

# KINGSBURY HILLS SECOND

### SURVEYOR'S CERTIFICATE

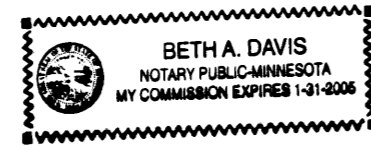
I hereby certify that I have surveyed and platted the property described on this plat as KINGSBURY HILLS SECOND; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed 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, L.S.  
Minnesota License No. 11622

State of Minnesota  
County of Olmsted Dodge

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 21 day of June, 2001.

Beth A. Davis  
Notary Public, Olmsted County, Minnesota  
Dodge  
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 25 day of June, 2001.

Edward P. Kusile  
County Surveyor

### CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Rochester

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 18th day of JUNE, 2001, 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 AUGUST, 2001.

Judy Kay Scherr  
Judy K. Scherr, City Clerk

### PROPERTY RECORDS AND LICENSING

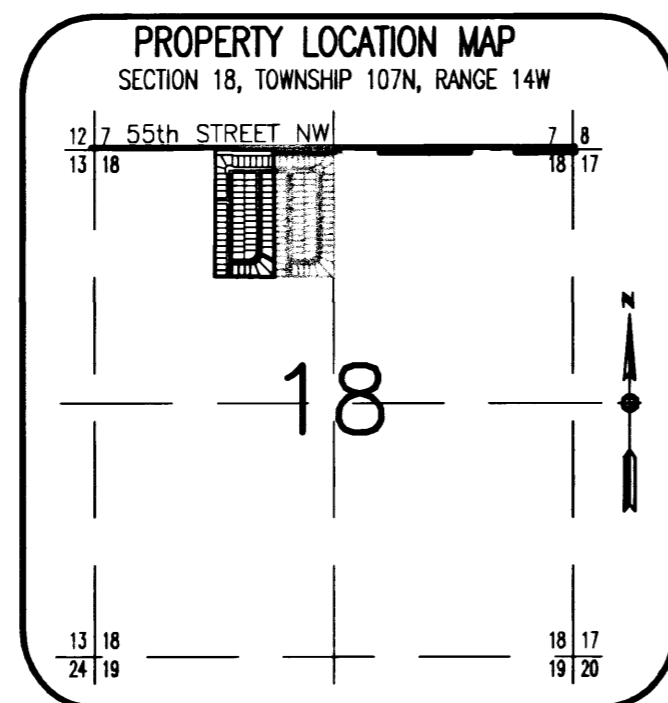
Taxes payable in the year 2001 on the land herein have been paid, there are no delinquent taxes and transfer has been entered this 7th day of August, 2001.

DOCUMENT NUMBER A-882513

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7th day of August, 2001, at 1:42 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel A. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy



### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Joel Bigelow and Sons Enterprises Inc., a Minnesota Corporation, owner and proprietor, and Home Federal Savings Bank, a Minnesota Financial Corporation, mortgagee, of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

A part of the Northeast Quarter of the Northwest Quarter of Section 18, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence North 89 degrees 46 minutes 23 seconds West, assumed bearing, along the north line thereof, 661.01 feet to the northwest corner of KINGSBURY HILLS for the point of beginning; thence continue North 89 degrees 46 minutes 23 seconds West, along said north line, 650.87 feet to the northwest corner of the Northeast Quarter of the Northwest Quarter of said Section 18; thence South 00 degrees 04 minutes 05 seconds West, along the west line of said Quarter Quarter Section, 1319.14 feet to the southwest corner of said Quarter Quarter Section; thence South 89 degrees 45 minutes 24 seconds East, along the south line thereof, 655.60 feet to the southwest corner of said KINGSBURY HILLS; thence North 00 degrees 08 minutes 13 seconds West, along the west line of said KINGSBURY HILLS, 1319.35 feet to the point of beginning.

ALSO:

Lot 14, Block 4 and Lots 1 and 2, Block 5, all in KINGSBURY HILLS, Rochester, Minnesota.

Containing in all, 20.39 acres more or less.

have caused the same to be surveyed and platted as KINGSBURY HILLS SECOND and do hereby donate and dedicate to the public for the public use forever, the thoroughfares, and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Joel Bigelow and Sons Enterprises Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 25th day of June, 2001.

Joel Bigelow and Sons Enterprises Inc.

by Joel O. Bigelow Pres.  
Joel O. Bigelow, President

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 25th day of June, 2001 by Joel O. Bigelow, President of Joel Bigelow and Sons Enterprises Inc., on behalf of the Corporation.

Joan M. Gallair  
Notary Public, Olmsted County, Minnesota  
My commission expires 1/31/2005



In witness whereof said, Home Federal Savings Bank, a Minnesota Financial Corporation, has caused these presents to be signed by its proper officers this 27 day of JUNE, 2001.

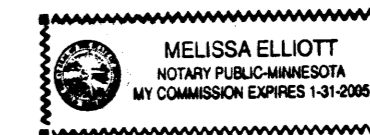
Home Federal Savings Bank

by Daniel W. Mann and Donna M. Brown

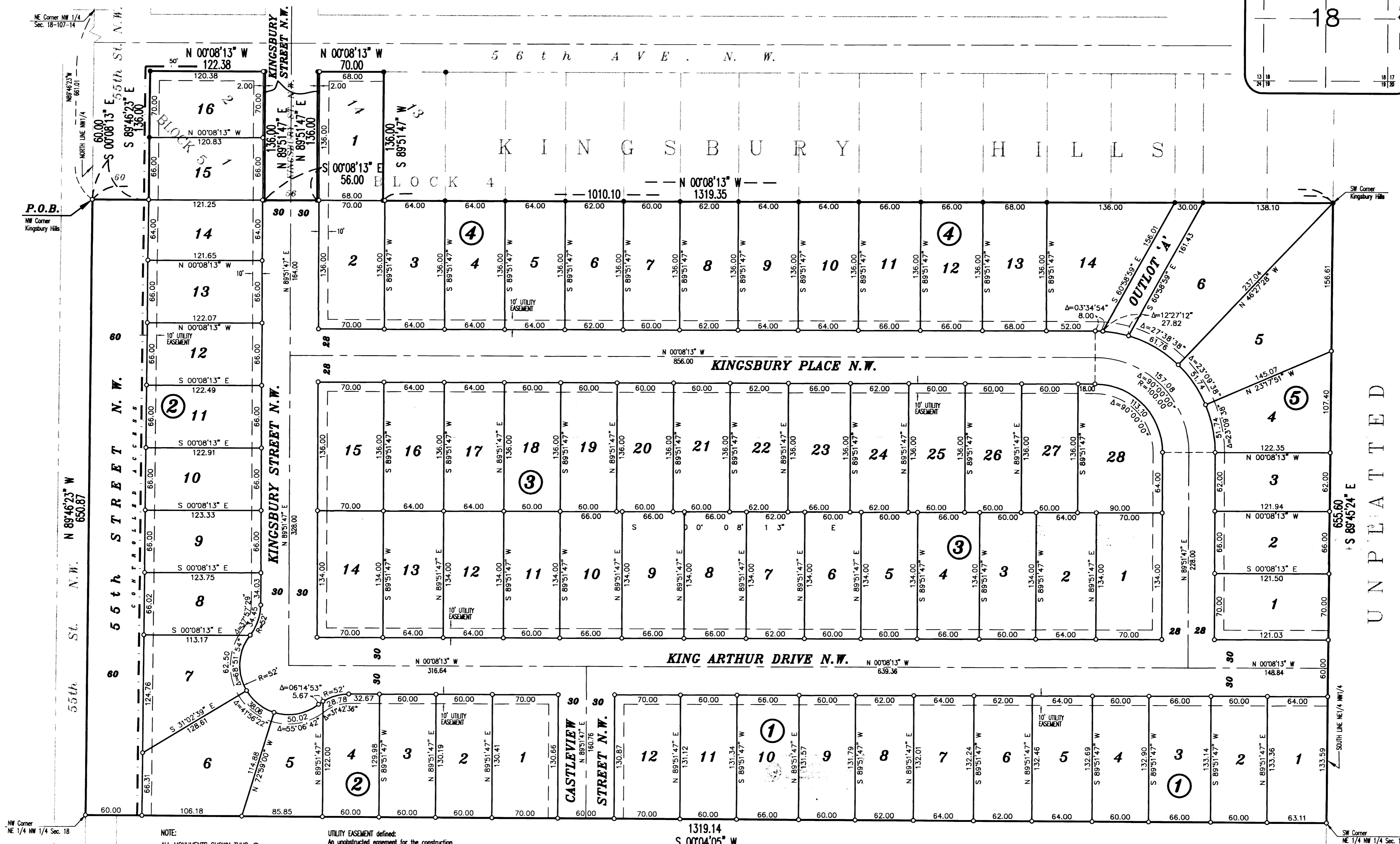
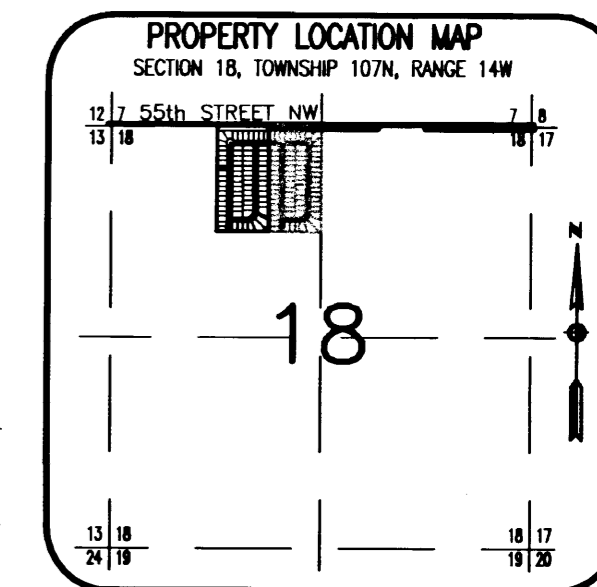
State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 22 day of June, 2001, by David A. Neuman and Donna M. Brown officers of Home Federal Savings Bank, on behalf of the Corporation.

Melissa Elliott  
Notary Public, Olmsted County, Minnesota  
My commission expires 1-31-2005



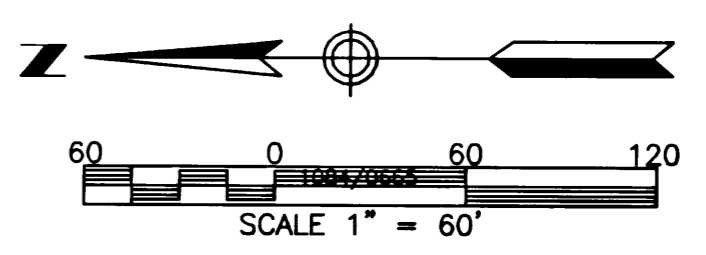
# KINGSBURY HILLS SECOND



**NOTE:**  
 ALL MONUMENTS SHOWN THUS: ○  
 ARE 5/8" I.D. CAPPED PIPES SET  
 WITH LICENSE NO. 11622.  
 ALL MONUMENTS SHOWN THUS: ●  
 ARE FOUND 5/8" PIPE UNLESS  
 OTHERWISE NOTED.  
**BASIS OF BEARING SYSTEM:**  
 ALL BEARINGS ARE IN RELATIONSHIP WITH  
 THE NORTH LINE N.W. 1/4, SEC 18-107-14  
 WHICH IS ASSUMED TO BE S 89°46'23" E.

**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.

U N P L A T T E D



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

298A