

OFFICIAL PLAT
BOULDER RIDGE SECOND

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as BOULDER RIDGE 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 Dodge

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 18 day of April, 2002.

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 19th day of April, 2002.

Edward P. Kinde
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 15th day of April, 2002, 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 2nd day of May, 2002.

Judy K. Scherr
Judy K. Scherr, City Clerk

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 2nd day of MAY, 2002.

DOCUMENT NUMBER A-915213

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 2nd day of MAY, 2002, at 9 o'clock A.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 Arcon Development, Inc., a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the South Half of the Northeast Quarter of Section 9, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northeast Quarter; thence North 88 degrees 19 minutes 26 seconds East, assumed bearing, along the south line of said Northeast Quarter, 653.40 feet for the point of beginning; thence North 01 degree 02 minutes 17 seconds West, parallel with the west line of said Northeast Quarter, 393.66 feet to the southerly line of BOULDER RIDGE (the next 13 courses are along the southerly and easterly lines of said BOULDER RIDGE); thence North 88 degrees 23 minutes 49 seconds East, 217.46 feet; thence North 76 degrees 58 minutes 16 seconds East, 75.00 feet; thence North 61 degrees 26 minutes 32 seconds East, 331.30 feet; thence North 25 degrees 53 minutes 02 seconds East, 130.00 feet; thence North 29 degrees 37 minutes 17 seconds East, 110.00 feet; thence North 51 degrees 25 minutes 53 seconds East, 30.00 feet; thence North 38 degrees 34 minutes 07 seconds West, 57.38 feet; thence North 54 degrees 29 minutes 13 seconds East, 86.29 feet; thence North 87 degrees 14 minutes 25 seconds East, 123.14 feet; thence North 02 degrees 45 minutes 35 seconds West, 149.82 feet; thence North 03 degrees 58 minutes 28 seconds East, 60.00 feet; thence westerly 12.88 feet along a non-tangential curve, concave northerly, central angle of 02 degrees 44 minutes 03 seconds, radius of 270.00 feet and the chord of said curve bears North 84 degrees 39 minutes 30 seconds West, 12.88 feet; thence North 07 degrees 27 minutes 52 seconds East, not tangent to said curve, 213.47 feet to the north line of the South Half of said Northeast Quarter; thence North 88 degrees 30 minutes 17 seconds East, along said north line, 553.77 feet; thence South 50 degrees 45 minutes 36 seconds East, 173.38 feet; thence South 02 degrees 29 minutes 26 seconds East, 183.24 feet; thence South 06 degrees 09 minutes 14 seconds East, 116.79 feet; thence South 10 degrees 45 minutes 35 seconds East, 30.00 feet; thence South 00 degrees 02 minutes 56 seconds East, 108.23 feet; thence South 21 degrees 14 minutes 25 seconds West, 114.98 feet; thence South 46 degrees 21 minutes 10 seconds West, 250.24 feet; thence North 26 degrees 14 minutes 27 seconds West, 30.00 feet; thence South 00 degrees 13 minutes 07 seconds West, 207.35 feet; thence North 77 degrees 35 minutes 00 seconds West, 64.46 feet; thence South 78 degrees 15 minutes 42 seconds West, 124.02 feet; thence South 21 degrees 08 minutes 03 seconds West, 60.00 feet; thence South 10 degrees 05 minutes 46 seconds East, 119.98 feet; thence South 30 degrees 36 minutes 41 seconds East, 341.57 feet to the south line of said Northeast Quarter; thence South 88 degrees 19 minutes 26 seconds West, along said south line, 1140.74 feet to the point of beginning.

Containing 25.56 acres more or less.

has caused the same to be surveyed and platted as BOULDER RIDGE SECOND and does hereby donate and dedicate to the public for the public use forever, the thoroughfares and cul-de-sac, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Arcon Development, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 17th day of April, 2002.

Arcon Development, Inc.

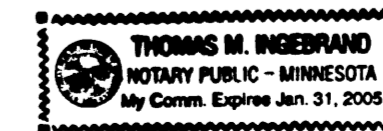
By Scott Johnson

State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 17th day of April, 2002 by Scott Johnson, PRESIDENT, of Arcon Development, Inc., a Minnesota Corporation, on behalf of the corporation.

Thomas M. Ingebrand
Notary Public, Hennepin County, Minnesota

My commission expires January 31, 2005



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

344B

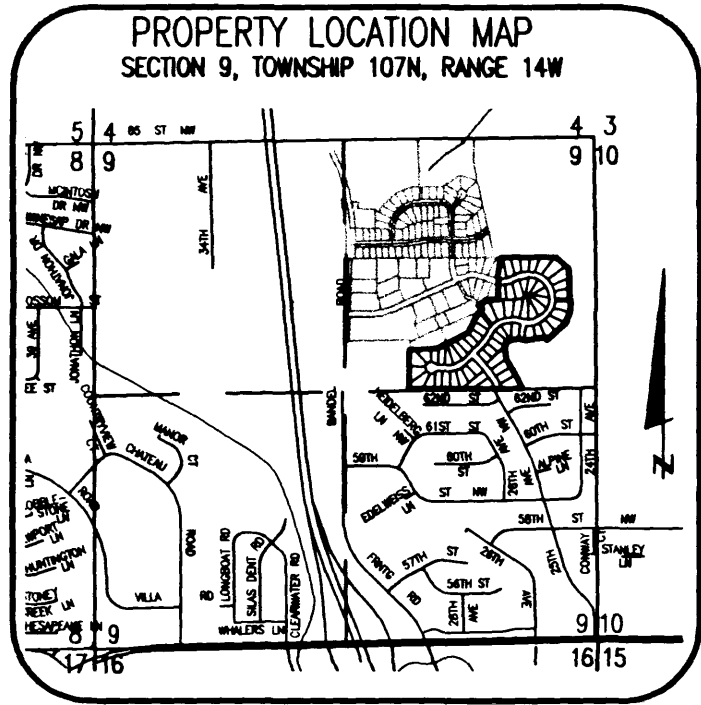
BOULDER RIDGE SECOND

SEE SHEET 3 OF 3

NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 11622.

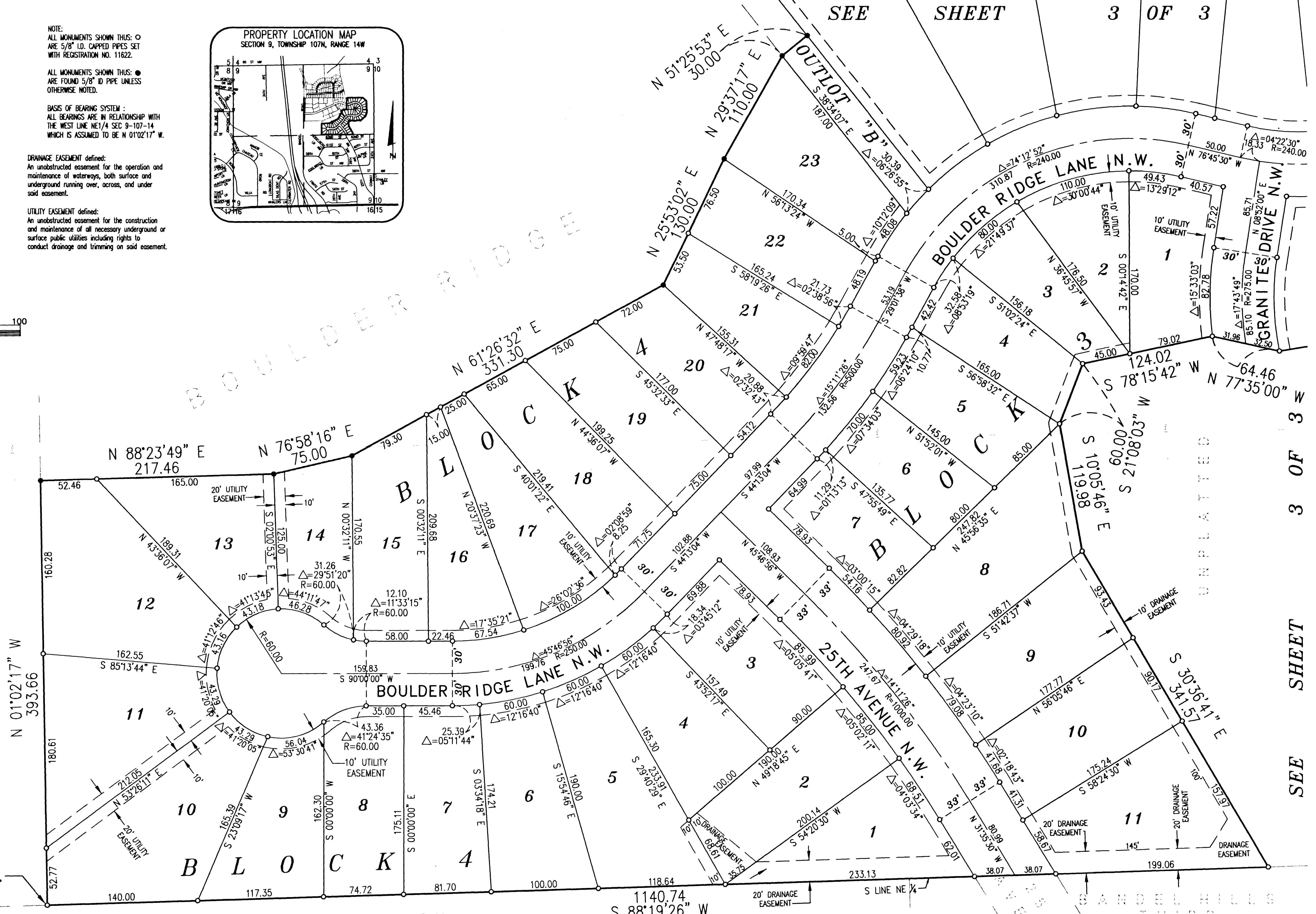
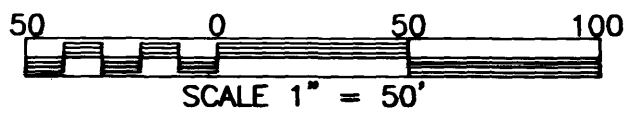
ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" ID PIPE UNLESS
OTHERWISE NOTED.

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH
THE WEST LINE NE1/4 SEC 9-107-14
WHICH IS ASSUMED TO BE N 01°02'17" W.



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

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.



UNPLATTED

UNPLATTED

SEE SHEET 3 OF 3

N 01°02'17" W
393.66

N 88°19'26" E
653.40

SW CORNER NE1/4
SECTION 9-107-14

BANDEL HILLS SEVENTH

S 88°19'26" W

BANDEL HILLS THIRD

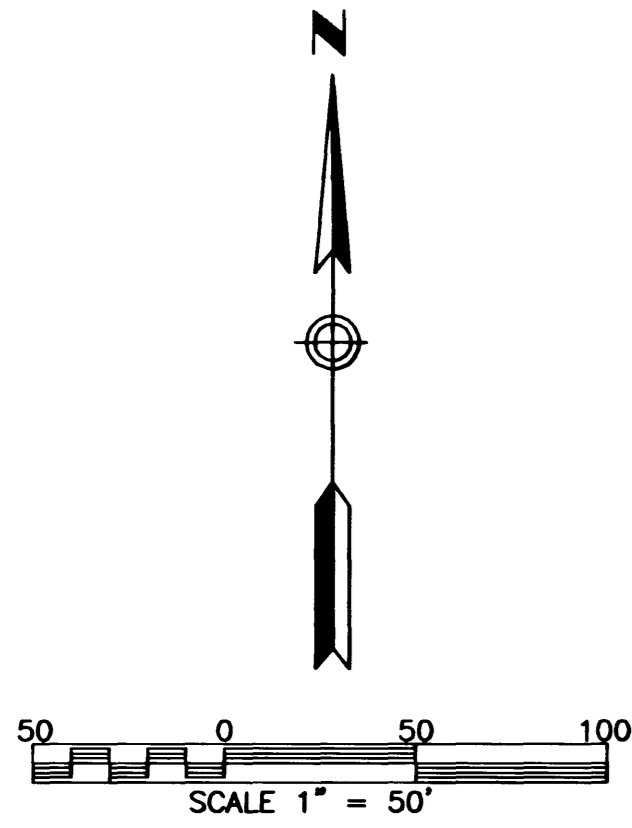
PREPARED BY:
McGHEE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA

345A

OFFICIAL PLAT

BOULDER RIDGE SECOND

N 88°30'17" E UNPLATTED
553.77



NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 11622.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" I.D. PIPE UNLESS
OTHERWISE NOTED.

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH
THE SOUTH LINE NE1/4 SEC 9-107-14
WHICH IS ASSUMED TO BE N 88°19'26" E.

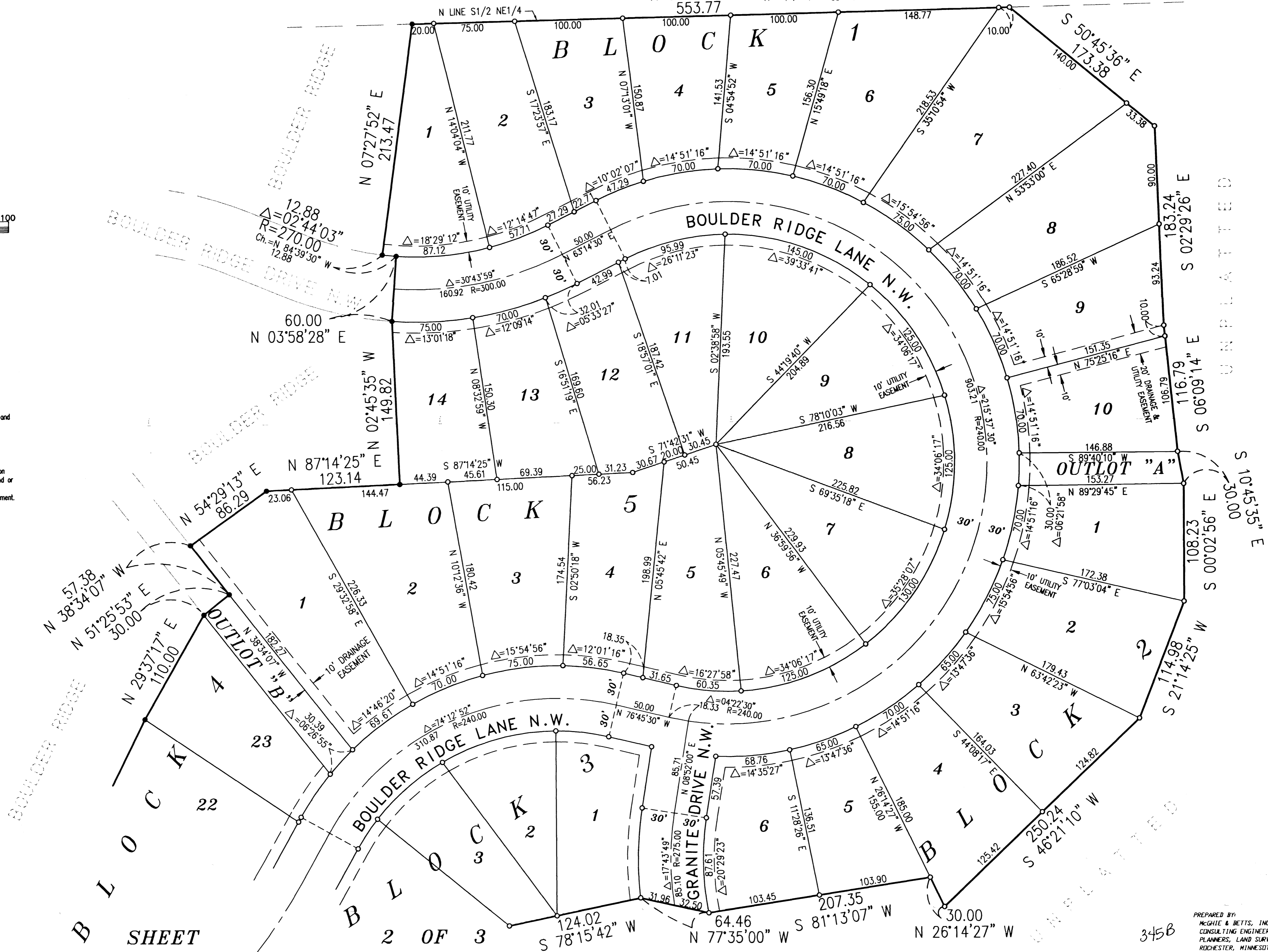
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An unobstructed easement for the construction
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surface public utilities including rights to
conduct drainage and trimming on said easement.

SEE

SHEET

2 OF 3



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McGHEE & BETTS, INC.
CONSULTING ENGINEERS
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ROCHESTER, MINNESOTA

345B