

OFFICIAL PLAT

FOXCROFT WEST

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" PIPES. BASIS OF BEARING SYSTEMS: ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE S.W. 1/4, SEC. 4, WHICH IS ASSUMED TO BE N89°34'02"E.

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as FOXCROFT WEST; 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 or public highways to be designated on said plat in accordance with Minnesota Statutes, Chapter 505.02, other than shown thereon.

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

State of Minnesota, County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 9th day of February, 1993.

William E. Pate, Notary Public, Olmsted County, Minnesota

My commission expires: 8/4/95

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 18th day of February, 1993.

Edward P. Kwitek, Olmsted County Surveyor

Tax Statements

Taxes payable in the year 1993 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 5th day of March, 1993.

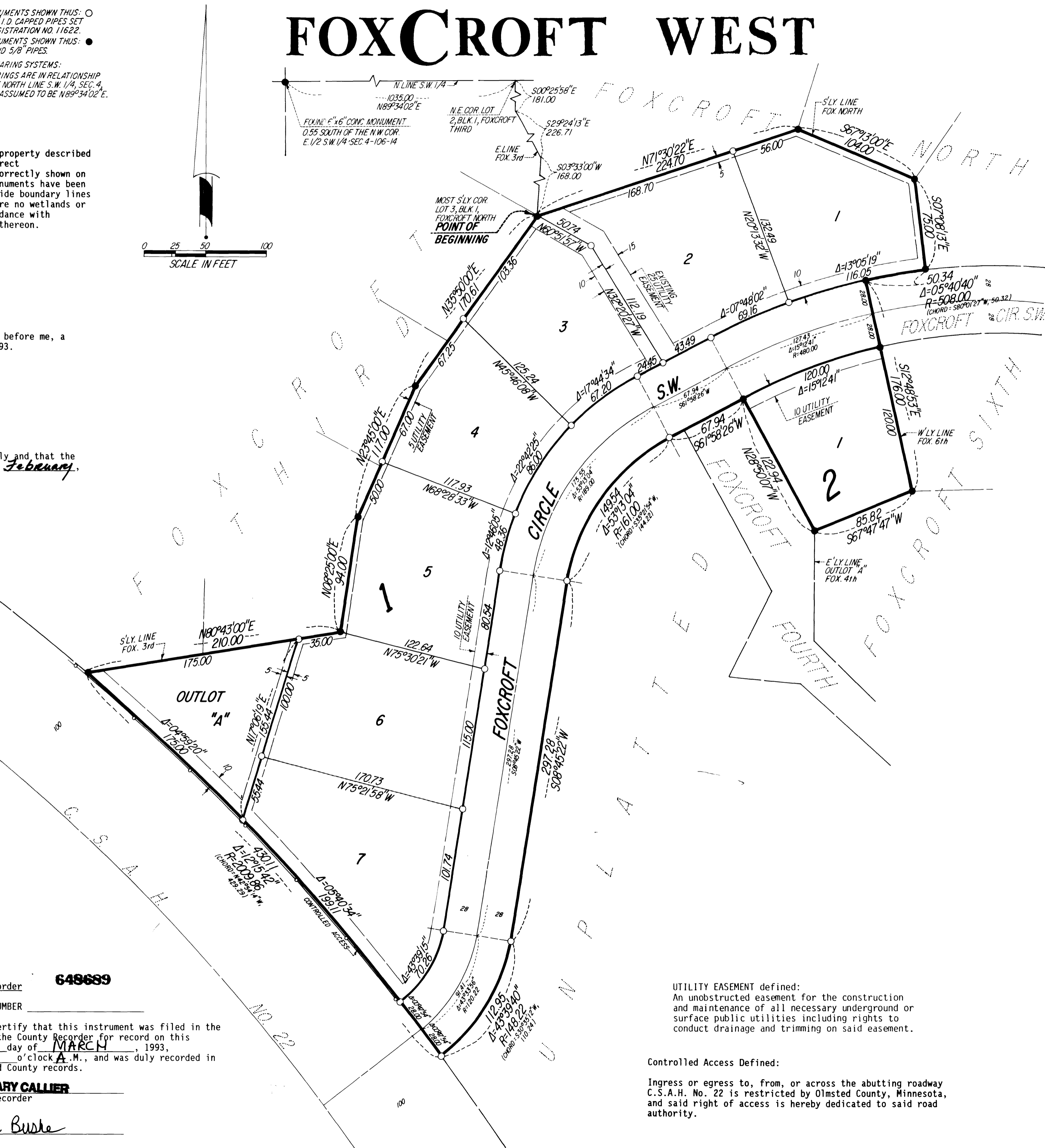
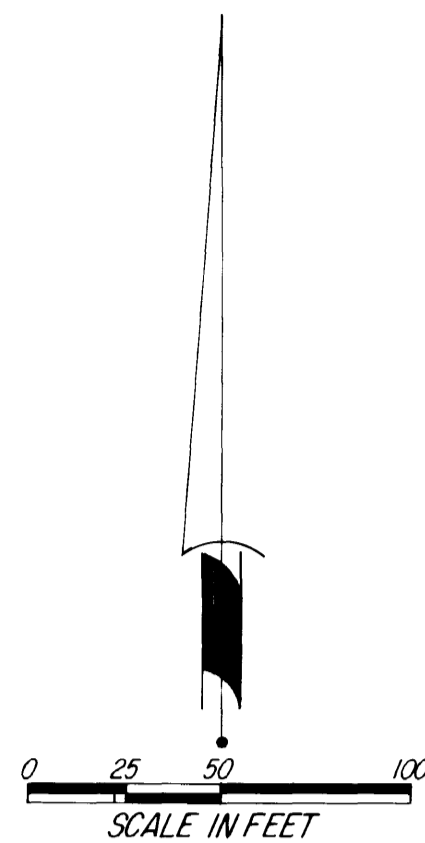
Bob Ryan, Olmsted County Auditor/Treasurer; Brian Cocker, Deputy

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 14th day of March, 1993, 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 7th day of March, 1993.

Carole A. Grimm, City Clerk



Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That FoxCROFT 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 East Half of the Southwest Quarter and of the West Half of the Southeast Quarter of Section 4, Township 106 North, Range 14 West, Rochester, Minnesota, described as follows:

Commencing at the northwest corner of the East Half of said Southwest Quarter; thence North 89 degrees 34 minutes 02 seconds East, assumed bearing, along the north line of said Southwest Quarter, 1035.00 feet to the northeast corner of Lot 2, Block 1, FOXCROFT THIRD (the next three courses are along the easterly boundary of said FOXCROFT THIRD); thence South 00 degrees 25 minutes 58 seconds East, 181.00 feet; thence South 29 degrees 24 minutes 13 seconds East, 226.71 feet; thence South 03 degrees 33 minutes 00 seconds West, 168.00 feet to the most southerly corner of Lot 3, Block 1, FOXCROFT NORTH for a point of beginning (the next 3 corners are along the southerly boundary of said FOXCROFT NORTH); thence North 71 degrees 30 minutes 22 seconds East, 224.70 feet; thence South 67 degrees 13 minutes 00 seconds East, 104.00 feet; thence South 07 degrees 08 minutes 13 seconds East, 75.00 feet to the northerly line of Foxcroft Circle SW; thence westerly 50.34 feet along said line and along a nontangential curve concave southerly, central angle of 05 degrees 40 minutes 40 seconds, radius of 508.00 feet, and the chord of said curve bears South 80 degrees 01 minute 27 seconds West, 50.32 feet; thence South 12 degrees 48 minutes 53 seconds East along the westerly line of FOXCROFT SIXTH, 176.00 feet; thence South 67 degrees 47 minutes 47 seconds West, along said line, 85.82 feet to the easterly line of Outlot "A"; thence North 28 degrees 50 minutes 07 seconds West, 122.94 feet; thence North 28 degrees 50 minutes 07 seconds West, 122.94 feet; thence South 61 degrees 58 minutes 26 seconds West, 67.94 feet; thence southwesterly 149.54 feet along a tangential curve concave southeasterly, central angle of 53 degrees 13 minutes 04 seconds and radius of 161.00 feet; thence South 08 degrees 45 minutes 22 seconds West, 297.28 feet; thence southwesterly 112.95 feet along a tangential curve concave northwesterly, central angle of 43 degrees 39 minutes 40 seconds, and radius of 148.22 feet to the north-easterly right of way line of C.S.A.H. No. 22; thence northwesterly 430.11 feet along said right of way line and along a non-tangential curve concave southwesterly, central angle of 12 degrees 15 minutes 42 seconds, radius of 2009.86 feet, and the chord of said curve bears North 42 degrees 54 minutes 14 seconds West, 429.29 feet to the southerly line of FOXCROFT THIRD (the next 4 courses are along the southerly and easterly line of said FOXCROFT THIRD); thence North 80 degrees 43 minutes 00 seconds East, 210.00 feet; thence North 08 degrees 25 minutes 00 seconds East, 94.00 feet; thence North 23 degrees 45 minutes 00 seconds East, 117.00 feet; thence North 35 degrees 50 minutes 00 seconds East, 170.61 feet to the point of beginning.

Containing 4.21 acres more or less.

has caused the same to be surveyed and platted as FOXCROFT WEST 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 for drainage and utility purpose only.

In witness whereof said FoxCROFT Corporation has caused these presents to be signed by its proper officer this 19th day of February, 1993.

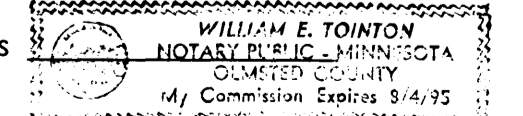
John A. Klopp, Jr., President

State of Minnesota, County of Olmsted

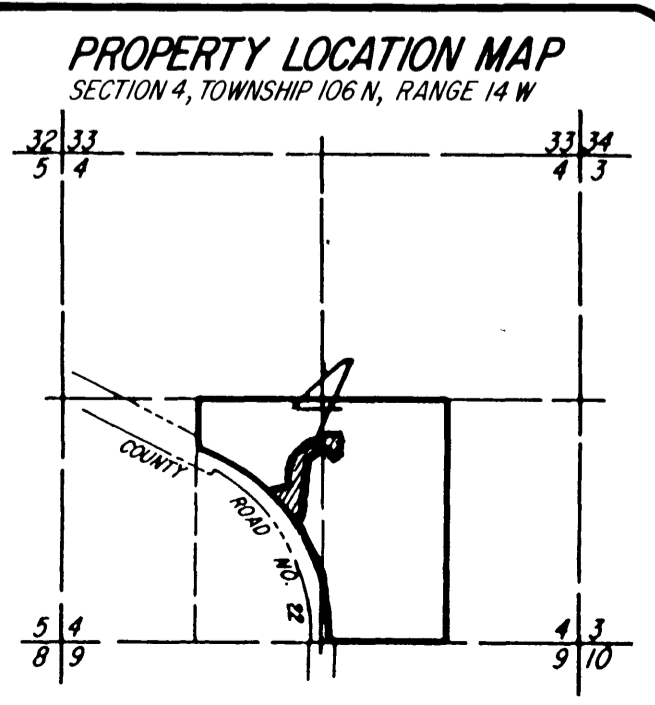
The foregoing instrument was acknowledged before me this 15th day of February, 1993, by John A. Klopp, Jr., President of FoxCROFT Corporation, on behalf of the Corporation.

William E. Pate, Notary Public, Olmsted County, Minnesota

My commission expires: 8/4/95



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



County Recorder 649689

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 5th day of MARCH, 1993, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

MARY CALLIER, County Recorder

Lori Buske, Deputy

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.

Controlled Access Defined:

Ingress or egress to, from, or across the abutting roadway C.S.A.H. No. 22 is restricted by Olmsted County, Minnesota, and said right of access is hereby dedicated to said road authority.