

OFFICIAL PLAT FOXCROFT EAST FIRST

Surveyor's Certificate

I hereby certify that I have surveyed and plotted the property described on this plat as FOXCROFT EAST FIRST; 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.

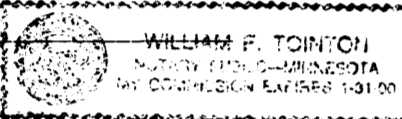
James E. Swanson
James E. Swanson, R.L.S.
Minnesota License Number 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 17th day of November, 1995.

William E. Joist
Notary Public, Olmsted County, Minnesota

My commission expires: _____



County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 30 day of November, 1995.

Edward P. Kniell
Olmsted County Surveyor

Tax Statements

Taxes payable for the year 1994 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 1st day of December, 1995.

Bob Ryan
Olmsted County Auditor/Treasurer

by *Lily Bantz* Deputy

City Approval

State of Minnesota
County of Olmsted
City of Rochester

I, Carole A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 5 day of Sept, 1995, 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 11 day of Dec, 1995.

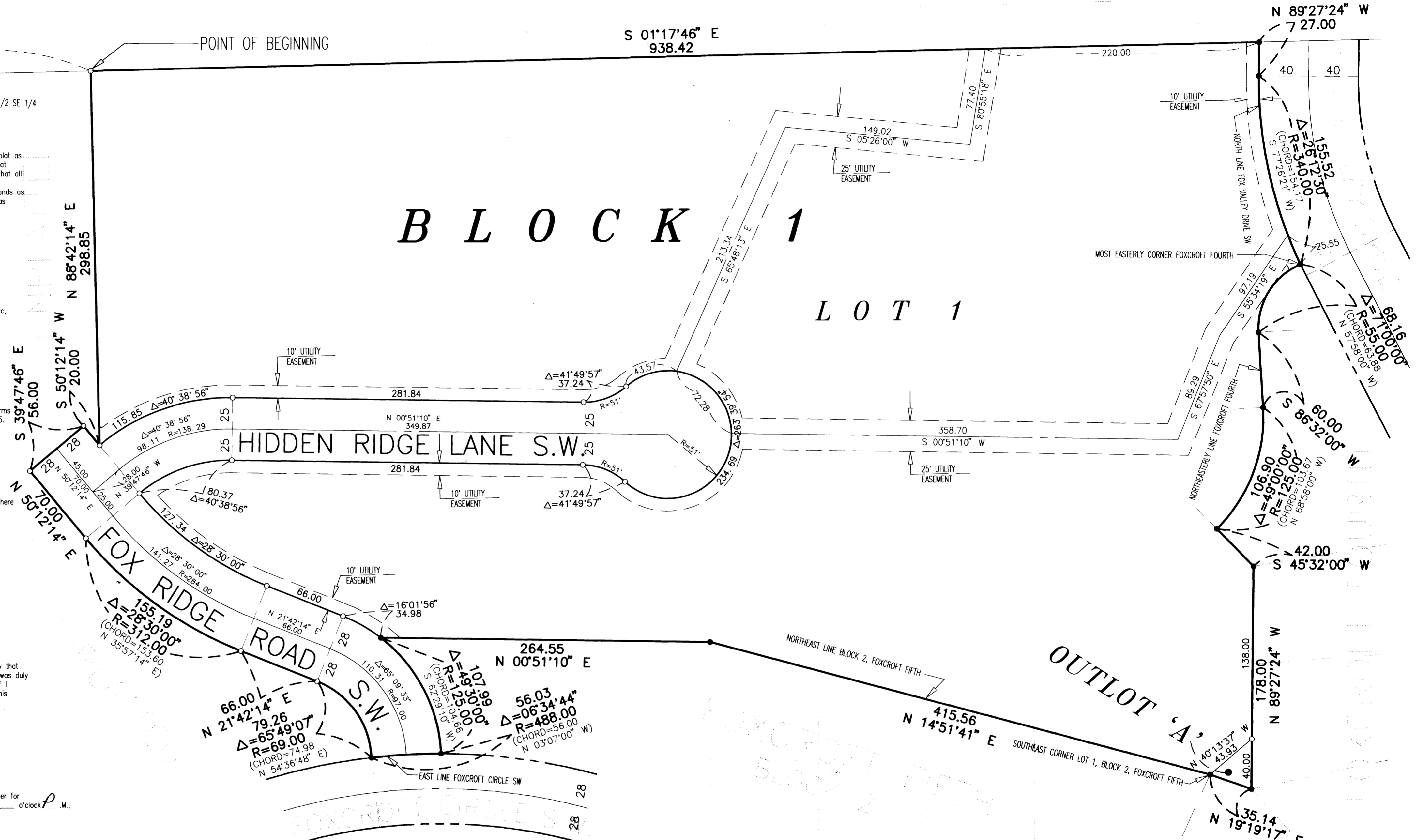
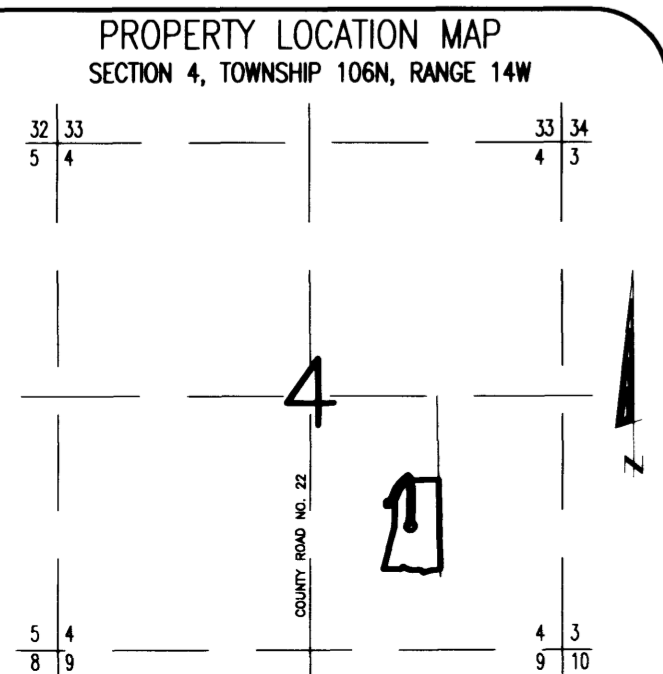
Carole A. Grimm
Carole A. Grimm, City Clerk

County Recorder 717873
DOCUMENT NUMBER 717873

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 4 day of December, 1995, at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

Mary F. Collier
County Recorder

Chas Murray
Deputy



Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That FoxCroc Corporation, a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the West Half of the Southeast Quarter of Section 4, Township 106 North, Range 14 West, Rochester, Minnesota, described as follows:

Beginning at the northeast corner of said West Half of the Southeast Quarter; thence South 01 degree 17 minutes 46 seconds East, assumed bearing, along the east line thereof, 866.37 feet for the point of beginning; thence continue South 01 degree 17 minutes 46 seconds East along said east line, 938.42 feet to the north line of FOX VALLEY DRIVE SW, as dedicated in FOXCROFT; thence North 89 degrees 27 minutes 24 seconds West, along said north line, 727.00 feet; thence westwesterly 155.52 feet along said north line and along a tangential curve, concave to the southeast, radius of 340.00 feet, central angle of 26 degrees 12 minutes 30 seconds and the chord of said curve bears South 77 degrees 26 minutes 21 seconds West, 154.17 feet to the most easterly corner of FOXCROFT FOURTH (the next six courses are along the northerly and easterly lines of said FOXCROFT FOURTH); thence northwesterly 88.16 feet along a nontangential curve, concave to the southwest, radius of 55.00 feet, central angle of 71 degrees 00 minutes 00 seconds and the chord of said curve bears North 57 degrees 58 minutes 00 seconds West, 63.88 feet; thence South 86 degrees 32 minutes 00 seconds West, tangent to said curve, 60.00 feet; thence westerly 106.90 feet along a tangential curve, concave to the north, radius of 125.00 feet, central angle of 49 degrees 00 minutes 00 seconds and the chord of said curve bears North 68 degrees 58 minutes 00 seconds West, 103.67 feet; thence South 45 degrees 32 minutes 00 seconds West, not tangent to said curve, 42.00 feet; thence North 89

degrees 27 minutes 24 seconds West, 178.00 feet; thence North 19 degrees 19 minutes 17 seconds East, 35.14 feet to the southeast corner of Lot 1, Block 2, FOXCROFT FIFTH (the next three courses are along the easterly and northerly line of said Block 2); thence North 14 degrees 51 minutes 41 seconds East, 415.56 feet; thence North 00 degrees 51 minutes 10 seconds East, 264.55 feet; thence southwestwesterly 107.99 feet along a nontangential curve, concave to the northwest, radius of 125.00 feet, central angle of 49 degrees 30 minutes 00 seconds and the chord of said curve bears South 82 degrees 29 minutes 10 seconds West, 104.65 feet to the easterly line of FOXCROFT CIRCLE SW as dedicated in FOXCROFT FOURTH; thence northerly 56.03 feet along said easterly line and along a nontangential curve, concave to the west, radius of 488.00 feet, central angle of 06 degrees 34 minutes 44 seconds and the chord of said curve bears North 03 degrees 07 minutes 00 seconds West, 56.00 feet; thence northwesterly 79.26 feet along a nontangential curve, concave to the northwest, radius of 69.00 feet, central angle of 65 degrees 49 minutes 07 seconds and the chord of said curve bears North 54 degrees 36 minutes 48 seconds East, 74.98 feet; thence North 21 degrees 42 minutes 14 seconds East, tangent to said curve, 66.00 feet; thence northwesterly 155.19 feet along a tangential curve, concave to the southeast, radius of 312.00 feet, central angle of 28 degrees 30 minutes 00 seconds and the chord of said curve bears North 35 degrees 57 minutes 14 seconds East, 153.60 feet; thence North 50 degrees 12 minutes 14 seconds East, tangent to said curve, 70.00 feet; thence South 39 degrees 47 minutes 46 seconds East, 56.00 feet; thence South 50 degrees 12 minutes 14 seconds West, 20.00 feet; thence North 88 degrees 42 minutes 14 seconds East, 298.85 feet to the point of beginning.

Containing 10.76 acres more or less.

has caused the same to be surveyed and plotted as FOXCROFT EAST FIRST and does hereby donate and dedicate to the public for the public use forever the thoroughfare and Cul-de-Sac and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said FoxCroc Corporation has caused these presents to be signed by its proper officer this 29th day of November, 1995.

John A. Klopp, Jr.
John A. Klopp, Jr., President

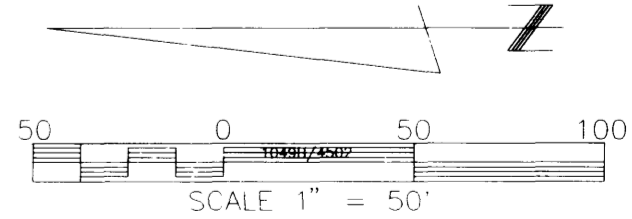
State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 24th day of November, 1995, by John A. Klopp, Jr., President of FoxCroc Corporation, on behalf of the Corporation.

William E. Joist
Notary Public, Olmsted County, Minnesota

My commission expires _____

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE W. 1/2 OF S.E. 1/4, SEC 4 WHICH IS ASSUMED TO BE S 01°17'46" E.



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.

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.

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