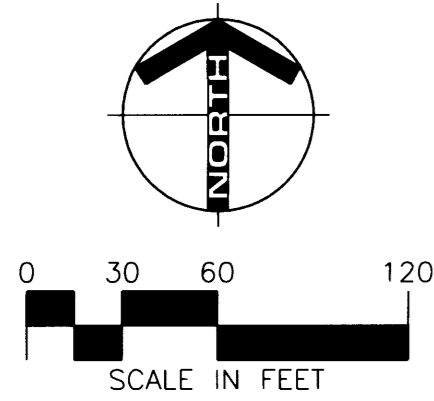


FOX HILL SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM



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

CONTROLLED ACCESS DEFINED

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

—○—○—○— = CONTROLLED ACCESS

MONUMENTS

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths (NAD83-86) measured to the right from grid north.

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Fox Hill, LLC, a Minnesota Limited Liability Company, being owner and proprietor of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 4 and the Northeast Quarter of Section 9, all in Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 271 degrees 08 minutes 48 seconds along the south line of said Southeast Quarter 1108.54 feet to the point of beginning; thence northerly 359 degrees 18 minutes 06 seconds azimuth 775.65 feet; thence easterly 90 degrees 57 minutes 27 seconds azimuth 412.93 feet; thence northeasterly 249.67 feet on a tangential curve concave northwesterly, having a radius of 300.00 feet and a central angle of 47 degrees 41 minutes 00 seconds; thence northeasterly 43 degrees 16 minutes 27 seconds azimuth 49.63 feet to the east line of the West Two-Thirds of the East Half of said Southeast Quarter; thence southerly 179 degrees 13 minutes 21 seconds azimuth along said east line 343.51 feet; thence westerly 268 degrees 14 minutes 34 seconds azimuth 30.39 feet; thence westerly 46.19 feet on a nontangential curve concave southerly, having a radius of 467.00 feet, a central angle of 05 degrees 40 minutes 02 seconds and a chord azimuth 264 degrees 07 minutes 15 seconds; thence westerly 267 degrees 22 minutes 26 seconds azimuth 19.58 feet; thence southwesterly 21.54 feet on a tangential curve concave southeasterly, having a radius of 14.00 feet and a central angle of 88 degrees 09 minutes 05 seconds; thence southerly 179 degrees 13 minutes 21 seconds azimuth 326.30 feet; thence southerly 6.43 feet on a tangential curve concave easterly, having a radius of 9.00 feet, and a central angle of 40 degrees 55 minutes 49 seconds; thence southerly 104.30 feet on a tangential curve concave westerly, having a radius of 73.00 feet, a central angle of 81 degrees 51 minutes 37 seconds and a chord azimuth of 179 degrees 13 minutes 21 seconds; thence southerly 6.43 feet on a tangential curve concave easterly, having a radius of 9.00 feet, and a central angle of 40 degrees 55 minutes 48 seconds; thence southerly 179 degrees 13 minutes 21 seconds azimuth 316.41 feet; thence southeasterly 28.48 feet on a tangential curve concave northeasterly, having a radius of 14.00 feet and a central angle of 116 degrees 33 minutes 56 seconds; thence northeasterly 62 degrees 39 minutes 25 seconds azimuth 35.47 feet; thence easterly 72 degrees 05 minutes 44 seconds azimuth 61.04 feet to the east line of the West Two-Thirds of the East Half of said Northeast Quarter; thence southerly 178 degrees 57 minutes 46 seconds azimuth along said east line 512.63 feet; thence northwesterly 323 degrees 55 minutes 48 seconds azimuth 377.33 feet; thence southwesterly 241 degrees 48 minutes 55 seconds azimuth 239.04 feet; thence northwesterly 333 degrees 44 minutes 48 seconds azimuth 571.77 feet to the point of beginning.

Said tract contains 16.66 acres more or less.

Have caused the same to be surveyed and platted as FOX HILL SUBDIVISION 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 utility purposes only.

In witness whereof said Fox Hill, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 8th day of October, 2001.

STATE OF MINNESOTA
COUNTY OF OLMTED

The foregoing instrument was acknowledged before me this 8th day of October, 2001 by John A. Klopp, Jr., Fox Hill, LLC, a Minnesota Limited Liability Company, on behalf of the company.

John A. Klopp, Jr.
John A. Klopp, Jr.
President

Barbara S. Kuback
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

Judy K. Scherr
Judy K. Scherr
City Clerk

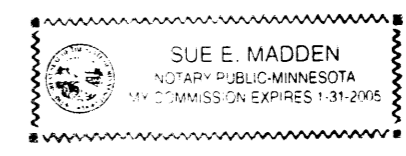
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as FOX HILL 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 or will be correctly placed in the ground by Sept. 18, 2002; 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.

Douglas G. Rude
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMTED

The foregoing Surveyor's Certificate was acknowledged before me this 9th day of October, 2001, by Douglas G. Rude, L.S. No. 22422.



Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

COUNTY SURVEYOR

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

This 16th day of October, 2001.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

COUNTY PROPERTY RECORDS AND LICENSING

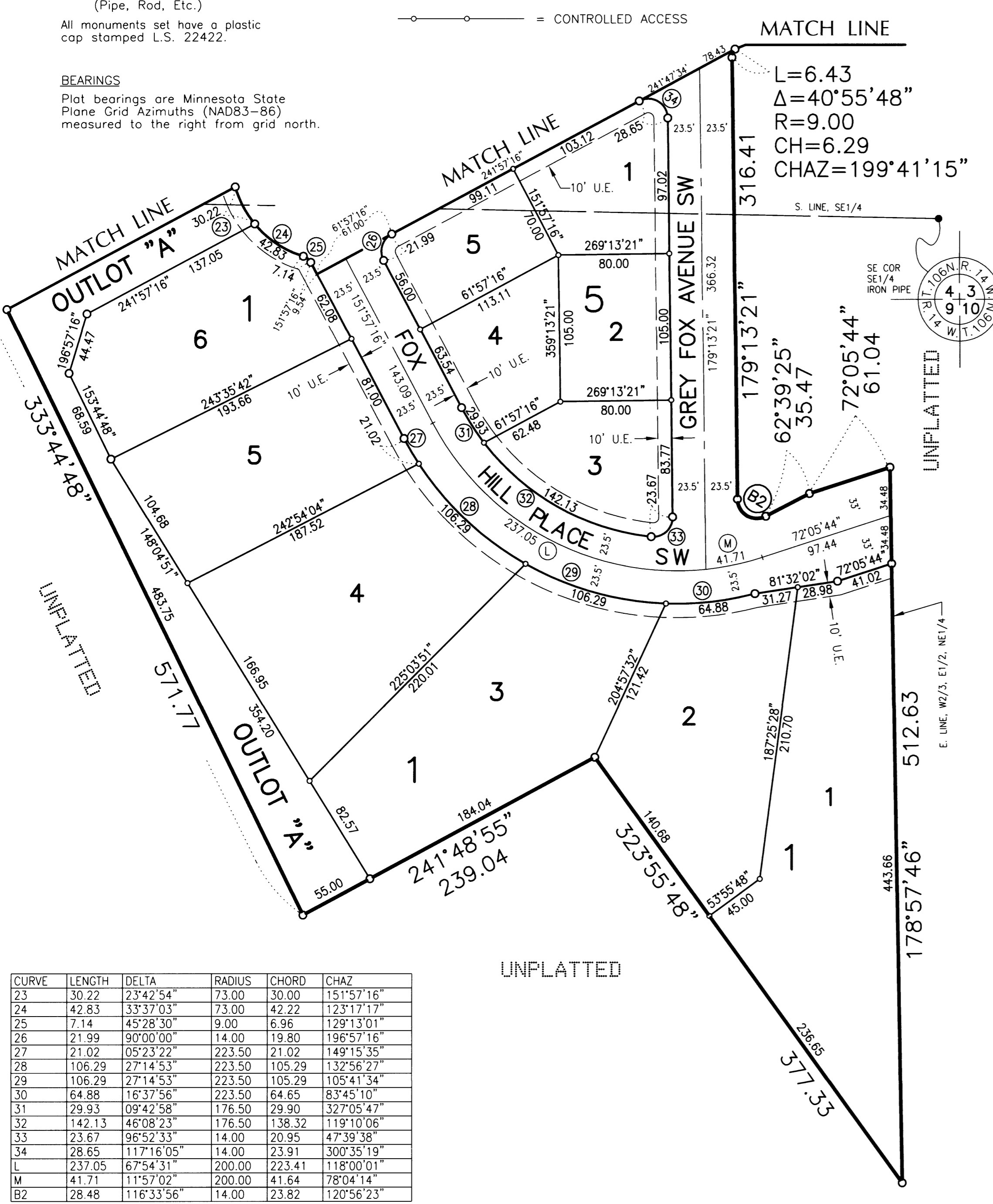
Taxes payable in the year 2001 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 26th day of October, 2001.

Document Number 891346.2

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 26th day of October, 2001, at 10:12 o'clock A.M. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Olmsted County Director of
Property Records and Licensing
By *Wendy Ann Wald*

314-B



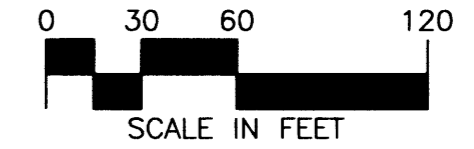
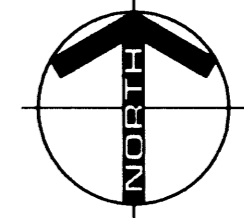
CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
23	30.22	23°42'54"	73.00	30.00	151°57'16"
24	42.83	33°37'03"	73.00	42.22	123°17'17"
25	7.14	45°28'30"	9.00	6.96	129°13'01"
26	21.99	90°00'00"	14.00	19.80	196°57'16"
27	21.02	05°23'22"	223.50	21.02	149°15'35"
28	106.29	27°14'53"	223.50	105.29	132°56'27"
29	106.29	27°14'53"	223.50	105.29	105°41'34"
30	64.88	16°37'56"	223.50	64.65	83°45'10"
31	29.93	09°42'58"	176.50	29.90	327°05'47"
32	142.13	46°08'23"	176.50	138.32	119°10'06"
33	23.67	96°52'33"	14.00	20.95	47°39'38"
34	28.65	117°16'05"	14.00	23.91	300°35'19"
L	237.05	67°54'31"	200.00	223.41	118°00'01"
M	41.71	11°57'02"	200.00	41.64	78°04'14"
B2	28.48	116°33'56"	14.00	23.82	120°56'23"

PROJECT NUMBER: 6590
COMPUTER FILE: 6590 S FNPL 01.DWG
DATE: 06/08/01
DRAFTSPERSON: J.G., P.C.O.

FOX HILL SUBDIVISION



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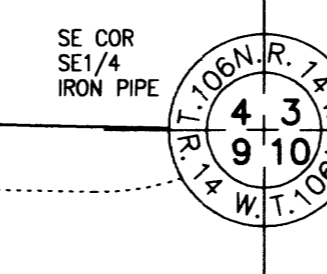
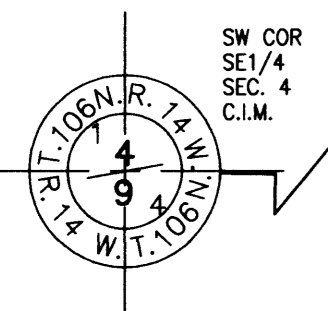
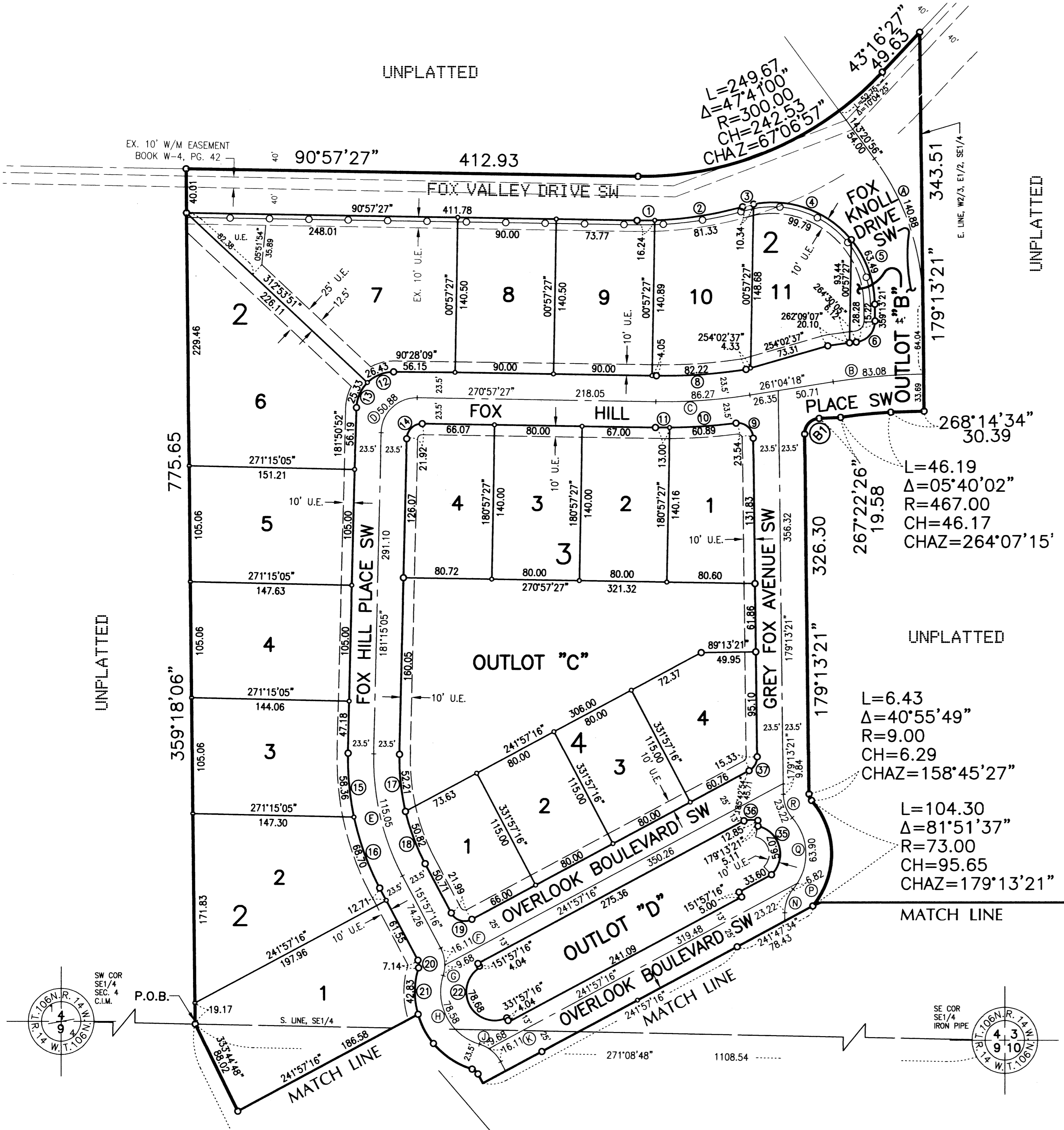
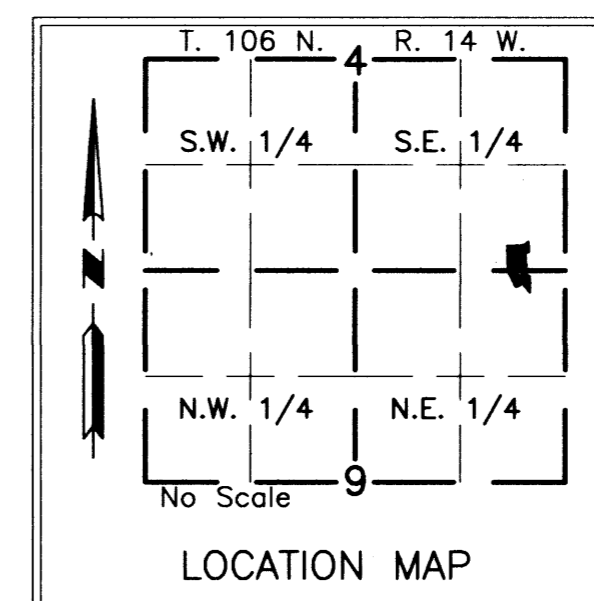
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CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	16.24	02°44'12"	340.00	16.24	89°35'21"
2	81.33	13°42'18"	340.00	81.13	81°22'06"
3	10.34	04°09'59"	142.16	10.34	76°19'35"
4	99.79	61°02'17"	93.67	95.14	109°52'13"
5	63.49	38°50'00"	93.67	62.28	159°48'21"
6	28.28	85°16'44"	19.00	25.74	221°51'43"
8	82.22	09°53'10"	476.50	82.12	266°00'53"
9	23.54	96°21'09"	14.00	20.87	311°02'47"
10	60.89	06°39'52"	523.50	60.86	266°12'09"
11	13.00	01°25'23"	523.50	13.00	270°14'46"
12	26.43	45°12'03"	33.50	25.75	247°45'47"
13	25.33	43°18'53"	33.50	24.73	203°30'18"
14	21.92	89°42'23"	14.00	19.75	226°06'16"
15	58.36	13°27'20"	248.50	58.23	174°31'24"
16	68.70	15°50'28"	248.50	68.49	159°52'30"
17	52.21	14°50'43"	201.50	52.06	173°49'43"
18	50.82	14°27'05"	201.50	50.69	159°10'49"
19	21.99	90°00'00"	14.00	19.80	106°57'16"
20	7.14	45°28'30"	9.00	6.96	174°41'31"
21	42.83	33°37'03"	73.00	42.22	180°37'15"
22	78.68	17°23'07"	26.00	51.91	151°57'16"
35	56.07	12°33'24"	26.00	45.82	344°14'02"
36	12.85	23°44'41"	31.00	12.76	88°25'09"
37	15.33	62°43'55"	14.00	14.57	30°35'19"
A	140.88	35°52'25"	225.00	138.59	161°17'09"
B	83.08	08°09'04"	583.98	83.01	265°08'50"
C	86.27	09°53'10"	500.00	86.16	266°00'53"
D	50.88	89°42'23"	32.50	45.84	226°06'16"
E	115.05	29°17'48"	225.00	113.80	166°36'10"
F	16.11	28°24'27"	32.50	15.95	166°09'30"
G	9.68	17°04'03"	32.50	9.65	188°53'45"
H	78.58	90°57'01"	49.50	70.58	151°57'16"
J	9.68	17°04'03"	32.50	9.65	295°00'48"
K	16.11	28°24'27"	32.50	15.95	137°45'03"
N	23.22	40°55'49"	32.50	22.73	194°11'16"
P	6.82	07°53'31"	49.50	6.81	216°12'25"
Q	63.90	73°58'06"	49.50	59.56	175°16'36"
R	23.22	40°55'49"	32.50	22.73	158°45'27"
B1	21.54	88°09'05"	14.00	19.48	223°17'54"



PROJECT NUMBER: 6590 COMPUTER FILE: 6590 S FNPL 01.DWG DATE: 06/08/01 DRAFTSPERSON: F.J.G., P.C.O.