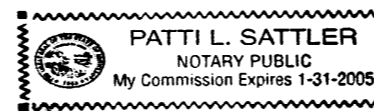


# FOX RIDGE TOWNHOMES FIRST COMMON INTEREST COMMUNITY NUMBER 159 FIRST SUPPLEMENTAL

In witness whereof, said Carriage Homes XVII Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 25<sup>th</sup> day of February, 2002.

John W. Arkell  
John W. Arkell, C.E.O.

STATE OF MINNESOTA  
COUNTY OF Washington  
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2002, by John W. Arkell, C.E.O. of Carriage Homes XVII Inc., a Minnesota Corporation, on behalf of the corporation.

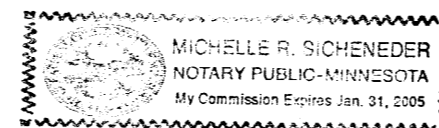


Patti L. Sattler  
Notary Public, Washington County, MN  
My Commission Expires 1-31-05

In witness whereof, said Construction Mortgage Investors Co., a Minnesota Corporation has caused these presents to be signed by its proper officer this 28 day of February, 2002.

Scott Puchtel  
Scott Puchtel, Vice President

STATE OF MINNESOTA  
COUNTY OF Hennepin  
The foregoing instrument was acknowledged before me this 28 day of February, 2002, by Scott Puchtel, Vice President of Construction Mortgage Investors Co., a Minnesota Corporation, on behalf of the corporation.

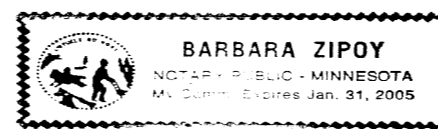


Michelle R. Sicheneder  
Notary Public, Hennepin County, MN  
My Commission Expires 1-31-05

In witness whereof, said James Render has hereunto set his hand this 25<sup>th</sup> day of February, 2002.

James Render  
James Render

STATE OF MINNESOTA  
COUNTY OF Hennepin  
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2002, by James Render.



Barbara Zipoy  
Notary Public, Hennepin County, MN  
My Commission Expires 1/31/05

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2002 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 2<sup>nd</sup> day of APRIL, 2002.

DOCUMENT NUMBER A-911951

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 2<sup>nd</sup> day of APRIL, 2002, at 11 1/2 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

### COUNTY SURVEYOR

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

This 7 day of MARCH, 2002.

Edward P. Kaule  
Olmsted County Surveyor

### CITY APPROVAL

STATE OF MINNESOTA  
COUNTY OF OLMS TED  
CITY OF ROCHESTER

I, JUDY KAY STERN City Clerk, in and for the City of Rochester, do hereby certify that on the 19<sup>th</sup> day of NOVEMBER, 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 1<sup>ST</sup> day of APRIL, 2002.

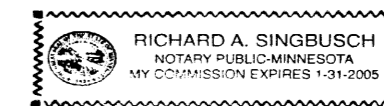
Judy Kay Stern  
City Clerk

### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as FOX RIDGE TOWNHOMES FIRST, COMMON INTEREST COMMUNITY NUMBER 159, FIRST SUPPLEMENTAL, 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; 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.

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 21<sup>st</sup> day of FEBRUARY, 2002, by Jeffrey R. Brand, L.S. Number 26371.



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

### INSTRUMENT OF DEDICATION

AND KNOW ALL MEN BY THESE PRESENTS: That Carriage Homes XVII Inc., a Minnesota Corporation, being owner and proprietor, and Construction Mortgage Investors Co., a Minnesota Corporation, mortgagee and James Render, a married person, mortgagee of the following described property:

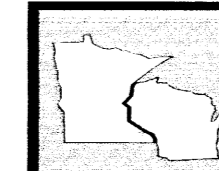
That part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

BEGINNING at the northwest corner of Block 1, Fox Ridge Townhomes First, Common Interest Community Number 159; thence South 89 degrees 17 minutes 21 seconds West (Note: All bearings are in relationship with the north line of said Southeast Quarter of the Southwest Quarter, which is assumed) along the north line of said Southeast Quarter of the Southwest Quarter and the south line of Manor Woods West First Subdivision a distance of 895.08 feet to the northwest corner of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 46 minutes 05 seconds East along the west line of said Southeast Quarter of the Southwest Quarter a distance of 763.57 feet to the northwest corner of Block 5, said Fox Ridge Townhomes First, Common Interest Community Number 159; thence North 89 degrees 30 minutes 12 seconds East along said Block 5 a distance of 870.00 feet to a corner of said Block 5; thence North 00 degrees 29 minutes 48 seconds West along said Block 5 a distance of 98.81 feet to a corner of said Block 5; thence North 42 degrees 13 minutes 11 seconds West along said Block 5 a distance of 58.73 feet to a corner of said Block 5; thence North 47 degrees 46 minutes 49 seconds East along said Block 5 a distance of 114.67 feet to the most northerly corner of said Block 5 and the westerly Right-of-Way of Meadow Lakes Drive N.W.; thence North 42 degrees 13 minutes 11 seconds West along said westerly Right-of-Way a distance of 132.08 feet; thence northerly 340.98 feet along said Right-of-Way on a tangential curve concave easterly, having a central angle of 108 degrees 32 minutes 11 seconds, and a radius of 180.00 feet to the southwest corner of Block 1, said Fox Ridge Townhomes First, Common Interest Community Number 159; thence North 00 degrees 42 minutes 39 seconds West along the west line of said Block 1 a distance of 164.11 feet to the POINT OF BEGINNING.

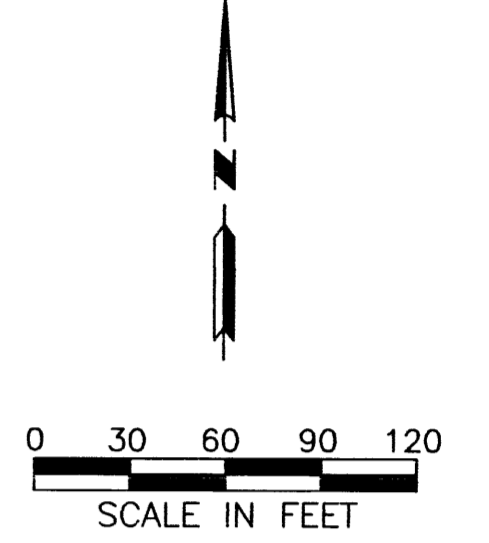
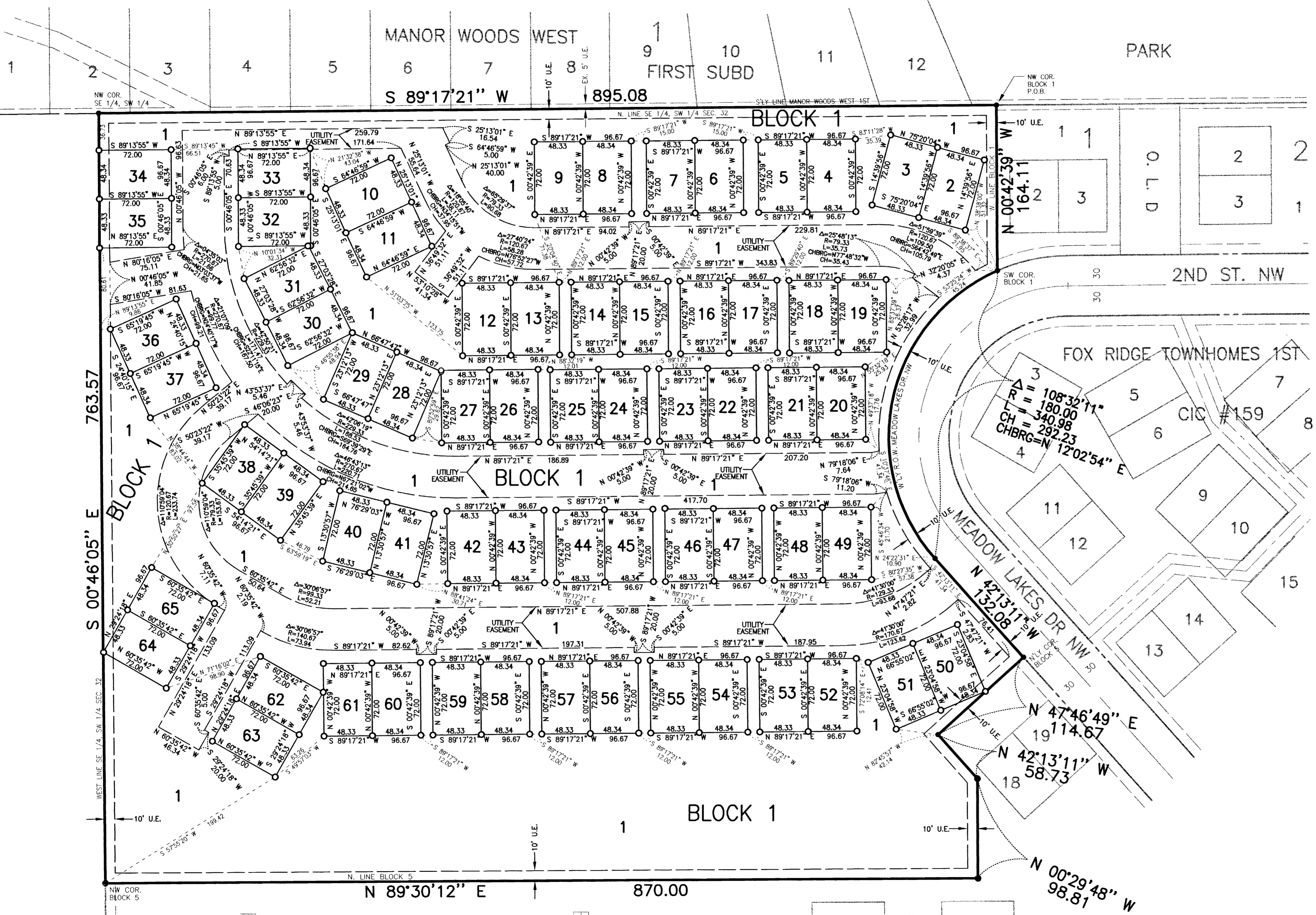
Said Parcel contains 14.97 acres, more or less.

Said Parcel is subject to any easements or encumbrances of record.

Have caused the same to be surveyed and platted as FOX RIDGE TOWNHOMES FIRST, COMMON INTEREST COMMUNITY NUMBER 159, FIRST SUPPLEMENTAL and grant the easements, as shown on this plat.



# FOX RIDGE TOWNHOMES FIRST COMMON INTEREST COMMUNITY NUMBER 159 FIRST SUPPLEMENTAL



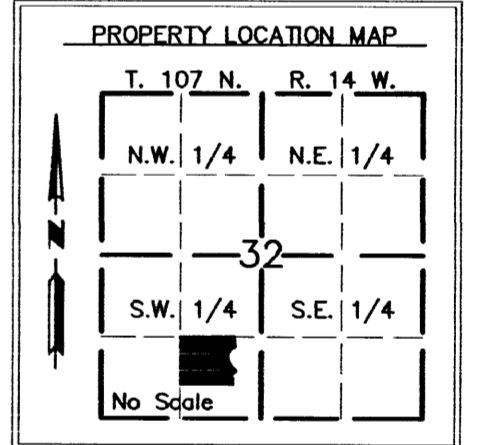
**MONUMENTS**

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- FOUND (5/8" 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 north line of the SE 1/4 SW 1/4 Sec. 32-106-14 which is assumed to be S 89°17'21" W.



**EASEMENT NOTE**

A utility easement is granted over all of Lot 1 of Block 1.

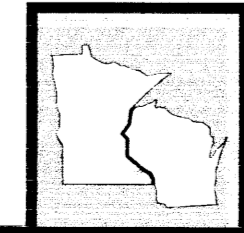
**UTILITY EASEMENT DEFINED**

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

PROJECT NUMBER: 273  
COMPUTER FILE: 0273SF01.DWG  
DATE: 2/19/02

338-R  
338-A



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