

# ORCHARD RIDGE TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 167

SURVEYOR'S CERTIFICATE

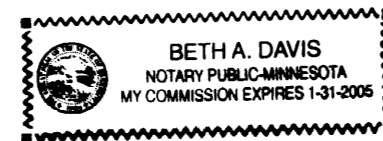
I hereby certify that I have surveyed and platted the property described on this plat as ORCHARD RIDGE TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 167; that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; 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, LS  
Minnesota License Number 11622

State of Minnesota  
County of Dodge

The Surveyor's Certificate was subscribed and sworn to before me, a Notary public, this 29 day of November, 2000.

Beth A. Davis  
Notary Public, Dodge County, Minnesota



My Commission expires: 1-31-2005

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 26<sup>th</sup> day of December, 2000.

Edward P. Kinsie  
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Chatfield

We do hereby certify that on the 12<sup>th</sup> day of June, 2000, the accompanying plat was duly approved by the Common Council of the City of Chatfield, in testimony thereof, we have hereunto signed our name and affixed the seal of the City of Chatfield this 7<sup>th</sup> day of December, 2000.

Gregory A. Jakub  
Mayor  
[Signature]  
City Clerk

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 29<sup>th</sup> day of December, 2000.

DOCUMENT NUMBER A-860919

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29<sup>th</sup> day of December, 2000 at 2 o'clock P M., and was duly recorded in the Olmsted County records.

Daniel J. Hall  
Director of Property, Records & Licensing

Wendy von Wald  
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Chatfield Orchard Ridge Townhomes, LLC, a Minnesota Limited Liability Company, owner and proprietor, and Root River State Bank of Chatfield mortgagee, of the following described property situated in the City of Chatfield, State of Minnesota, to wit:

That part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 105 North, Range 12 West lying northerly of the centerline of Minnesota State Highway 30 and easterly of the following described line:

Commencing at the northwest corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of east along the north line of said Northeast Quarter of the Southeast Quarter 935 feet to the point of beginning; thence South 781 feet to the centerline of Minnesota State Highway 30 and there terminating.

Excepting therefrom the following described parcel:

That part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 105 North, Range 12 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Section 36 being an in place stone; thence on an assumed bearing of North along the east line of said Section 36 a distance of 1749.04 feet to a set spike in the centerline of Trunk Highway No. 30 (recorded distance 1760 feet) and the point of beginning; thence North 75 degrees 54 minutes and 00 seconds West 319.09 feet along said centerline to a set spike; thence North 14 degrees 06 minutes 00 seconds East 130.00 feet to a set iron pipe with a plastic cap stamped "RLS #2140 (IRON PIPE); thence South 75 degrees 54 minutes 00 seconds East 194.57 feet to an IRON PIPE; thence easterly a distance of 37.58 feet along a tangential curve concave to the north having a radius of 80.00 feet and a central angle of 26 degrees 55 minutes 05 seconds; thence North 77 degrees 10 minutes 55 seconds East, tangent to said curve, a distance of 33.95 feet; thence easterly a distance of 18.98 feet to the east line of said Northeast Quarter of the Southeast Quarter along a tangential curve concave to the south having a radius of 120.00 feet and a central angle of 9 degrees 03 minutes 51 seconds; thence south along said east line not tangent to said curve a distance of 166.27 feet to the point of beginning. Containing 6.39 acres more or less.

Have caused the same to be surveyed and platted as ORCHARD RIDGE TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 167 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 purposes only.

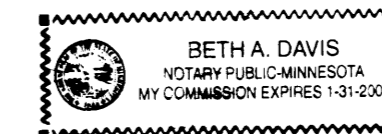
In witness whereof said Chatfield Orchard Ridge Townhomes, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its Chief Manager this 29 day of November, 2000.

By Thomas Halloran  
Thomas Halloran, Chief Manager

State of Minnesota  
County of ~~Olmsted~~ Dodge

The foregoing instrument was acknowledged before me this 29 day of November, 2000, by Thomas Halloran, Chief Manager of Chatfield Orchard Ridge Townhomes, LLC, on behalf of the Company.

Beth A. Davis  
Notary Public, Dodge County, Minnesota



My Commission expires: 1-31-2005

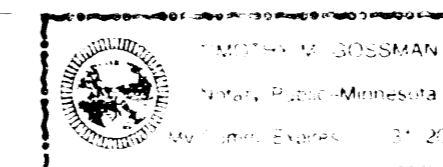
In witness where of said Root River State Bank of Chatfield, has caused these presents to be signed by its proper officers this 11 day of December, 2000.

Root River State Bank of Chatfield  
By Charles M. Johnson, EVP Suzanne M. Keefe VP

State of Minnesota  
County of ~~Olmsted~~ Fillmore

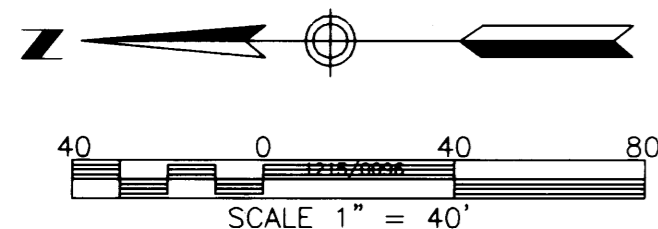
The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of December, 2000, by Charles M. Johnson, Jr. and Suzanne M. Keefe Officers of Root River State Bank of Chatfield on behalf of the Corporation.

Timothy W. Bossman  
Notary Public, Fillmore County, Minnesota



My Commission expires: 1-31-2005

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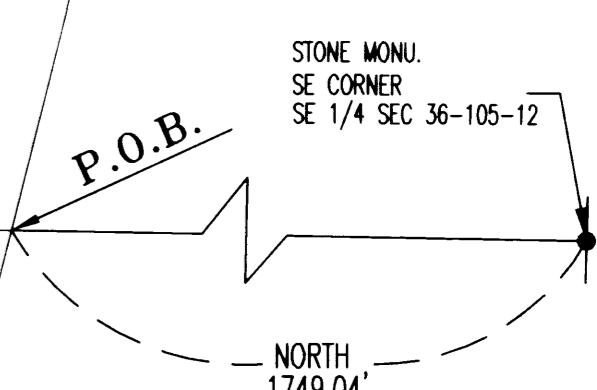
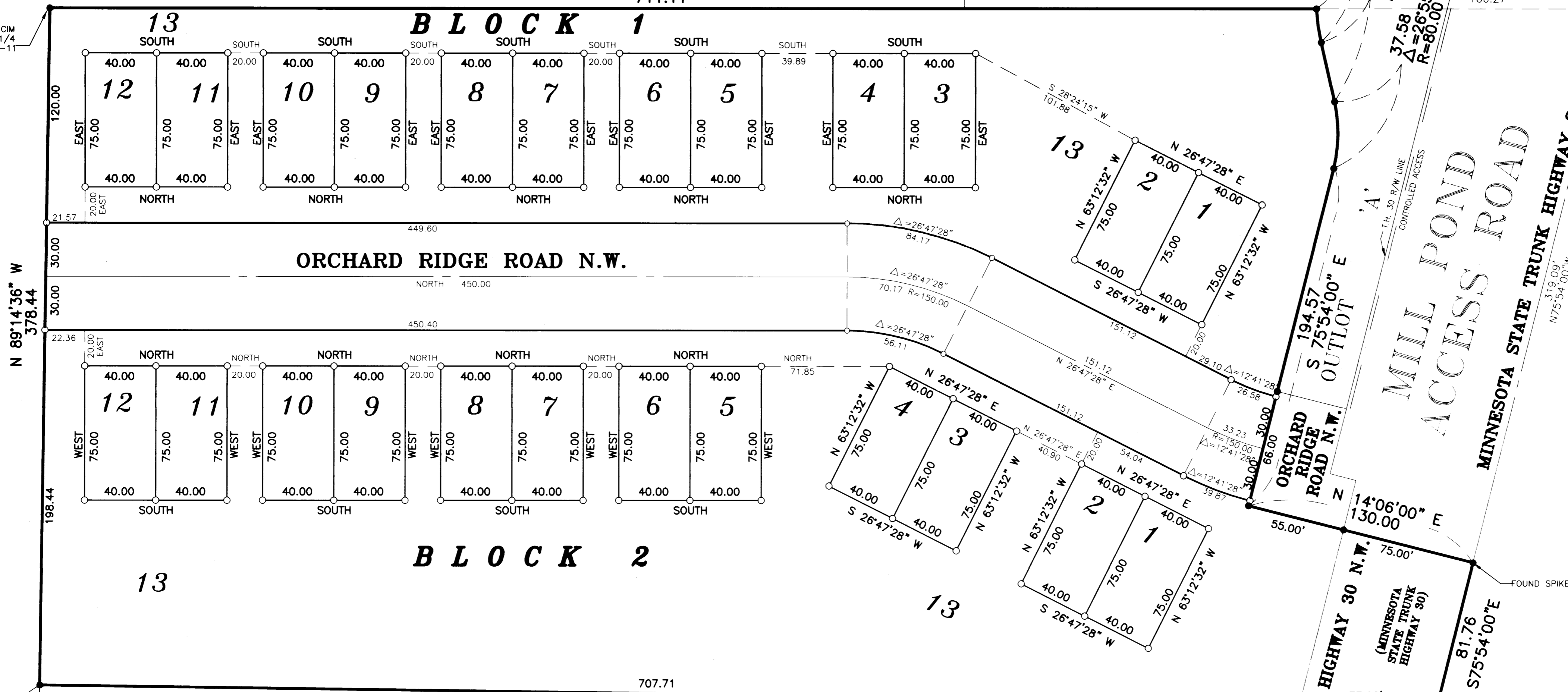


UNPLATTED

MILL POND  
FIRST ADDITION  
BLOCK 1  
LOT 1

FOUND CIM  
NE CORNER SE 1/4  
SEC 36-105-11

UNPLATTED



NOTE:  
BASIS OF BEARING SYSTEM :  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE EAST LINE S.E. 1/4, SEC 36  
WHICH IS ASSUMED TO BE NORTH.  
  
ALL MONUMENTS SHOWN THUS: ○  
INDICATES PLAT MONUMENT (5/8\"/>

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.

DRAINAGE EASEMENT defined:  
An unobstructed easement for the operation and  
maintenance of waterways, both surface and  
underground, running over, across, and under  
said easement.

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

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

S 89°14'36\"/>

NORTHWEST CORNER  
NE 1/4 SE 1/4 SEC 36

784.79 (RECORD 781.00)  
S 00°45'24\"/>

UNPLATTED