

OFFICIAL PLAT

VALLEY SIDE ESTATES

INSTRUMENT OF DEDICATION

AND KNOW ALL MEN BY THESE PRESENTS: That Gopher State Development Group, LLC, a Limited Liability Company, under Laws of the State of Minnesota., owners of the following described property, situated in the County of Olmsted, State of Minnesota. to wit:

The Southwest Quarter of the Southwest Quarter of Section 4, Township 106 North, Range 13 West of the 5th Principal Meridian, City of Rochester, Marion Township, Minnesota.

Have caused the same to be surveyed and platted as VALLEY SIDE ESTATES and do hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements, as shown on this plat for drainage and utility purposes only.

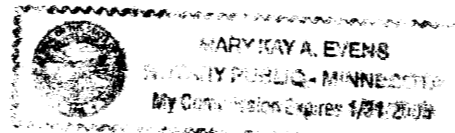
In witness said Gopher State Development Group, LLC, a Limited Liability Co., under the Laws of the State of Minnesota., has caused these presents to be signed by Thomas W. Halloran, its Chief Manager this 6th day of September, 2000.

Thomas W. Halloran
Thomas W. Halloran
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 6th day of September, 2000 by Gopher State Development Group, LLC, a Limited Liability Co., under the Laws of the State of Mn.,

Mary Kay A. Green
Notary Public, County, MN
My Commission Expires



CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, JUDY KAY CHERR, City Clerk, in and for the City of Rochester, do hereby certify that on the 21st day of AUGUST, 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 6th day of SEPTEMBER, 2000.

Judy Kay Cherr
City Clerk
City of Rochester

NOT PLATTED

COUNTY SURVEYOR

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

This 6th day of September, 2000.
Edward P. Kuehn
Olmsted County Surveyor

SURVEYOR'S CRETIFICATE

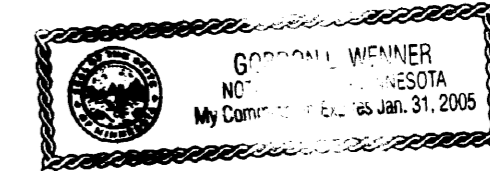
I do hereby certify that I have surveyed and platted the property described on this plat as VALLEY SIDE ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown of this plat; 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.

Linda H. Brown
Linda H. Brown
Minnesota L.S. No. 23682

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 5th day of September, 2000 by Linda H. Brown, L.S. No. 23682

Linda H. Brown
Notary Public, Olmsted County, Mn
My Commission Expires 1-31-2005



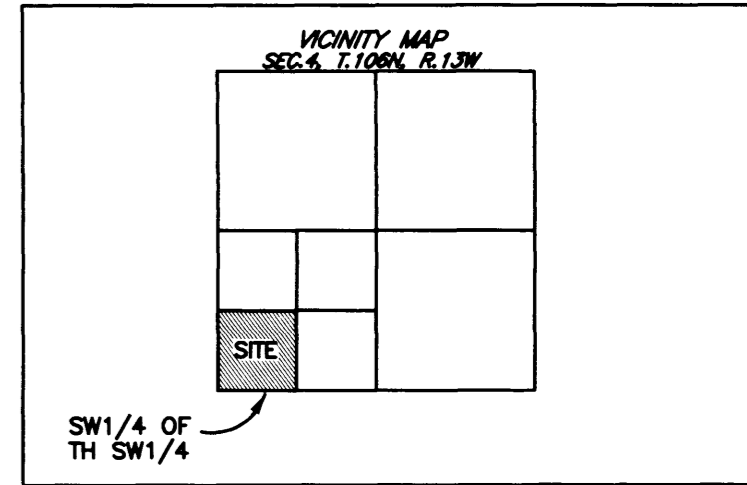
PROPERTY RECORDS AND LICENSING

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 8th day of September, 2000.

Document Number A-851887

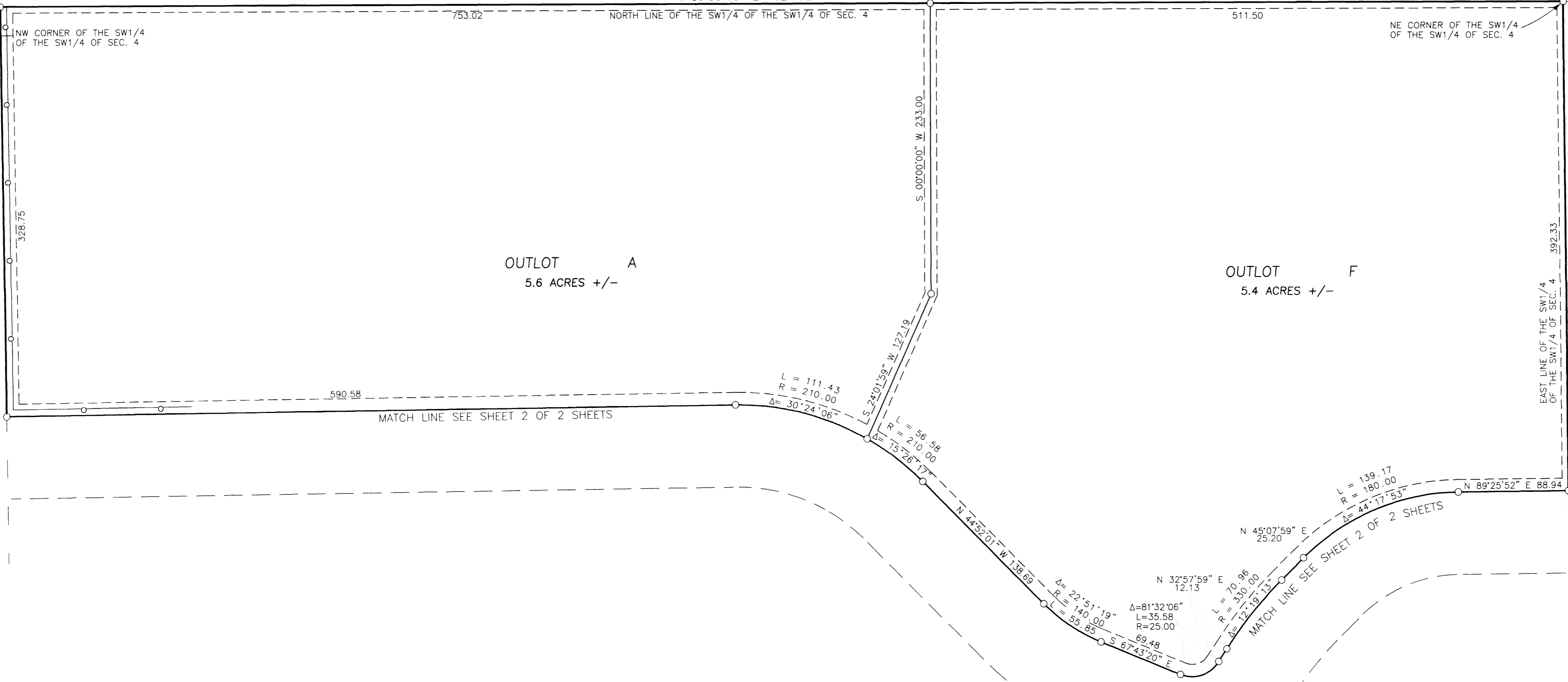
I here by certify that this instrument was filed in the Office of the County Recorder for record on this 8th day of September, 2000, at 12:52 o'clock P. m. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Director of Property Records & Licensing
Catherine E. Evans
Deputy



N 00°42'24" W 1322.07
W 1/4 CORNER OF SEC 4, T.106, R.13

40 AVENUE S.E. (COUNTY ROAD 144)
40 AVENUE S.E. (COUNTY ROAD 144)

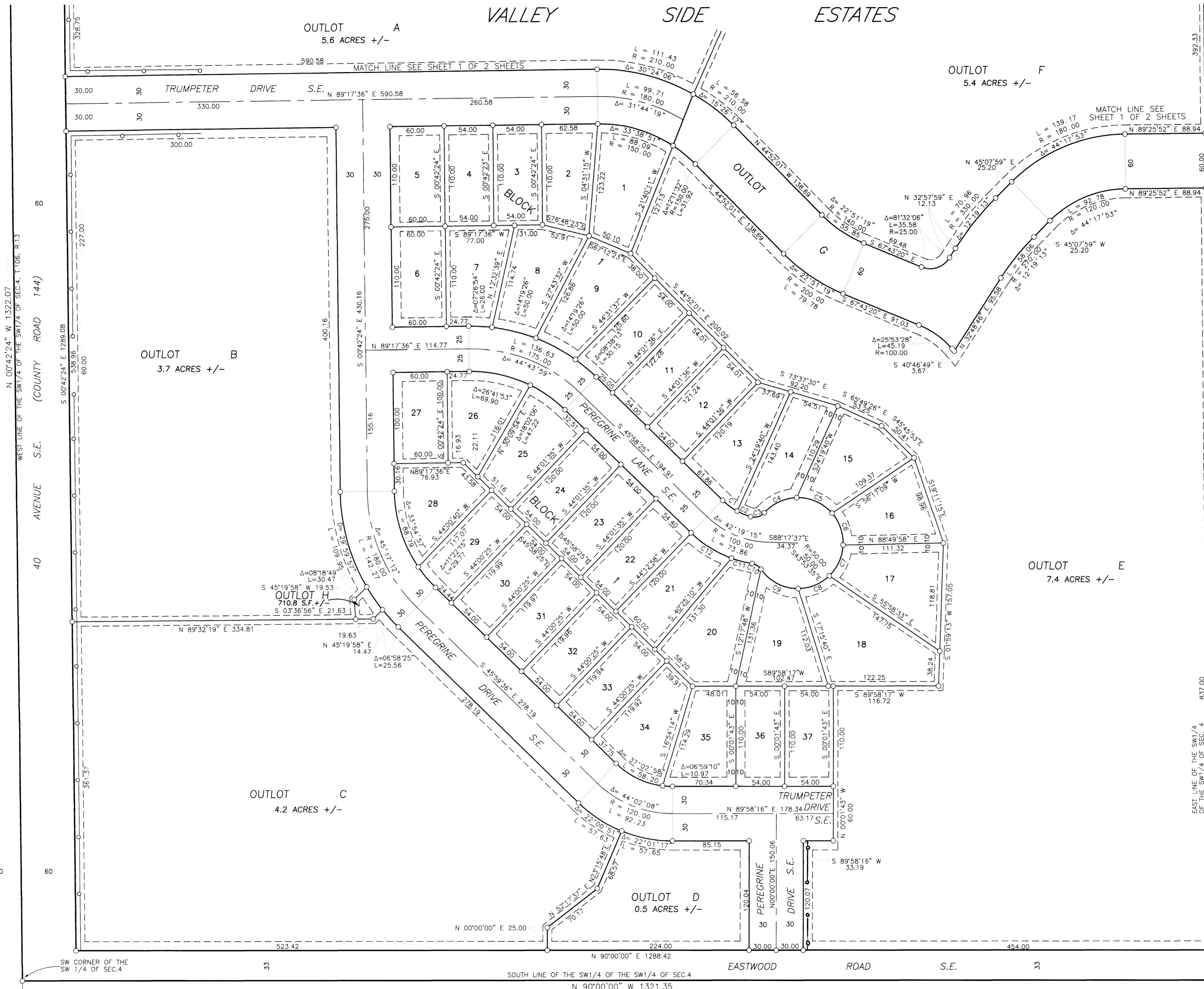


NOT PLATTED
BROWN HERKENHOFF, INC.
1424 2ND STREET NORTH
SAUK RAPIDS, MN 56379
(320) 259-1234
FAX (320) 203-1234
e-mail bhi@cloudnet.com



- DENOTES IRON MONUMENT SET
● DENOTES IRON MONUMENT FOUND
○ CONTROL ACCESS

VALLEY SIDE ESTATES



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	15°20'41"	75.00	20.09
C2	12°14'14"	75.00	16.02
C3	64°30'59"	15.00	16.89
C4	46°26'50"	50.00	40.53
C5	50°38'27"	50.00	44.19
C6	43°32'41"	50.00	38.00
C7	43°32'41"	50.00	38.00
C8	43°32'41"	50.00	38.00
C9	55°19'30"	50.00	48.28
C10	45°59'40"	15.00	12.04
C11	10°47'08"	125.00	23.53
C12	24°15'34"	125.00	52.93

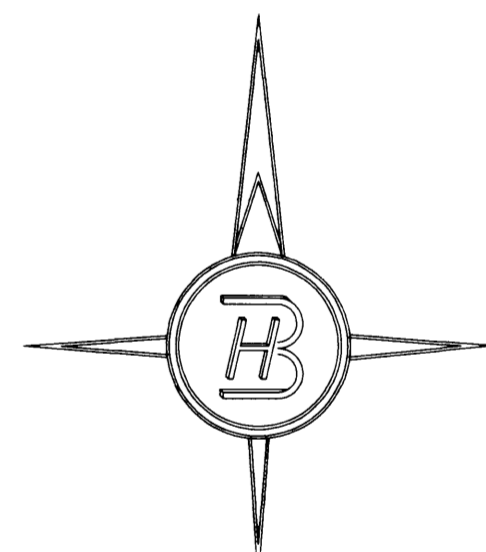
NOT PLATTED

BEARINGS:  
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 106, RANGE 13, WHICH IS ASSUMED TO BEAR DUE WEST

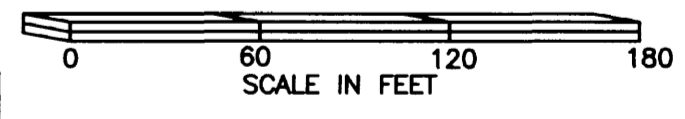
CONTROLLED ACCESS DEFINED:  
INGRESS TO, FORM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08

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

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

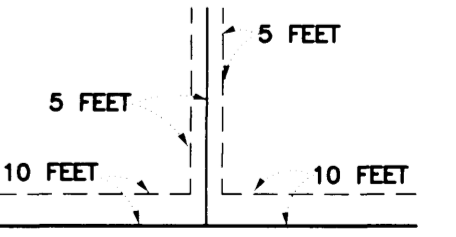


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DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THE PLAT.