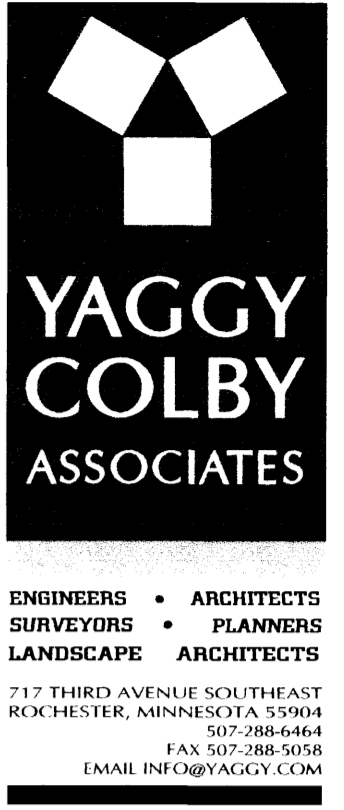


SPRUCE MEADOWS SUBDIVISION



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife; Sterling State Bank, a Minnesota Corporation, mortgagee, being owners and proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 12, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 35 minutes 08 seconds along the south line of said Southeast Quarter 669.70 feet; thence northerly 344 degrees 17 minutes 09 seconds azimuth 696.57 feet to the point of beginning; thence continue northerly 344 degrees 17 minutes 09 seconds azimuth 38.73 feet; thence northerly 340 degrees 54 minutes 39 seconds azimuth 850.00 feet; thence northerly 349 degrees 04 minutes 09 seconds azimuth 266.73 feet; thence westerly 254 degrees 16 minutes 46 seconds azimuth 94.88 feet; thence southwesterly 209 degrees 16 minutes 46 seconds azimuth 73.06 feet; thence westerly 119.27 feet on a non-tangential curve concave southerly, having a radius of 128.00 feet, a central angle of 53 degrees 23 minutes 14 seconds, and a chord azimuth of 280 degrees 58 minutes 23 seconds; thence westerly 254 degrees 16 minutes 46 seconds azimuth 48.00 feet to the easterly right-of-way line of 11th Ave. S.E.; thence southerly 164 degrees 16 minutes 46 seconds azimuth along said easterly right-of-way line 1191.00 feet; thence easterly 74 degrees 16 minutes 46 seconds azimuth 176.00 feet; thence northerly 344 degrees 16 minutes 46 seconds azimuth 37.94 feet; thence easterly 74 degrees 16 minutes 46 seconds azimuth 148.96 feet to the point of beginning.

Said tract contains 7.96 acres more or less.

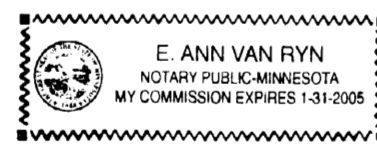
Has caused the same to be surveyed and platted as SPRUCE MEADOWS SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfare, and also dedicate the easements as shown on this plat for utility purposes only.

In witness whereof said Arnold J. Bomgaars and Rebecca A. Bomgaars have hereunto set their hands this 23rd day of June, 2000.

Arnold J. Bomgaars
Arnold J. Bomgaars
Rebecca A. Bomgaars
Rebecca A. Bomgaars

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 23rd day of June, 2000 by Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife.



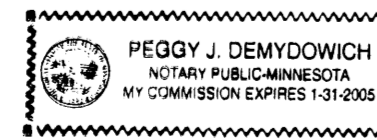
E. Ann Van Ryn
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

In witness whereof said Sterling State Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 23 day of June, 2000.

[Signature]

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 23 day of June, 2000 by Don Vascoavage, Vice President of Sterling State Bank, a Minnesota Corporation, on behalf of the corporation.



Peggy Demidowich
Notary Public, Olmsted County, MN
My Commission Expires Jan 31, 2005

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, JUDY KAY SHORE, City Clerk, in and for the City of Rochester, do hereby certify that on the 23rd day of FEBRUARY, 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 30th day of JUNE, 2000.

Judy Kay Shore
City Clerk
City of Rochester

COUNTY AUDITOR/TREASURER

Taxes payable in the year 20 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 7th day of July, 2000.

Laniel Star
Olmsted County Auditor/Treasurer
By awn campion Deputy

COUNTY SURVEYOR

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

This 16 day of June, 2000.

Edward P. Kinsle
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

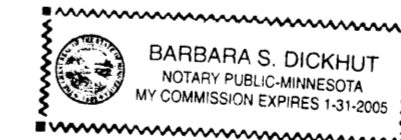
I do hereby certify that I have surveyed and platted the property described on this plat as SPRUCE MEADOWS SUBDIVISION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by May 2, 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.

Douglas G. Rude
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA

COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 9th day of June, 2000, by Douglas G. Rude, L.S. No. 22422.



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

COUNTY REGISTER OF TITLES

Document Number 87048 T-87048

I hereby certify that this instrument was filed in the Office of the County Register of Titles for record on this 7th day of July, 2000, at 11:22 o'clock A.m. and was duly recorded in Olmsted County Records.

David J. Tadley, C.F.
Olmsted County Register of Titles

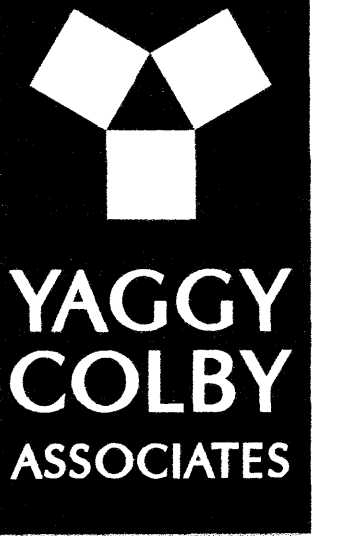
DRAFTSPERSON:P.G.O.

DATE: 01/13/1999

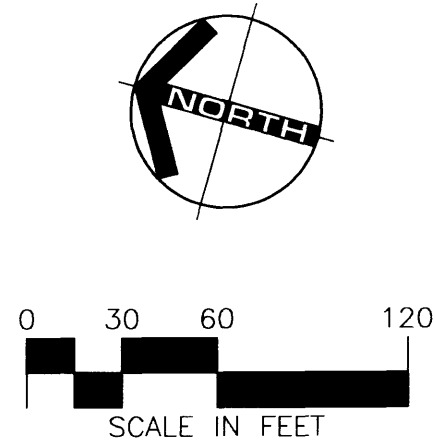
COMPUTER FILE: 6366SF03.DWG

PROJECT NUMBER: 6366

SPRUCE MEADOWS SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM



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. 22422.

BENCH MARKS

Top Nut Hydrant SW COR. 11TH AVE & 20TH ST. SE. EL. 1020.46

R.R SPIKE IN P.P. SW COR 11TH AVE. 16 1/2 ST. SE. EL. 1010.48

BEARINGS

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

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.

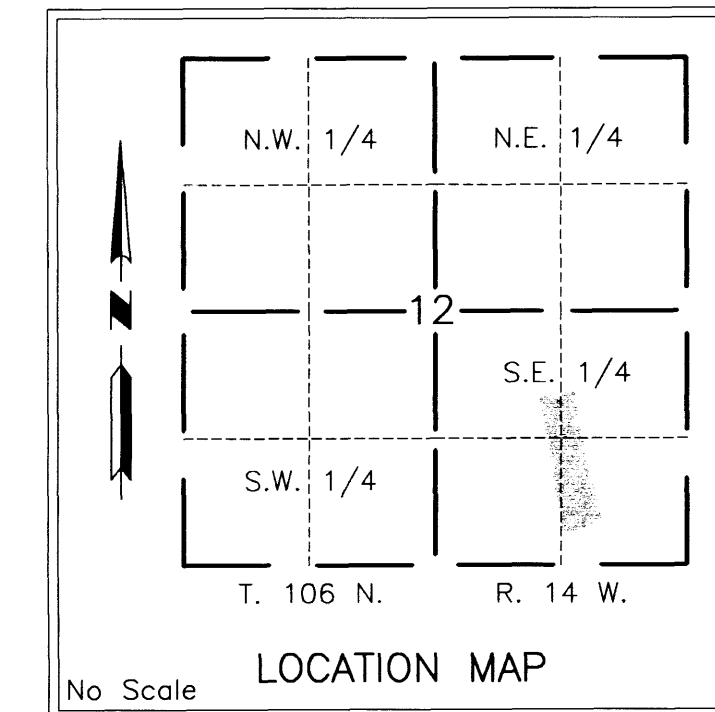
WALKWAY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of a bituminous surfaced path for the use by pedestrians and bicycles, including rights to conduct drainage and trimming on said easement.

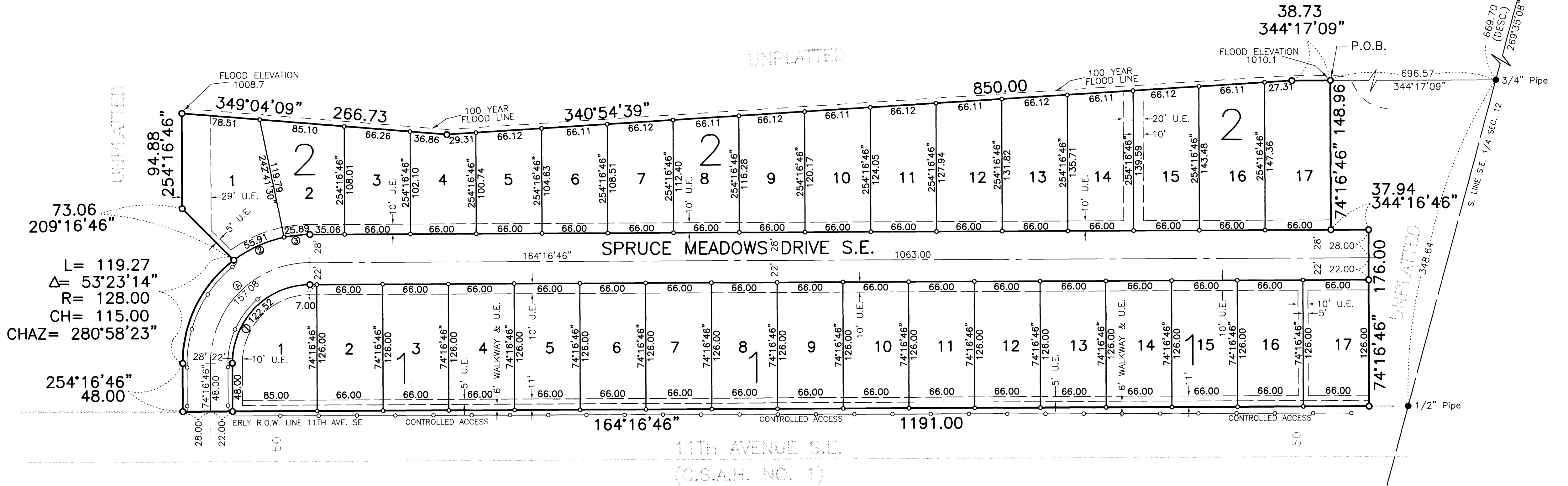
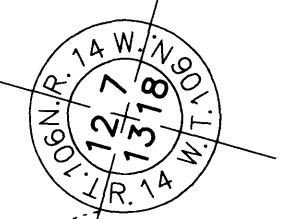
CONTROLLED ACCESS DEFINED

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

U.E. = UTILITY EASEMENT
○ = CONTROLLED ACCESS



S.E. COR. S.E. 1/4 SECTION 12 C.I.M.



CURVE DATA

CURVE	ARC LENGTH	DELTA	RADIUS	CHORD AZ	CHORD
1	122.52	90°00'00"	78.00	299°16'46"	110.31
2	55.91	25°01'30"	128.00	320°10'45"	55.46
3	25.89	11°35'16"	128.00	338°29'08"	25.84
A	157.08	90°00'00"	100.00	119°16'46"	141.42

DATE: 1/17/2000

COMPUTER FILE: 6366SF02.DWG

PROJECT NUMBER: 6366