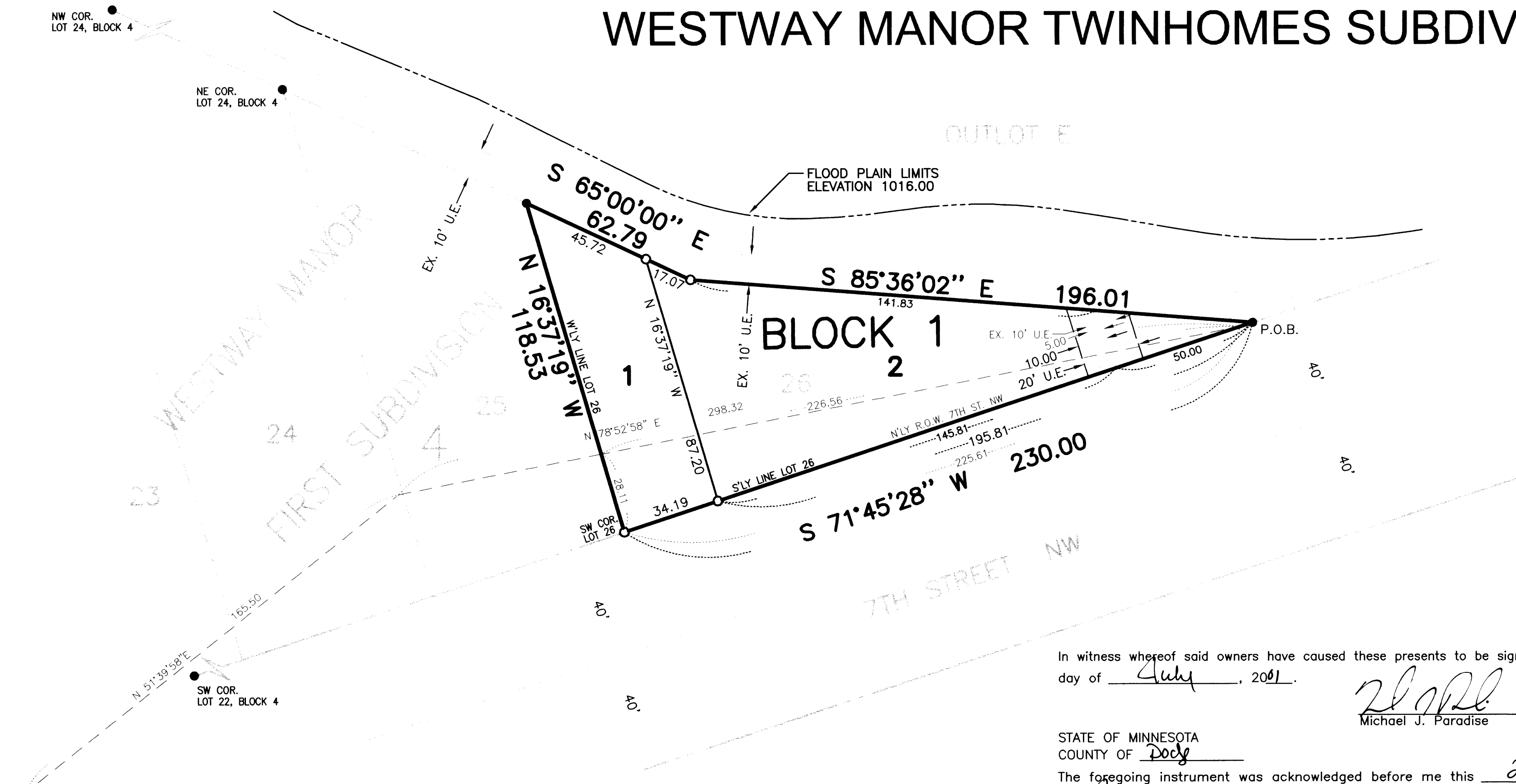


WESTWAY MANOR TWINHOMES SUBDIVISION



UTILITY EASEMENT DEFINED

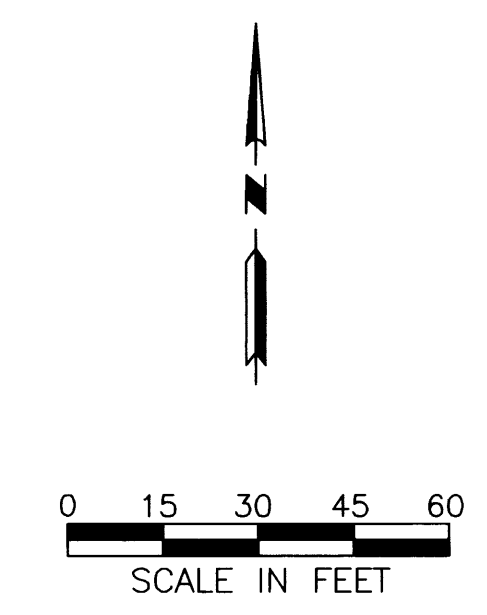
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

BENCH MARK

DISK IN SOUTHEAST CONCRETE BOX CULVERT AT CHANNEL CHANGE & SW'LY SHOULDER OF E'LY BOUND LANE OF T.H. NO. 14 IN THE N.W. 1/4, SEC. 33, T107N, R14W. ELEV. 1019.07

ELEVATIONS ON THIS PLAN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.



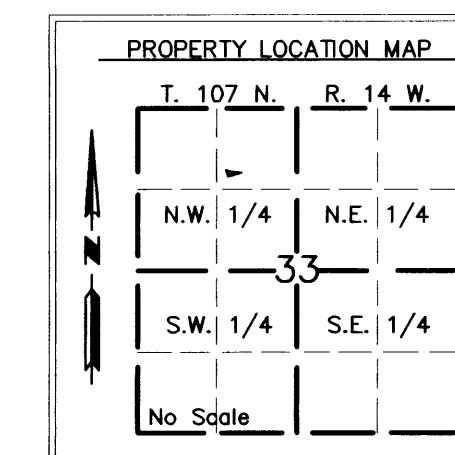
MONUMENTS

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- FOUND (1/2" PIPE UNLESS NOTED OTHERWISE)

All monuments set have a plastic cap stamped L.S. 26371.

BASIS OF BEARINGS

All Bearings are in relationship with the southerly line of Lot 26, Block 4, Westway Manor First Subdivision which is assumed to be N 71°45'28" E.



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Joel O. Bigelow and Michael J. Paradise, owners and proprietors, of the following described property:

Lot 26, Block 4, Westway Manor First Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, EXCEPT that part described as follows:

That part of the Northeast Quarter of the Northwest Quarter of Section 33, Township 107 North, Range 14 West, in the City of Rochester, Olmsted County, Minnesota, described as follows:

Beginning at a point in the west line of said Northeast Quarter of the Northwest Quarter, 123.30 feet northerly from the southwest corner thereof; thence North 51 degrees 39 minutes 58 seconds East (Note: all bearings are in relationship with the southerly line of said Lot 26, Block 4, Westway Manor First Subdivision, which is assumed to be South 71 degrees 45 minutes 28 seconds West) a distance of 165.50 feet; thence North 78 degrees 52 minutes 58 seconds East for a distance of 298.32 feet to the northerly Right-of-Way of 7th Street Northwest and the POINT OF BEGINNING; thence South 71 degrees 45 minutes 28 seconds West along the northerly Right-of-Way of 7th Street Northwest for a distance of 225.61 feet to the southwest corner of said Lot 26, Block 4, Westway Manor First Subdivision; thence North 16 degrees 37 minutes 19 seconds West along the west line of said Lot 26 for a distance of 28.11 feet; thence North 78 degrees 52 minutes 58 seconds East for a distance of 226.56 feet to the POINT OF BEGINNING.

TOGETHER WITH

That part of Lot 26, Block 4, Westway Manor First Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, described as follows:

That part of the Northeast Quarter of the Northwest Quarter of Section 33, Township 107 North, Range 14 West, in the City of Rochester, Olmsted County, Minnesota, described as follows:

Beginning at a point in the west line of said Northeast Quarter of the Northwest Quarter, 123.30 feet northerly from the southwest corner thereof; thence North 51 degrees 39 minutes 58 seconds East (Note: all bearings are in relationship with the southerly line of said Lot 26, Block 4, Westway Manor First Subdivision, which is assumed to be South 71 degrees 45 minutes 28 seconds West) a distance of 165.50 feet; thence North 78 degrees 52 minutes 58 seconds East for a distance of 298.32 feet to the northerly Right-of-Way of 7th Street Northwest and the POINT OF BEGINNING; thence South 71 degrees 45 minutes 28 seconds West along the northerly Right-of-Way of 7th Street Northwest for a distance of 225.61 feet to the southwest corner of said Lot 26, Block 4, Westway Manor First Subdivision; thence North 16 degrees 37 minutes 19 seconds West along the west line of said Lot 26 for a distance of 28.11 feet; thence North 78 degrees 52 minutes 58 seconds East for a distance of 226.56 feet to the POINT OF BEGINNING.

Said Parcel contains 0.26 acres, more or less.

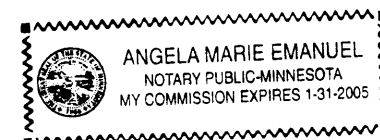
Have caused the same to be surveyed and platted as WESTWAY MANOR TWINHOMES SUBDIVISION and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat.

In witness whereof said owners have caused these presents to be signed this 23 day of July, 2001.

Michael J. Paradise
Michael J. Paradise

STATE OF MINNESOTA
COUNTY OF Dodge

The foregoing instrument was acknowledged before me this 23 day of July, 2001, by Michael J. Paradise.



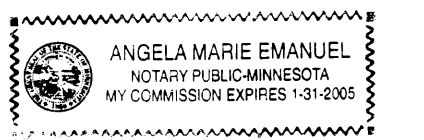
Angela Marie Emanuel
Notary Public, Dodge County, MN
My Commission Expires 1-31-05

In witness whereof said owners have caused these presents to be signed this 23 day of July, 2001.

Joel O. Bigelow
Joel O. Bigelow

STATE OF MINNESOTA
COUNTY OF Dodge

The foregoing instrument was acknowledged before me this 23 day of July, 2001, by Joel O. Bigelow.



Angela Marie Emanuel
Notary Public, Dodge County, MN
My Commission Expires 1-31-05

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2001 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22ND day of August, 2001.

DOCUMENT NUMBER A-883780

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 22ND day of August, 2001, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall
Director of Property Records & Licensing

Wendy von Wald
Deputy

DOCUMENT NUMBER T-91253

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 22nd day of August, 2001, at 2 1/2 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall
Register of Titles - Property Records & Licensing

Candace Buckner
Deputy

COUNTY SURVEYOR

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

This 31 day of July, 2001.

Edward P. Kivile
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMDSTED
CITY OF ROCHESTER

I, JUDY KAY SHERA City Clerk, in and for the City of Rochester, do hereby certify that on the 2ND day of JULY, 2001, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 1ST day of AUGUST, 2001.

Judy Kay Shera
City Clerk

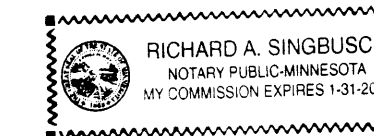
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as WESTWAY MANOR TWINHOMES SUBDIVISION; 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; that the outside boundary lines are correctly designated; 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.

Jeffrey R. Brand
Jeffrey R. Brand
Minnesota L.S. No. 26371

STATE OF MINNESOTA
COUNTY OF WINONA

The foregoing Surveyor's Certificate was acknowledged before me this 19th day of July, 2001, by Jeffrey R. Brand, L.S. Number 26371.



Richard A. Singbusch
Notary Public, Winona County, MN
My Commission Expires 1-31-2005



BRAND & MASSEY SURVEYING, INC.
1009 WHITWATER AVENUE
ST. CHARLES, MN. 55972
PH. NO. 507-932-3895 **299B**