

THE GARDENS



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-4464
FAX 507-288-3058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That R. L. Hexum & Associates, a Minnesota Corporation, owners and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the West Half of the Northwest Quarter of Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence easterly on a State Plane Grid Azimuth from north of 89 degrees 45 minutes 30 seconds along the north line of said West Half 169.95 feet to the point of beginning; thence southerly 179 degrees 45 minutes 30 seconds azimuth 60.00 feet; thence southwesterly 223 degrees 57 minutes 44 seconds azimuth 155.89 feet; thence southerly 179 degrees 20 minutes 22 seconds azimuth 900.21 feet; thence easterly 89 degrees 20 minutes 22 seconds azimuth 245.00 feet; thence southerly 179 degrees 20 minutes 22 seconds azimuth 745.00 feet; thence westerly 269 degrees 20 minutes 22 seconds azimuth 245.00 feet; thence southerly 179 degrees 20 minutes 22 seconds azimuth 677.98 feet; thence southeasterly 134 degrees 20 minutes 22 seconds azimuth 114.16 feet; thence southerly 179 degrees 51 minutes 14 seconds azimuth 60.00 feet to the south line of said Northwest Quarter; thence easterly 89 degrees 51 minutes 14 seconds azimuth along said south line 1172.61 feet to the southeast corner of said West Half; thence northerly 359 degrees 23 minutes 07 seconds azimuth along the east line of said West Half 2637.01 feet to the northeast corner of said West Half; thence westerly 269 degrees 45 minutes 30 seconds azimuth along the north line of said West Half 1144.95 feet to the point of beginning.

Said tract contains 71.21 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That the City of Rochester, a Minnesota Municipal Corporation, owners and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

The east 60.00 feet of the Northeast Quarter of Section 26 and that part of the West Half of the Northwest Quarter of Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Northwest Quarter; thence easterly on a State Plane Grid Azimuth from north of 89 degrees 45 minutes 30 seconds along the north line of said West Half 169.95 feet; thence southerly 179 degrees 45 minutes 30 seconds azimuth 60.00 feet; thence southwesterly 223 degrees 57 minutes 44 seconds azimuth 155.89 feet; thence southerly 179 degrees 20 minutes 22 seconds azimuth 900.21 feet; thence easterly 89 degrees 20 minutes 22 seconds azimuth 245.00 feet; thence southerly 179 degrees 20 minutes 22 seconds azimuth 745.00 feet; thence westerly 269 degrees 20 minutes 22 seconds azimuth 245.00 feet; thence southerly 179 degrees 20 minutes 22 seconds azimuth 677.98 feet; thence southeasterly 134 degrees 20 minutes 22 seconds azimuth 114.16 feet; thence southerly 179 degrees 51 minutes 14 seconds azimuth 60.00 feet to the south line of said Northwest Quarter; thence westerly 269 degrees 51 minutes 14 seconds azimuth along said south line 140.21 feet to the southwest corner of said Northwest Quarter; thence northerly 359 degrees 20 minutes 22 seconds azimuth along the west line of said Northwest Quarter 2634.88 feet to the point of beginning.

Said tracts contain 11.92 acres more or less.

Have caused the same to be surveyed and platted as THE GARDENS and do hereby donate and dedicate to the public for public use forever the thoroughfares and park, and also dedicate the easements, as shown on this plat.

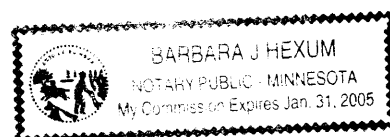
In witness whereof, said R. L. Hexum & Associates, a Minnesota Corporation, has caused these presents to be signed by its proper Officer this 3rd day of MAY, 2000.

Thomas M. Hexum
Thomas M. Hexum, Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Instrument was acknowledged before me this 3rd day of May, 2000, by Thomas M. Hexum, Vice President of R. L. Hexum & Associates, a Minnesota Corporation, on behalf of the company.

Barbara J. Hexum
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005



COUNTY AUDITOR/TREASURER

Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 3rd day of May, 2000.

Daniel Hill
Olmsted County Auditor/Treasurer
By *Judy Scherr* Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable plating laws.

This 3 day of May, 2000.

Edward P. Kusela
Olmsted County Surveyor

In witness whereof, said City of Rochester has caused these presents to be signed by its proper Officers this 11th day of MAY, 2000.

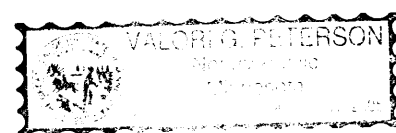
Charles Canfield
Charles Canfield

Judy Kay Scherr
Judy Scherr

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Instrument was acknowledged before me this 11th day of May, 2000, by Charles Canfield and Judy Scherr, Major and City Clerk respectively of the City of Rochester, a Minnesota Municipal Corporation, on behalf of the corporation.

Valori Peterson
Notary Public, Olmsted County, MN
My Commission Expires 01-31-05



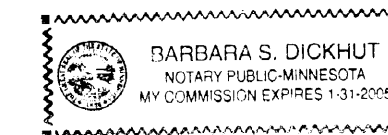
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as THE GARDENS; 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 April 1, 2001; 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.

Michael J. Fritz
Michael J. Fritz
Minnesota L.S. No. 20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 2nd day of May, 2000, by Michael J. Fritz, L.S. No. 20703.



Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 13th day of MAY, 2000, 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 11th day of MAY, 2000.

Judy Kay Scherr
City Clerk

COUNTY RECORDER **A-841654**

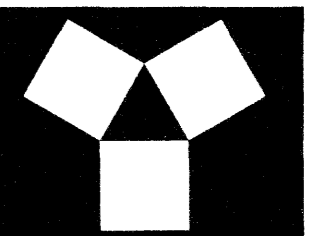
Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 11th day of May, 2000, at 10:10 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel Hill
Olmsted County Recorder

PROJECT NUMBER: 6581
COMPUTER FILE: 6581SF01.DWG
DATE: 2/18/2000
DRAFTSPERSON: P.G.O.

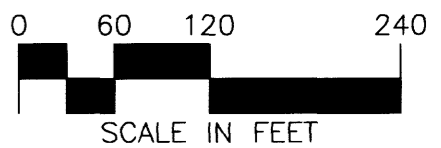
THE GARDENS



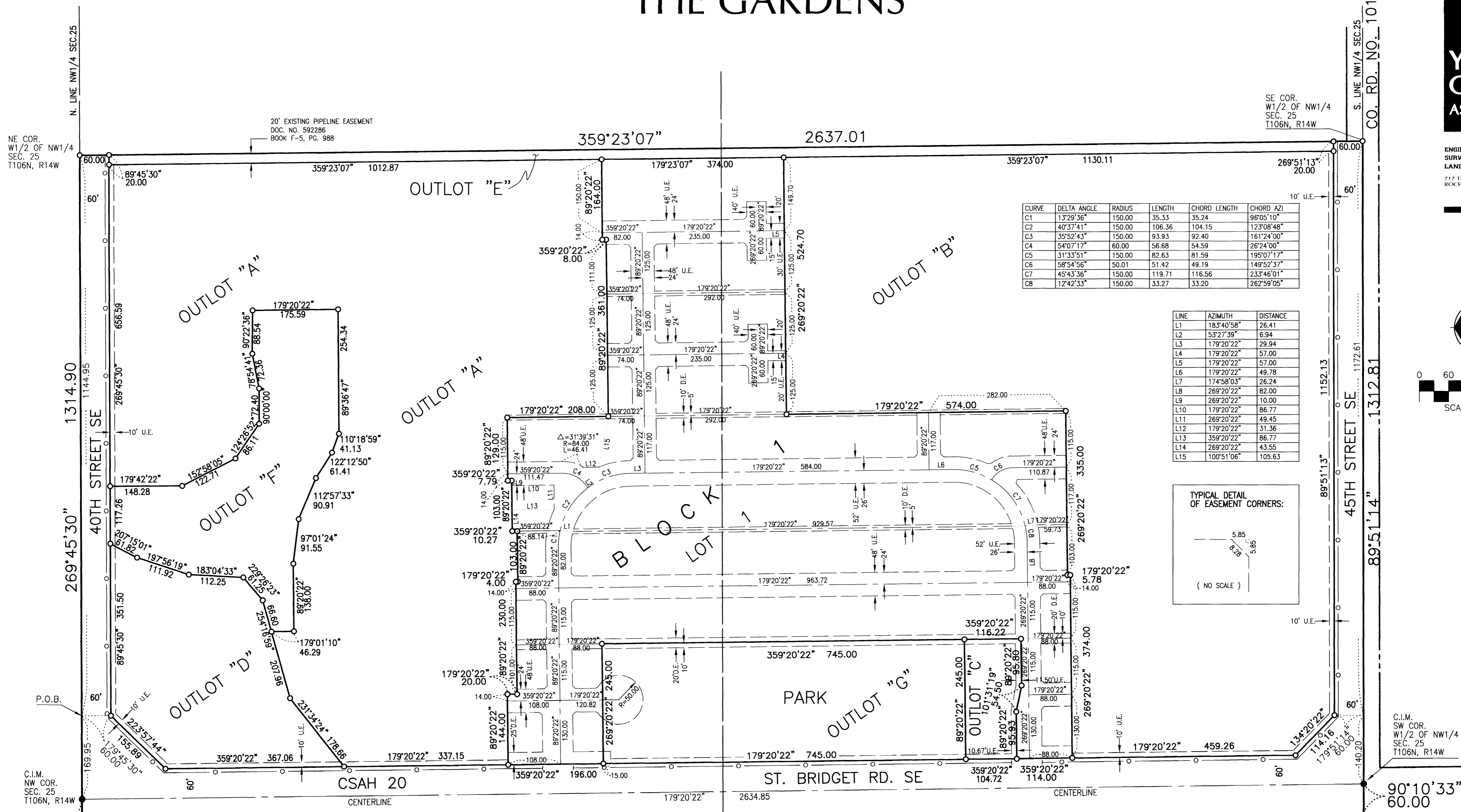
YAGGY COLBY ASSOCIATES

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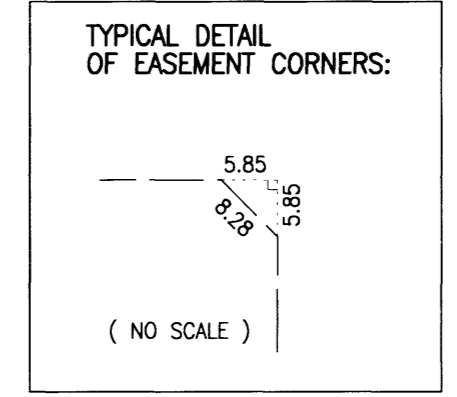


SCALE IN FEET



CURVE	DELTA ANGLE	RADIUS	LENGTH	CHORD LENGTH	CHORD AZI
C1	13°29'36"	150.00	35.33	35.24	96°05'10"
C2	40°37'41"	150.00	106.36	104.15	123°08'48"
C3	35°52'43"	150.00	93.93	92.40	161°24'00"
C4	54°07'17"	60.00	56.68	54.59	26°24'00"
C5	31°33'51"	150.00	82.63	81.59	195°07'17"
C6	58°54'56"	50.01	51.42	49.19	149°52'37"
C7	45°43'36"	150.00	119.71	116.56	233°46'01"
C8	12°42'33"	150.00	33.27	33.20	262°59'05"

LINE	AZIMUTH	DISTANCE
L1	183°40'58"	26.41
L2	53°27'39"	6.94
L3	179°20'22"	29.94
L4	179°20'22"	57.00
L5	179°20'22"	57.00
L6	179°20'22"	49.78
L7	174°58'03"	26.24
L8	269°20'22"	82.00
L9	269°20'22"	10.00
L10	179°20'22"	86.77
L11	269°20'22"	49.45
L12	179°20'22"	31.36
L13	359°20'22"	86.77
L14	269°20'22"	43.55
L15	100°51'06"	105.63



(NO SCALE)

C.I.M.
SW COR.
W1/2 OF NW1/4
SEC. 25
T106N, R14W

BEARINGS
Plot bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

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.

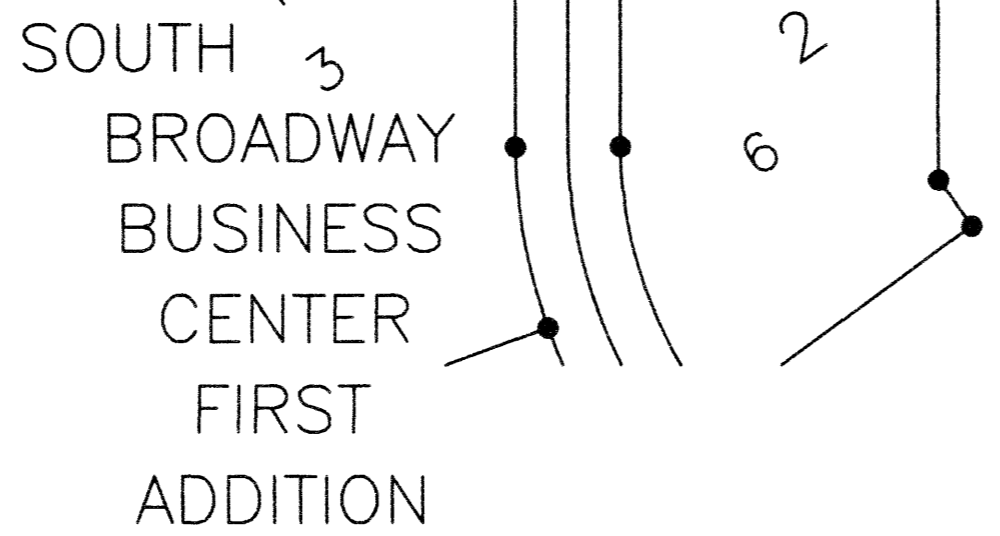
UTILITY EASEMENT DEFINED
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

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

- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 20703.



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