

OFFICIAL PLAT
RIDGEVIEW MANOR SECOND

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as RIDGEVIEW MANOR 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 24 day of June, 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 27 day of June, 2002.

Edward P. Kniel 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 17 day of JULY, 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 5TH day of JULY, 2002.

Judy Kay Scherr
Judy K. Scherr, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2002 on the land herein have been paid, there are no delinquent taxes and transfer has been entered this 9th day of July, 2002.

DOCUMENT NUMBER A-924587

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 9th day of July, 2002, at 12 o'clock P.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 BBB Development, LLC, a Minnesota Limited Liability Company, owner and proprietor, and Home Federal Savings Bank, a Minnesota Financial Institution, mortgagee of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Northeast Quarter of Section 7, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence North 00 degrees 14 minutes 54 seconds West, assumed bearing, along the east line of said Northeast Quarter, 705.63 feet; thence North 89 degrees 52 minutes 34 seconds West, 989.80 feet to the west line of RIDGEVIEW MANOR for the point of beginning (the next nine courses are along the westerly line of said RIDGEVIEW MANOR); thence North 00 degrees 07 minutes 26 seconds East, 150.00 feet; thence South 89 degrees 52 minutes 34 seconds East, 284.00 feet; thence North 00 degrees 07 minutes 26 seconds East, 137.05 feet; thence North 22 degrees 55 minutes 31 seconds East, 105.21 feet; thence North 30 degrees 22 minutes 22 seconds East, 71.73 feet; thence North 89 degrees 52 minutes 34 seconds West, 275.68 feet; thence North 00 degrees 07 minutes 26 seconds East, 186.00 feet; thence South 89 degrees 52 minutes 34 seconds East, 36.03 feet; thence North 00 degrees 07 minutes 26 seconds East, 120.00 feet; thence North 89 degrees 52 minutes 34 seconds West, 560.00 feet; thence North 62 degrees 55 minutes 39 seconds West, 123.91 feet; thence North 87 degrees 29 minutes 18 seconds West, 88.50 feet; thence South 36 degrees 36 minutes 15 seconds West, 67.71 feet; thence North 53 degrees 23 minutes 45 seconds West, 10.86 feet; thence South 36 degrees 36 minutes 15 seconds West, 66.00 feet; thence North 53 degrees 23 minutes 45 seconds West, 160.07 feet; thence South 36 degrees 36 minutes 15 seconds West, 150.00 feet; thence South 00 degrees 07 minutes 26 seconds West, 685.35 feet; thence South 89 degrees 52 minutes 34 seconds East, 943.73 feet to the point of beginning.

Containing 19.26 acres more or less.

Have caused the same to be surveyed and platted as RIDGEVIEW MANOR SECOND and do hereby donate and dedicate to the public for the public use forever, the thoroughfares and cul-de-sac, and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said BBB Development, LLC, a Minnesota Limited Liability Corporation, has caused these presents to be signed by its Chief Manager this 26 day of JUNE, 2002.

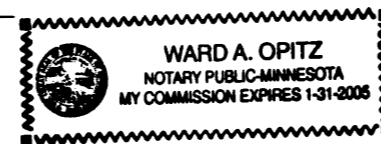
BBB Development, LLC

by Joel Bigelow
Joel Bigelow, Chief Manager

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 26 day of JUNE, 2002 by Joel O. Bigelow, Chief Manager of BBB Development, LLC.

Ward A. Opitz
Notary Public, Olmsted County, Minnesota



My commission expires 1-31-2005

In witness whereof said Home Federal Savings Bank, a Minnesota Financial Institution, has caused these presents to be signed by its proper officers this 27 day of June, 2002.

Home Federal Savings Bank

By Brad T. Becker Vice President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 27 day of June, 2002, by Brad Becker (VP) and _____ officers of Home Federal Savings Bank, on behalf of the Corporation.

Angela Hanson
Notary Public, Olmsted County, Minnesota

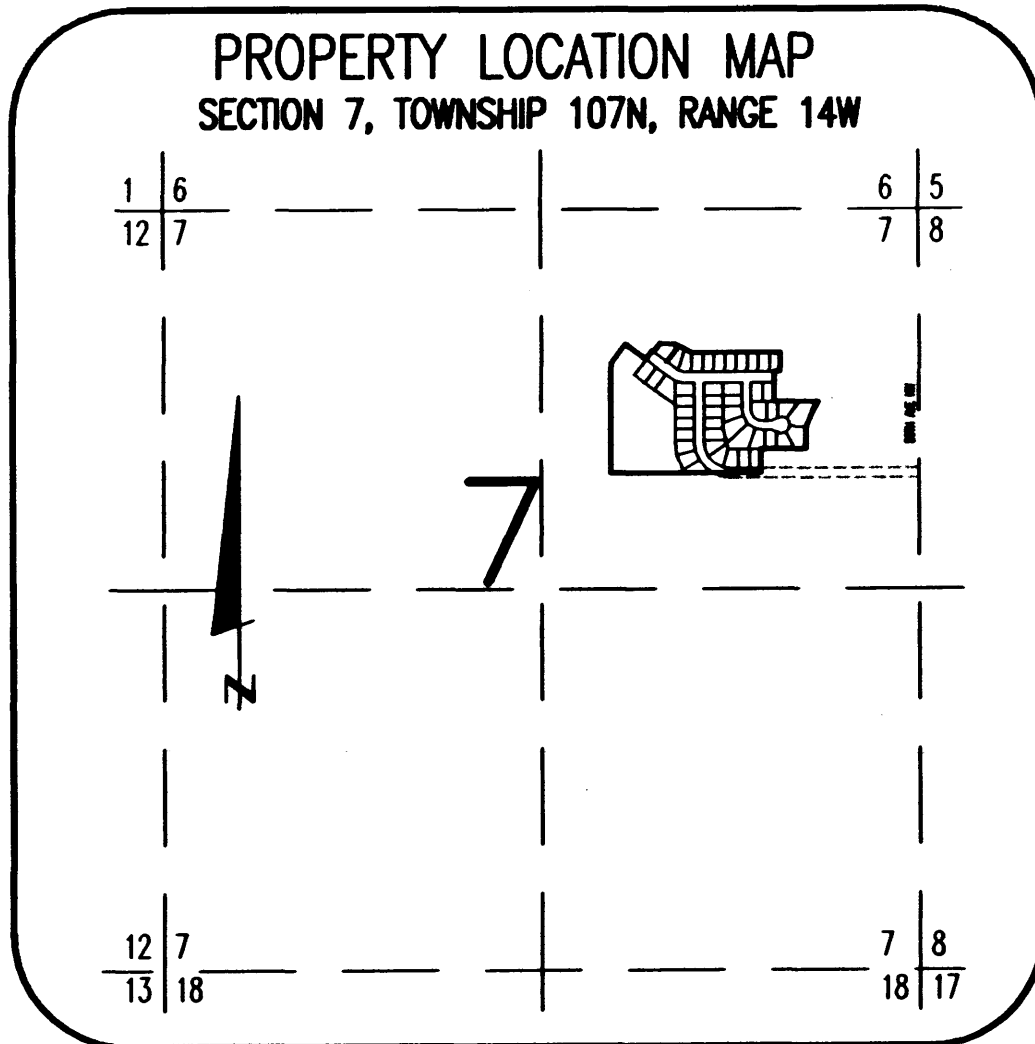


My commission expires on 1-31-07

357 A

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

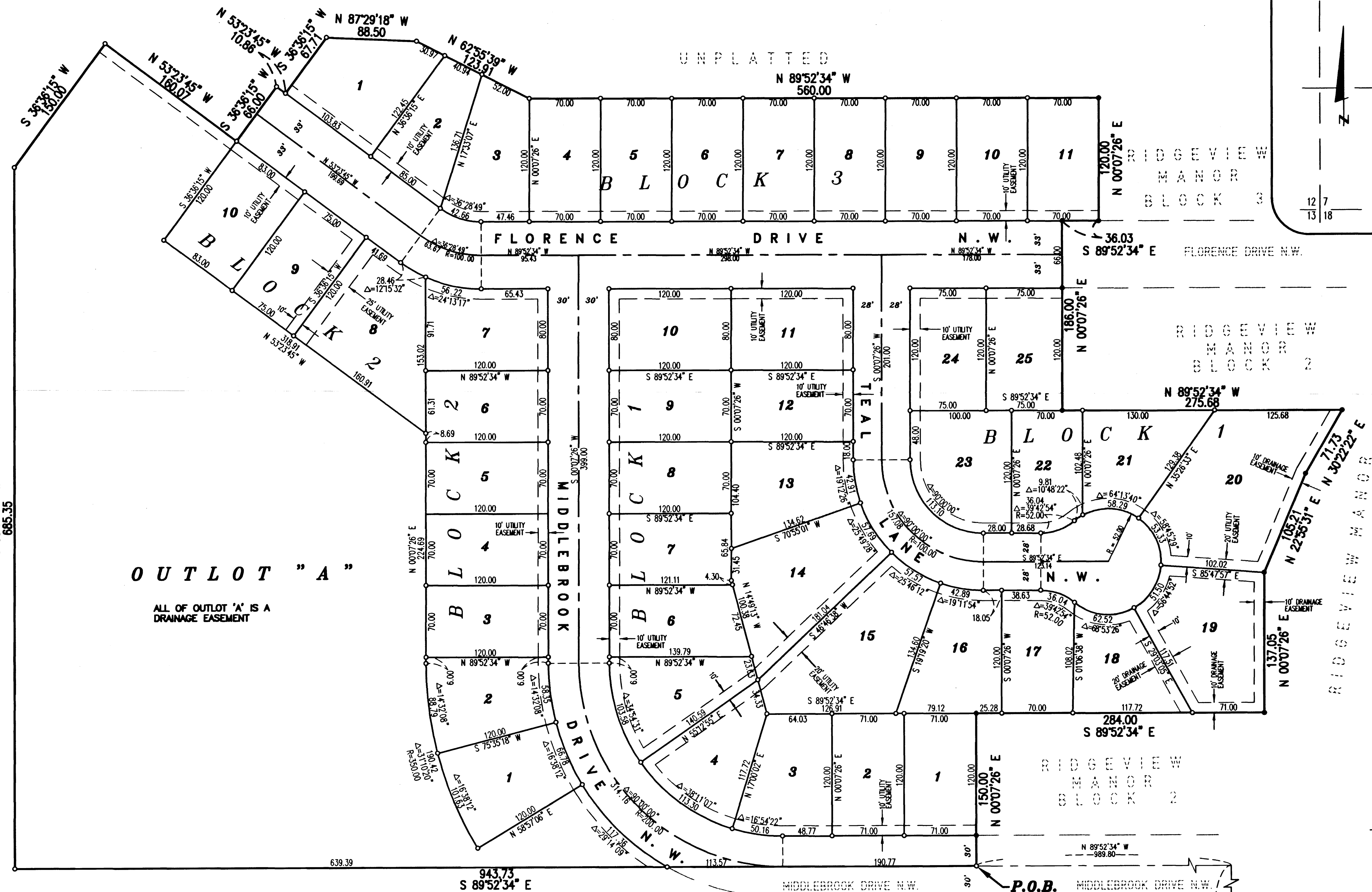
OFFICIAL PLAT RIDGEVIEW MANOR SECOND



UNPLATTED

UNPLATTED

UNPLATTED



OUTLOT "A"
ALL OF OUTLOT "A" IS A DRAINAGE EASEMENT

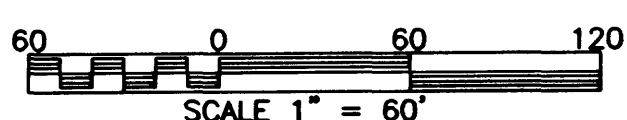
DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground running over, across, and under said easement.

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.

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

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

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE N.E. 1/4, SEC. 7-107-14 WHICH IS ASSUMED TO BE N 0°14'54" E.



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

351B