

"OFFICIAL PLAT"

TRAILRIDGE AT 41ST BY IRET

County Registrar of Titles

T-86852

DOCUMENT NUMBER

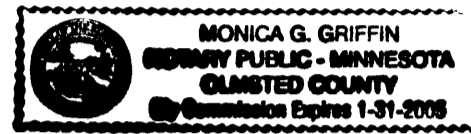
I hereby certify that this instrument was filed in the Office of the County Registrar of Titles for the record on this 19th day of June, 2000, at 11 o'clock A.M., and was duly recorded in the Olmsted County records.

Paul J. Hall, County Registrar of Titles

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as TRAILRIDGE AT 41ST BY IRET; 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 wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, L.S. Minnesota License Number 21940



State of Minnesota

County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 7th day of February, 2000

Monica G. Griffin, Notary Public, Olmsted County, Minnesota

My commission expires: 1-31-05

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 15 day of Feb, 2000

Edward P. Kuehl, Olmsted County Surveyor

Tax Statements

Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been enter this 2nd day of March, 2000

Oliver J. Decker, Olmsted County Auditor/Treasurer, Deputy

City Approval

State of Minnesota, County of Olmsted, City of Rochester

I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the 6th day of DECEMBER, 1999, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 6th day of MARCH, 2000.

Judy K. Scherr, City Clerk

County Recorder

A-844768

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of the County Recorder for the record on this 19th day of June, 2000, at 11 o'clock A.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall, County Recorder, Deputy

Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That IRET Partnership (a North Dakota Limited Partnership), owners and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

Land Description

TRACT 1

That part of the Northwest Quarter of Section 21, Township 107 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 178 degrees 51 minutes 02 seconds along the west line of said Northwest Quarter 538.21 feet to the northerly right-of-way line of 41ST STREET NW, according to AMENDED STREET RIGHT-OF-WAY PLAT NO. 6, CITY OF ROCHESTER; thence easterly 84 degrees 16 minutes 48 seconds azimuth along said northerly right-of-way line 255.25 feet; thence easterly 491.97 feet along said northerly right-of-way line on a tangential curve concave northerly, having a radius of 1382.39 feet and a central angle of 20 degrees 23 minutes 26 seconds; thence northwesterly 333 degrees 53 minutes 22 seconds azimuth along said northerly right-of-way line 10.00 feet; thence northeasterly 19.85 feet along said northerly right-of-way line on a nontangential curve concave northwesterly, having a radius of 1372.39 feet, a central angle of 00 degrees 49 minutes 44 seconds and a chord azimuth of 63 degrees 28 minutes 30 seconds; thence southeasterly 153 degrees 03 minutes 38 seconds azimuth along said northerly right-of-way line 10.00 feet; thence northeasterly 154.60 feet along said northerly right-of-way line on a nontangential curve concave northwesterly, having a radius of 1382.39 feet, a central angle of 06 degrees 24 minutes 28 seconds, and a chord azimuth of 59 degrees 51 minutes 24 seconds; thence northeasterly 56 degrees 39 minutes 10 seconds azimuth along said northerly right-of-way line 287.51 feet; thence northeasterly 430.21 feet along said northerly right-of-way line on a tangential curve concave southeasterly, having a radius of 1482.39 feet and a central angle of 16 degrees 37 minutes 41 seconds to the north line of said Northwest Quarter; thence westerly 268 degrees 12 minutes 16 seconds azimuth along said north line 1516.26 feet to the point of beginning.

EXCEPTING THEREFROM that part thereof described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence South 01 degree 08 minutes 58 seconds East, assumed bearing, 538.21 feet along the west line thereof to the northerly right-of-way line of 41st STREET NW as defined on AMENDED STREET RIGHT OF WAY PLAT NO.6, CITY OF ROCHESTER; thence North 84 degrees 16 minutes 48 seconds East, along said northerly right-of-way line, 255.25 feet; thence northeasterly 403.78 feet along said northerly right-of-way line and along a tangential curve, concave to the north, radius of 1382.39 feet, central angle of 16 degrees 44 minutes 08 seconds and the chord of said curve bears North 75 degrees 54 minutes 44 seconds East, 402.35 feet for the point of beginning; thence continue northeasterly 75.11 feet along said northerly right of way line, and along said curve, radius of 1382.39 feet, central angle of 03 degrees 06 minutes 47 seconds and the chord of said curve bears North 65 degrees 59 minutes 16 seconds East, 75.10 feet; thence North 26 degrees 56 minutes 11 seconds West, not tangent to said curve, 78.83 feet; thence South 63 degrees 03 minutes 49 seconds West, 75.00 feet; thence South 26 degrees 56 minutes 11 seconds East, 75.00 feet to the point of beginning.

ALSO,

TRACT 2

That part of the Northeast Quarter of Section 20, Township 107 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 178 degrees 51 minutes 02 seconds along the east line of said Northeast Quarter 538.21 feet to the northerly right-of-way line of 41ST STREET NW, according to AMENDED STREET RIGHT-OF-WAY PLAT NO. 5, CITY OF ROCHESTER; thence westerly 264 degrees 16 minutes 48 seconds azimuth along said northerly right-of-way line 215.45 feet to the easterly right-of-way line of the Douglas Trail, Department of Natural Resources, State of Minnesota; thence northerly 354 degrees 21 minutes 34 seconds azimuth along said easterly right-of-way line 550.23 feet to the north line of said Northeast Quarter; thence easterly 87 degrees 18 minutes 50 seconds azimuth along said north line 257.94 feet to the point of beginning. Except that part thereof lying within the vacated portion of a strip of land 100 feet wide of the main track (now removed) of the Chicago and Northwestern Railway Company as said track was originally located, which was decreed registered land by Decree Document No. 360083 and recorded in Book Y-3 on Page 912 in the Office of the Olmsted County Recorder.

ALSO,

TRACT 3

That part of former railroad right-of-way in the East Half of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said East Half of the Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from North of 267 degrees 18 minutes 50 seconds along the north line of said East Half of the Northeast Quarter, 157.70 feet to the easterly right-of-way line of the former Chicago and Northwestern Railway Company (previously the Rochester and Northern Railway Company) and the point of beginning; thence southerly 174 degrees 21 minutes 56 seconds azimuth along said easterly right-of-way line 444.89 feet; thence westerly 264 degrees 16 minutes 48 seconds azimuth 100.00 feet to the westerly right-of-way line of the former Chicago and Northwestern Railway Company (previously the Rochester and Northern Railway Company) and the easterly right-of-way line of the former Chicago and Northwestern Transportation Company (previously the Wisconsin, Minnesota and Pacific Railroad Companies); thence northerly 354 degrees 21 minutes 56 seconds azimuth along said westerly right-of-way line and along said easterly right-of-way line 450.15 feet to the north line of said East Half of the Northeast Quarter; thence easterly 87 degrees 18 minutes 50 seconds azimuth along said north line 100.13 feet to the point of beginning; containing 1.03 acres.

SUBJECT TO THE FOLLOWING DESCRIBED UTILITY EASEMENT:

A strip of land 10.00 feet in width lying adjacent to and Northerly of the Northerly right of way line OF 41ST STREET NORTHWEST as the same is defined on AMENDED STREET RIGHT OF WAY PLAT NO.5, CITY OF ROCHESTER, and on AMENDED STREET RIGHT OF WAY PLAT NO.6, CITY OF ROCHESTER said strip of land extending from the East line of Parcel A, described below, on the West, to the West line of Parcel B, described below, on the East.

Said strip of land lies within the North Half of the North Half of the Northwest Quarter (N 1/2 of N 1/2 of NW 1/4) of Section 21, and the Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section 20, all in Township 107 North, Range 14 West, Olmsted County, Minnesota.

(PARCEL A)

That part of the Northeast Quarter of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 20; thence South 87 degrees 19 minutes 50 seconds West, assumed bearing, along the north line thereof, 257.94 feet to the easterly right-of-way line of the now abandoned Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company) now the State of Minnesota Douglas Trail; thence South 05 degrees 37 minutes 51 seconds East, along said easterly line, 450.23 feet for the point of beginning; thence North 84 degrees 16 minutes 48 seconds East, 100.00 feet; thence South 05 degrees 37 minutes 51 seconds East, 100.00 feet to the northerly right-of-way line of 41st STREET NW as defined on AMENDED STREET RIGHT OF WAY PLAT NO. 5, CITY OF ROCHESTER; thence South 84 degrees 16 minutes 48 seconds West, along said northerly right-of-way line, 100.00 feet to the easterly line of said above described State of Minnesota Douglas Trail; thence North 05 degrees 37 minutes 51 seconds West, along said easterly line, 100.00 feet to the point of beginning.

(PARCEL B)

That part of the Northwest Quarter of Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence South 01 degree 08 minutes 58 seconds East, assumed bearing, 538.21 feet along the west line thereof to the northerly right-of-way line of 41st STREET NW as defined on AMENDED STREET RIGHT OF WAY PLAT NO.6, CITY OF ROCHESTER; thence North 84 degrees 16 minutes 48 seconds East, along said northerly right-of-way line, 255.25 feet; thence northeasterly 403.78 feet along said northerly right-of-way line and along a tangential curve, concave to the north, radius of 1382.39 feet, central angle of 16 degrees 44 minutes 08 seconds and the chord of said curve bears North 75 degrees 54 minutes 44 seconds East, 402.35 feet for the point of beginning; thence continue northeasterly 75.11 feet along said northerly right of way line, and along said curve, radius of 1382.39 feet, central angle of 03 degrees 06 minutes 47 seconds and the chord of said curve bears North 65 degrees 59 minutes 16 seconds East, 75.10 feet; thence North 26 degrees 56 minutes 11 seconds West, not tangent to said curve, 78.83 feet; thence South 63 degrees 03 minutes 49 seconds West, 75.00 feet; thence South 26 degrees 56 minutes 11 seconds East, 75.00 feet to the point of beginning.

SUBJECT TO THE FOLLOWING DESCRIBED PEDESTRIAN ACCESS EASEMENTS:

(EASEMENT A)

That part of the former railroad right-of-way in the East Half of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said East Half of the Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from North of 267 degrees 18 minutes 50 seconds along the north line of said East Half of the Northeast Quarter, 157.70 feet to the easterly right-of-way line of the former Chicago and Northwestern Railway Company (previously the Rochester and Northern Railway Company); thence southerly 174 degrees 21 minutes 56 seconds azimuth along said easterly right-of-way line 444.89 feet to the point of beginning; thence westerly 264 degrees 16 minutes 48 seconds azimuth 24.66 feet; thence northwesterly a distance of 64.15 feet along a curve not tangential with the last described line, said curve is concave to the southwest, has a radius of 80.00 feet, a central angle of 45 degrees 56 minutes 51 seconds, and the chord of said curve is 62.45 feet in length and bears westerly 288 degrees 07 minutes 19 seconds azimuth from the last described line; thence westerly 265 degrees 08 minutes 54 seconds azimuth, tangent to said curve, a distance of 18.19 feet to the westerly right-of-way line of the former Chicago and Northwestern Railway Company (previously the Rochester and Northern Railway Company) and the easterly right-of-way line of the former Chicago and Northwestern Transportation Company (previously the Wisconsin, Minnesota and Pacific Railroad Companies); thence northerly 354 degrees 21 minutes 56 seconds azimuth along said westerly right-of-way line and along said easterly right-of-way line a distance of 20.00 feet; thence easterly 85 degrees 08 minutes 54 seconds azimuth a distance of 18.46 feet; thence southeasterly a distance of 96.38 feet along a tangential curve concave to the southwest having a radius of 100.00 feet, a central angle of 55 degrees 13 minutes 14 seconds, and the chord of said curve is 92.69 feet in length and bears southerly 112 degrees 45 minutes 30 seconds azimuth to a point on the easterly right-of-way line of the former Chicago and Northwestern Railway Company (previously the Rochester and Northern Railway Company); thence southerly 174 degrees 21 minutes 56 seconds azimuth along said easterly right-of-way line and not tangent to the previously described curve a distance of 1.04 feet to the point of beginning.

(EASEMENT B)

That part of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 51 minutes 02 seconds along the east line of said Northeast Quarter 538.21 feet to the northerly right-of-way line of 41st STREET NW, according to AMENDED STREET RIGHT-OF-WAY PLAT NO. 6, CITY OF ROCHESTER; thence westerly 264 degrees 16 minutes 48 seconds azimuth along said northerly right-of-way line 115.56 feet to the easterly right-of-way line of the former Chicago and Northwestern Railway Company (previously the Rochester and Northern Railway Company) and the point of beginning; thence northerly 354 degrees 22 minutes 56 seconds azimuth 101.04 feet along said easterly right-of-way line; thence southerly a distance of 59.30 feet along a curve not tangential with the last described line, said curve is concave to the southwest, has a radius of 100.00 feet, a central angle of 33 degrees 58 minutes 26 seconds, and the chord of said curve is 58.43 feet in length and bears southerly 157 degrees 22 minutes 21 seconds azimuth from the last described line; thence southerly 174 degrees 21 minutes 34 seconds azimuth, tangent to said curve, a distance of 45.14 feet to said northerly right-of-way line of 41st STREET NW; thence westerly 264 degrees 16 minutes 48 seconds azimuth along said northerly right-of-way line 17.11 feet to the point of beginning.

Containing 14.15 acres, more or less.

Have caused the same to be surveyed and platted as TRAILRIDGE AT 41ST BY IRET and do hereby donate and dedicate to the public for the public use forever the thoroughfares, and also dedicate the easements as shown on this plat.

In witness whereof said IRET Properties (a North Dakota Limited Partnership), have caused these presents to be signed by its proper officer this 31st day of January, 2000

Thomas A. Wentz, Vice President of IRET, Inc., Sole General Partner of said IRET Properties

State of North Dakota, County of WARD

The foregoing instrument was acknowledged before me this 31st day of January, 2000 by Thomas A. Wentz, vice president, on behalf of the Partnership, in his capacity as vice president of IRET, Inc.

Notary Public, _____ County, _____

My commission expires: _____

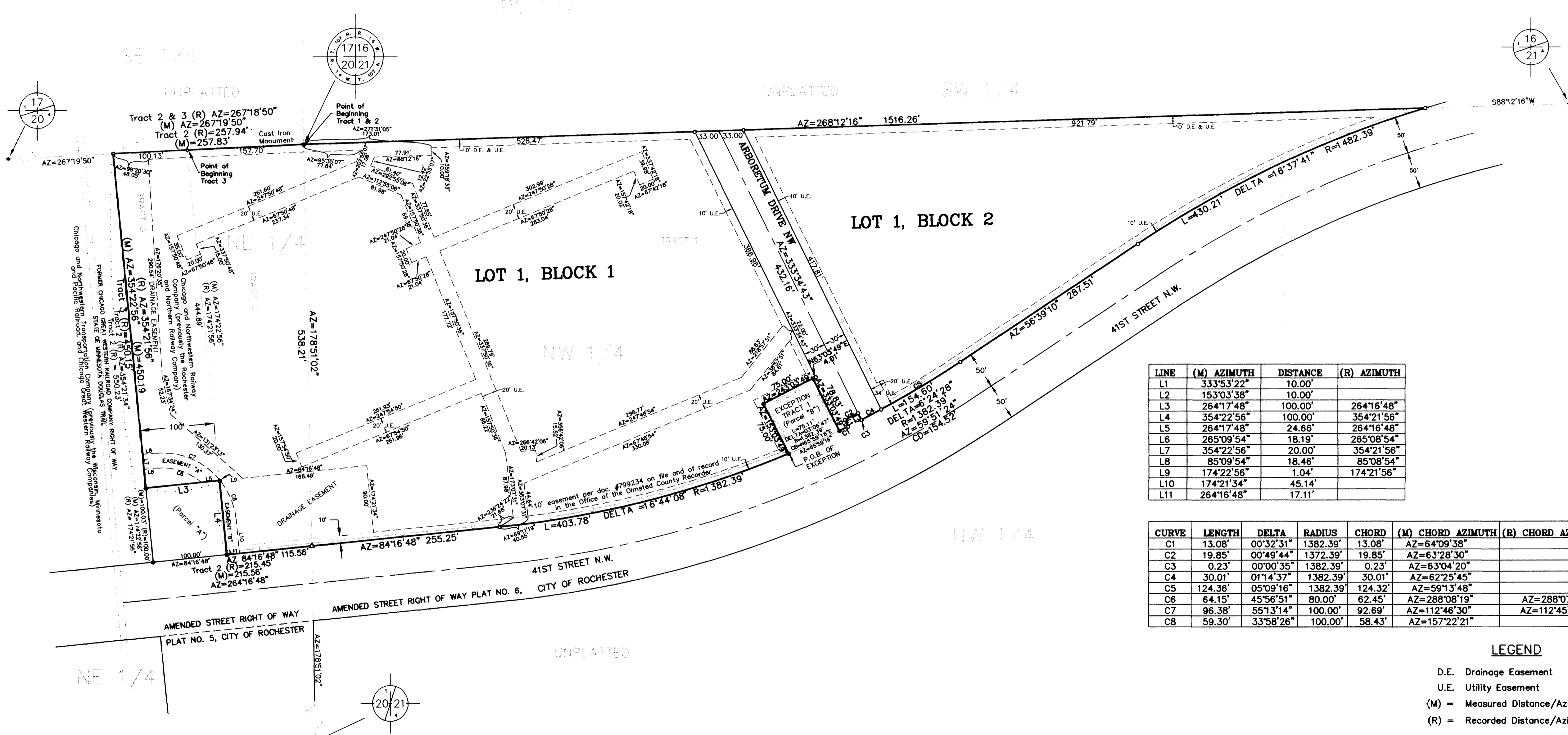
JANE BRYANT, Notary Public, Ward County, N. Dak., My Commission Expires 1-21-2001

SHEET 1 OF 2



"OFFICIAL PLAT"

TRAILRIDGE AT 41ST BY IRET



LINE	(M) AZIMUTH	DISTANCE	(R) AZIMUTH
L1	333°53'22"	10.00'	
L2	153°03'38"	10.00'	
L3	264°17'48"	100.00'	264°16'48"
L4	354°22'56"	100.00'	354°21'56"
L5	264°17'48"	24.66'	264°16'48"
L6	265°09'54"	18.19'	265°08'54"
L7	354°22'56"	20.00'	354°21'56"
L8	85°09'54"	18.46'	85°08'54"
L9	174°22'56"	1.04'	174°21'56"
L10	174°21'34"	45.14'	
L11	264°16'48"	17.11'	

CURVE	LENGTH	DELTA	RADIUS	CHORD	(M) CHORD AZIMUTH	(R) CHORD AZIMUTH
C1	13.08'	00°32'31"	1382.39'	13.08'	AZ=64°09'36"	
C2	19.85'	00°49'44"	1372.39'	19.85'	AZ=63°28'30"	
C3	0.23'	00°00'35"	1382.39'	0.23'	AZ=63°04'20"	
C4	30.01'	01°14'37"	1382.39'	30.01'	AZ=62°25'45"	
C5	124.36'	05°09'16"	1382.39'	124.32'	AZ=59°13'48"	
C6	64.15'	45°56'51"	80.00'	62.45'	AZ=288°08'19"	AZ=288°07'19"
C7	96.38'	55°13'14"	100.00'	92.69'	AZ=112°46'30"	AZ=112°45'30"
C8	59.30'	33°58'26"	100.00'	58.43'	AZ=157°22'21"	

LEGEND

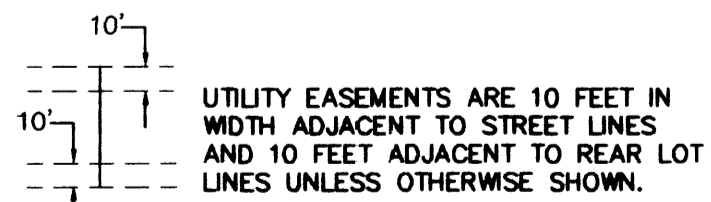
- D.E. Drainage Easement
- U.E. Utility Easement
- (M) = Measured Distance/Azimuth
- (R) = Recorded Distance/Azimuth
- IRON PIPE WITH PLASTIC CAP
- STAMPED R.L.S.#21940 SET
- FOUND MONUMENT (IRON PIPE UNLESS OTHERWISE NOTED)
- COMPUTED POINT
- UTILITY EASEMENT
- QUARTER LINES
- SIXTEENTH LINES
- CONTROLLED ACCESS

BEARINGS
ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 107 NORTH, RANGE 14 WEST WHICH IS ASSUMED TO BEAR S88°12'16"W.

CONTROLLED ACCESS DEFINED
INGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER, AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.



SURVEYOR'S NOTE
THE BASIS OF THE ORIENTATION FOR THE TORRENS PROPERTY IS 01 MINUTE DIFFERENT THAN THE BASIS OF THE ORIENTATION FOR THE ABSTRACT PROPERTY

EASEMENT "A"
Pedestrian access easement per document #85628 on file and of record in the Office of the Olmsted County Register of Titles.

EASEMENT "B"
Pedestrian access easement per document #833395 on file and of record in the Office of the Olmsted County Recorder.

