet; thence North 88 degrees 00 minutes 04 seconds East, 114.40 feet to the southwest corner of OUTLOT 'A', DIAMOND RIDGE FIFTEEN (the next 2 courses are along the boundary lines of said DIAMOND RIDGE FIFTEEN); thence North 01 degree 59 minutes 56 seconds West, 120.00 feet; thence South 88 degrees 00 minutes 04 seconds West, 361.45 feet to the west line of the Southwest Quarter of said Section 29; thence South 00 degrees 36 minutes 32 seconds East, 698.21 feet to the point of beginning.

Together with:

Commencing at the hereinbefore mentioned point 'A'; thence North 88 degrees 00 minutes 04 seconds East along the north line of said Valley Drive NW, 56.00 feet for the point of beginning; thence continue North 88 degrees 00 minutes 04 seconds East, 376.48 feet to the southwest corner of Lot 10, Block 2, DIAMOND RIDGE TWELVE; thence North 01 degrees 59 minutes 56 seconds West, 130.00 feet to the northwest corner of said Lot 10 (the next 8 courses are along the boundary lines of DIAMOND RIDGE SIXTEEN); thence South 69 degrees 33 minutes 58 seconds West, 63.25 feet; thence South 88 degrees 00 minutes 04 seconds West, 203.77 feet; thence North 00 degrees 36 minutes 32 seconds West, 302.09 feet; thence North 88 degrees 00 minutes 04 seconds East, 42.25 feet; thence North 01 degrees 59 minutes 56 seconds West, 110.00 feet; thence South 88 degrees 00 minutes 04 seconds West, 79.34 feet; thence southerly 111.35 feet along a tangential curve concave southeasterly, central angle of 88 degrees 36 minutes 36 seconds, and radius of 72.00 feet; thence South 00 degrees 36 minutes 32 seconds East, 451.88 feet to the point of beginning.

Together with:

Beginning at the northwest corner of the Northwest Quarter of said Section 32; thence South 02 degrees 29 minutes 03 seconds East along the west line of said Northwest Quarter a distance of 254.47 feet; thence North 87 degrees 30 minutes 57 seconds East, 185.00 feet; thence South 02 degrees 29 minutes 03 seconds East, 487.25 feet to the centerline of 7th Street NW; thence South 81 degrees 49 minutes 28 seconds East along said centerline, 507.16 feet; thence North 08 degrees 02 minutes 04 seconds East, 467.57 feet to the southerly line of Block 1, DIAMOND RIDGE TWELVE (the next 4 courses are along the southerly and westerly lines of said Block 1); thence South 87 degrees 31 minutes 30 seconds West, 279.32 feet; thence North 02 degrees 29 minutes 03 seconds West, 371.63 feet; thence North 88 degrees 57 minutes 14 seconds East, 61.97 feet; thence North 01 degree 59 minutes 56 seconds West 121.03 feet to the south line of Valley Drive NW (The next 5 courses are along the boundary lines of Valley Drive NW and 50th Avenue NW); thence South 88 degrees 00 minutes 04 seconds West, 361.67 feet; thence southerly 108.73 feet along a nontangential curve concave easterly, central angle of 28 degrees 42 minutes 32 seconds, radius of 217.00 feet, and the chord of said curve bears South 16 degrees 21 minutes 12 seconds East, 107.60 feet; thence South 74 degrees 33 minutes 51 seconds West, 67.83 feet; thence northerly 123.92 feet along a nontangential curve concave easterly, central angle of 25 degrees 05 minutes 21 seconds, radius of 283.00 feet, and the chord of said curve bears North 14 degrees 32 minutes 37 seconds West, 122.93 feet; thence South 88 degrees 00 minutes 04 seconds West, 120.85 feet to the west line of the Southwest Quarter of said Section 29; thence South 00 degrees 36 minutes 32 seconds East, 120.03 feet to the point of beginning.

Containing 15.01 acres more or less

has caused the same to be surveyed and platted as DIAMOND RIDGE SEVENTEEN and do hereby dedicate to the public for the public use forever, the thoroughfares and cul-de-sac, and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Western Walls, Inc. a Minnesota Corporation, has caused these presents to be signed by its proper officer this 23 day of March, 2000.

Robert D. DeWitz
Robert D. DeWitz, President

State of Minnesota
County of ~~Olmsted~~ Dodge

The foregoing instrument was acknowledged before me the 23 day of March, 2000 by Robert D. DeWitz, President, on behalf of the Corporation.

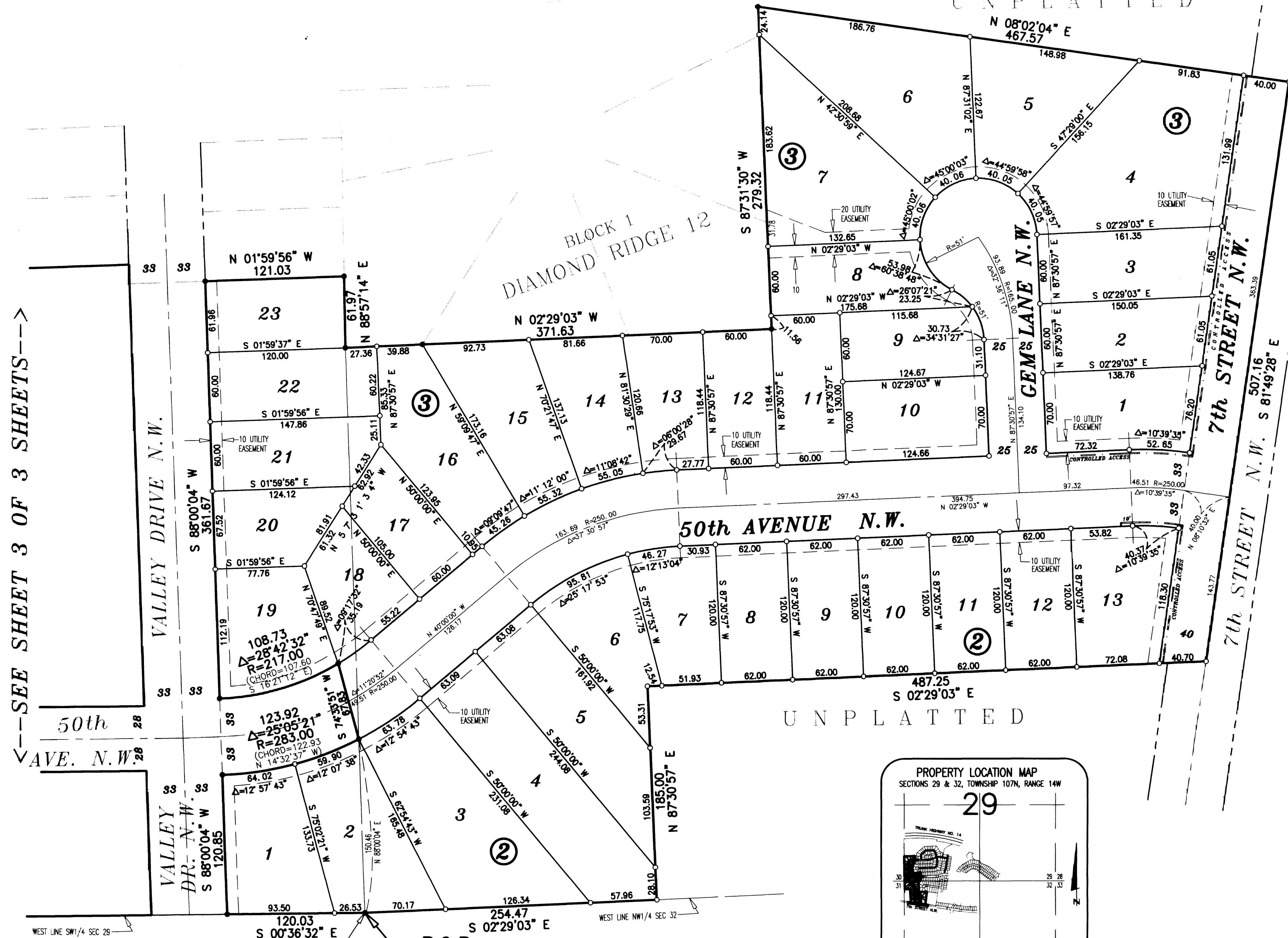
Beth A. Davis
Notary Public, ~~Olmsted~~ Dodge County, Minnesota
My commission expires: 1-31-2005



OFFICIAL PLAT

DIAMOND RIDGE SEVENTEEN

UNPLATTED



SEE SHEET 3 OF 3 SHEETS

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.

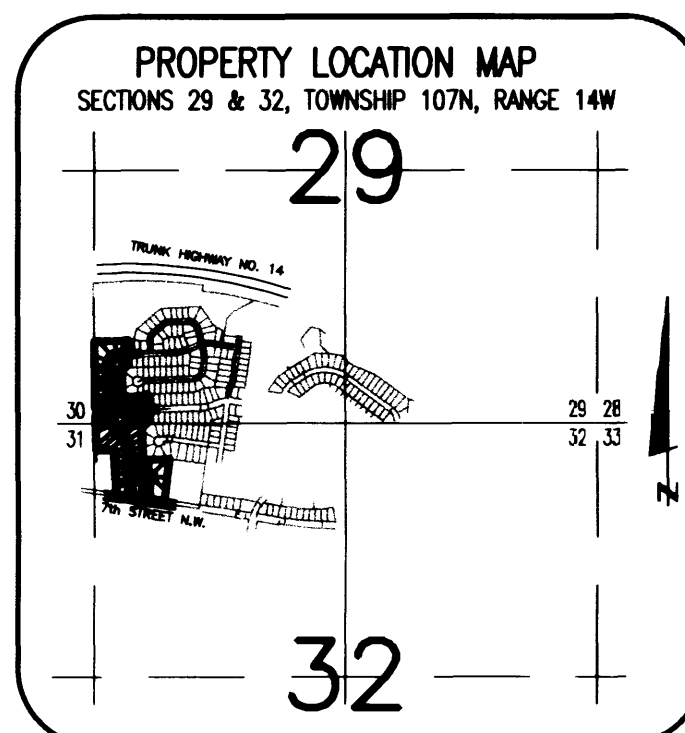
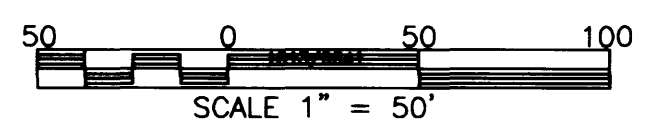
CONTROLLED ACCESS defined:
Ingress or egress to, from, or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.



NOTE:
ALL MONUMENTS SHOWN THIS: ○
ARE 5/8" I.D. CAPPED PIPES SET WITH LICENSE NO. 11622.

ALL MONUMENTS SHOWN THIS: ●
ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED.

BASIS OF BEARING SYSTEMS:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE S.W. 1/4, SEC. 29, WHICH IS ASSUMED TO BE N 00°36'32" W.

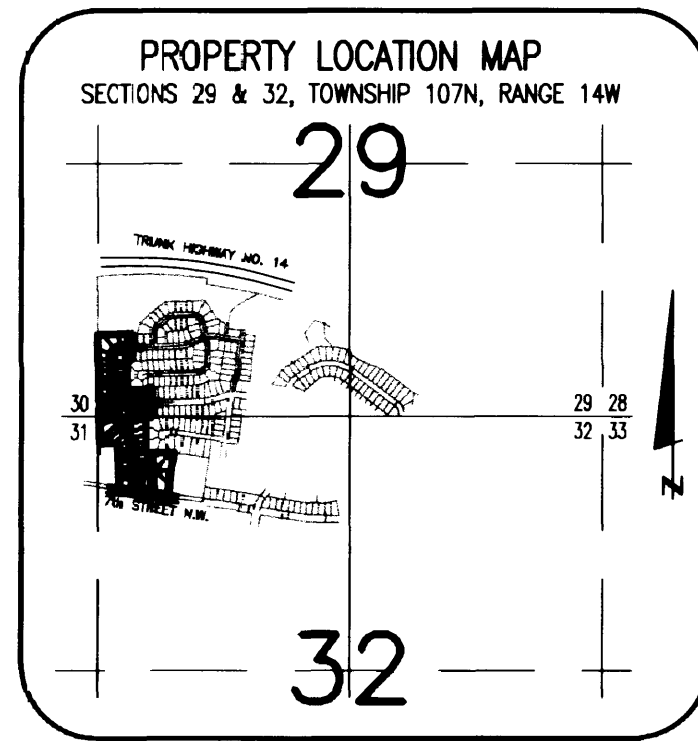


FOUND C.I.M. SOUTHWEST CORNER SW1/4, SEC 29-107-14 NORTHWEST CORNER NW1/4, SEC 32-107-14

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

OFFICIAL PLAT

DIAMOND RIDGE SEVENTEEN



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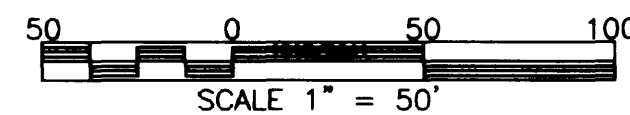
DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.



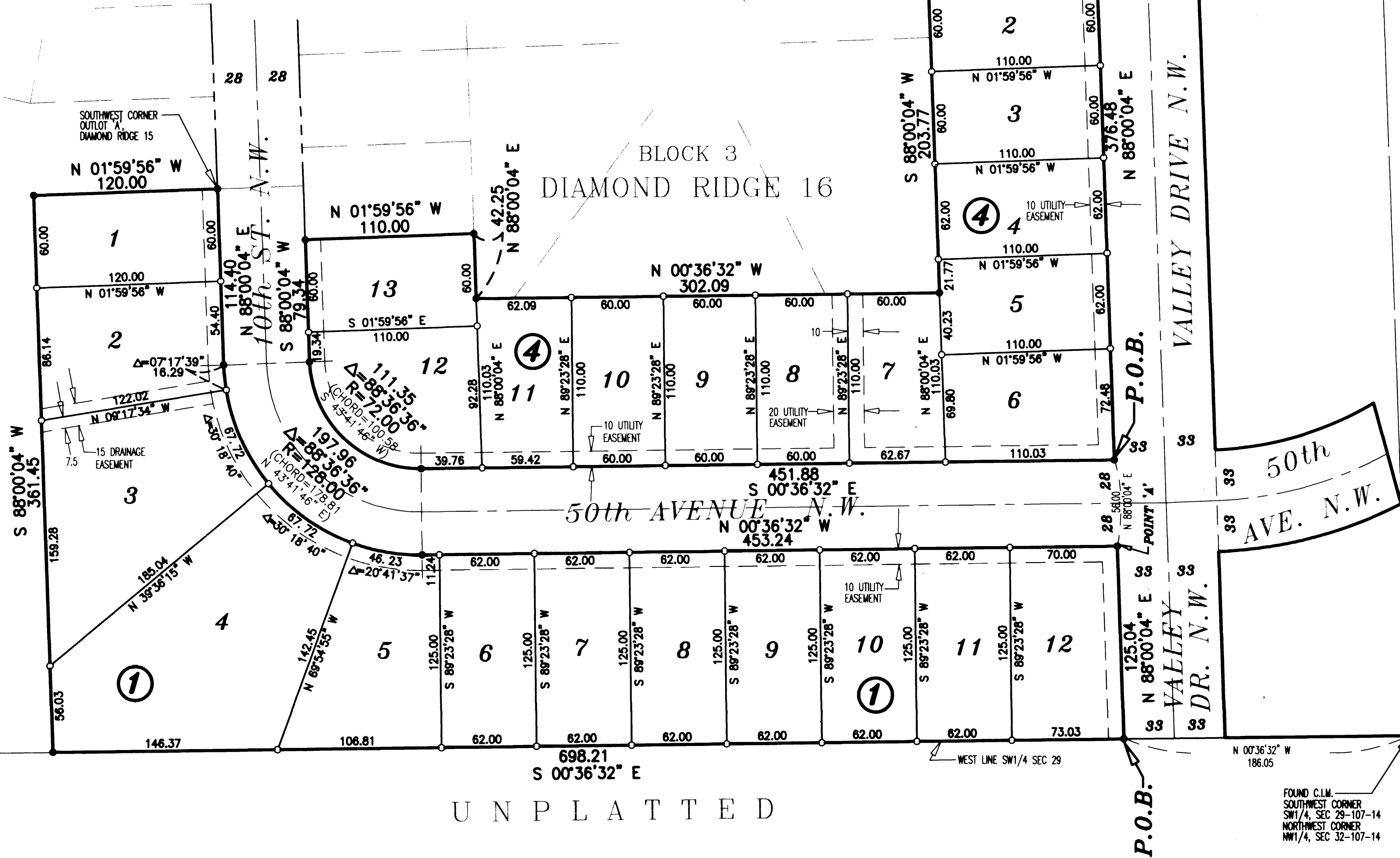
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ARE FOUND 5/8" PIPE UNLESS
OTHERWISE NOTED.

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WITH THE WEST LINE S.W. 1/4, SEC 29,
WHICH IS ASSUMED TO BE N 00°36'32" W.



OUTLOT 'A'
DIAMOND RIDGE 15



←--SEE SHEET 2 OF 3 SHEETS-->

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