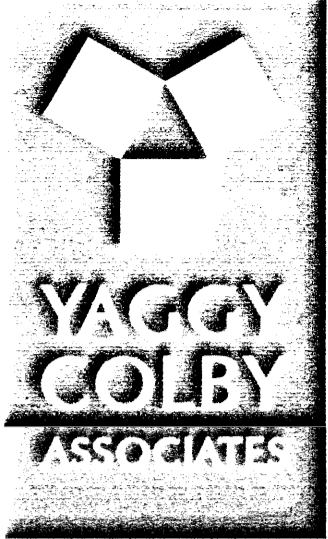


CENTURY HILLS TOWNHOMES FOURTH SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 199



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-9036
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Payne Company, a Minnesota Corporation, Owners and Proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the West Half of the Northwest Quarter of Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 03 minutes 15 seconds along the west line of said Northwest Quarter 977.59 feet to the southerly right-of-way of County State Aid Highway No.2 according to the Olmsted County Right-Of-Way Plat No.117; thence easterly 303.66 feet along said southerly right-of-way line on a nontangential curve concave northerly, having a radius of 2954.33 feet, a central angle of 05 degrees 53 minutes 21 seconds, and a chord azimuth of 81 degrees 39 minutes 36 seconds to the northeast corner of CENTURY HILLS TOWNHOMES THIRD SUBDIVISION, CIC No.168, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota and the point of beginning; thence southerly 179 degrees 03 minutes 15 seconds azimuth along the east line of said CENTURY HILLS TOWNHOMES THIRD SUBDIVISION, a distance of 239.78 feet; thence southeasterly 134 degrees 42 minutes 05 seconds azimuth along said easterly line 54.84 feet; thence southwesterly 204 degrees 32 minutes 22 seconds azimuth along said easterly line 80.74 feet; thence southerly 164 degrees 42 minutes 05 seconds azimuth along said easterly line 172.00 feet to the southerly right-of-way line of 21st Street NE; thence easterly 74 degrees 42 minutes 05 seconds azimuth 75.12 feet; thence easterly 198.63 feet on a tangential curve concave southerly, having a radius of 270.00 feet and a central angle of 42 degrees 09 minutes 05 seconds; thence southeasterly 116 degrees 51 minutes 10 seconds azimuth 170.22 feet; thence easterly 160.66 feet on a tangential curve concave northerly, having a radius of 330.00 feet and a central angle of 27 degrees 53 minutes 40 seconds; to the west line of SHANNON OAKS FIRST SUBDIVISION according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly 359 degrees 03 minutes 15 seconds azimuth, along said west line and its northerly extension 790.50 feet to said south right-of-way line; thence westerly 254 degrees 41 minutes 43 seconds azimuth along said southerly right-of-way line 427.79 feet; thence westerly 207.28 feet along said southerly right-of-way line on a tangential curve concave northerly, having a radius of 2954.33 feet and a central angle of 04 degrees 01 minutes 11 seconds to the point of beginning.

Said tract contains 8.66 acres more or less.

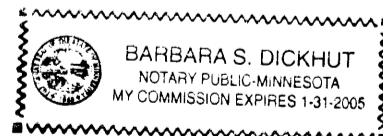
Have caused the same to be surveyed and platted as CENTURY HILLS TOWNHOMES FOURTH SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 199 and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Payne Company has caused these presents to be signed by its proper Officer this 13th day of August, 2002.

R. H. Payne
Roger H. Payne, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 13th day of August, 2002, by Roger H. Payne, President of Payne Company, a Minnesota Corporation on behalf of the Corporation.



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

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 JULY, 2002, 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 26th day of AUGUST, 2002.

Judy K. Scherr
Judy K. Scherr
City Clerk
City of Rochester

COUNTY SURVEYOR

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

This 8 day of August, 2002.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

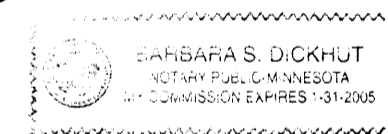
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CENTURY HILLS TOWNHOMES FOURTH SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 199; that this plat is a correct representation of said survey; 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 June 15, 2003; 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 OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 25th day of July, 2002, by Douglas G. Rude, L.S. No. 22422.



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

COUNTY 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 27th day of August, 2002.

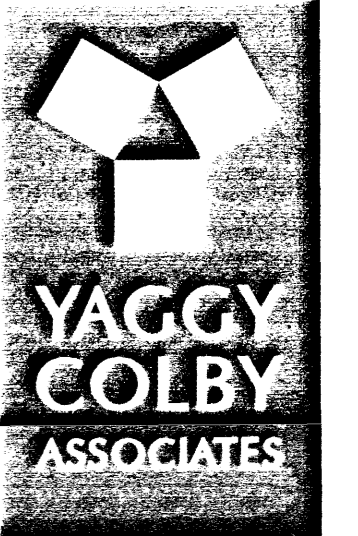
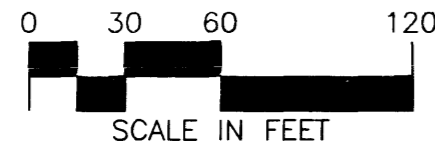
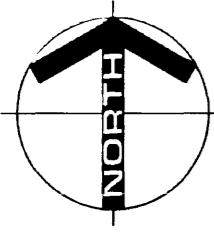
Document Number A-930794

I hereby certify that this instrument was filed in the Office of the County Recorder for the record on this 27th day of August, 2002, at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel G. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

PROJECT NUMBER: 7917
COMPUTER FILE: 7917 FNPL.DWG
DATE: 05/23/02
DRAFTSPERSON: J.K.S.

CENTURY HILLS TOWNHOMES FOURTH SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 199



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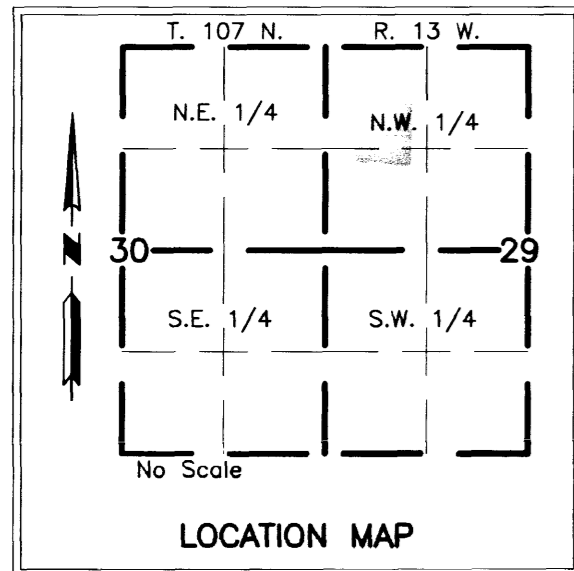
MONUMENTS

- SET 1/2" REBARS
- SET 3/4" IRON PIPES
- FOUND MONUMENTS (PIPE, ROD, ETC...)

BEARINGS

Bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

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



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.

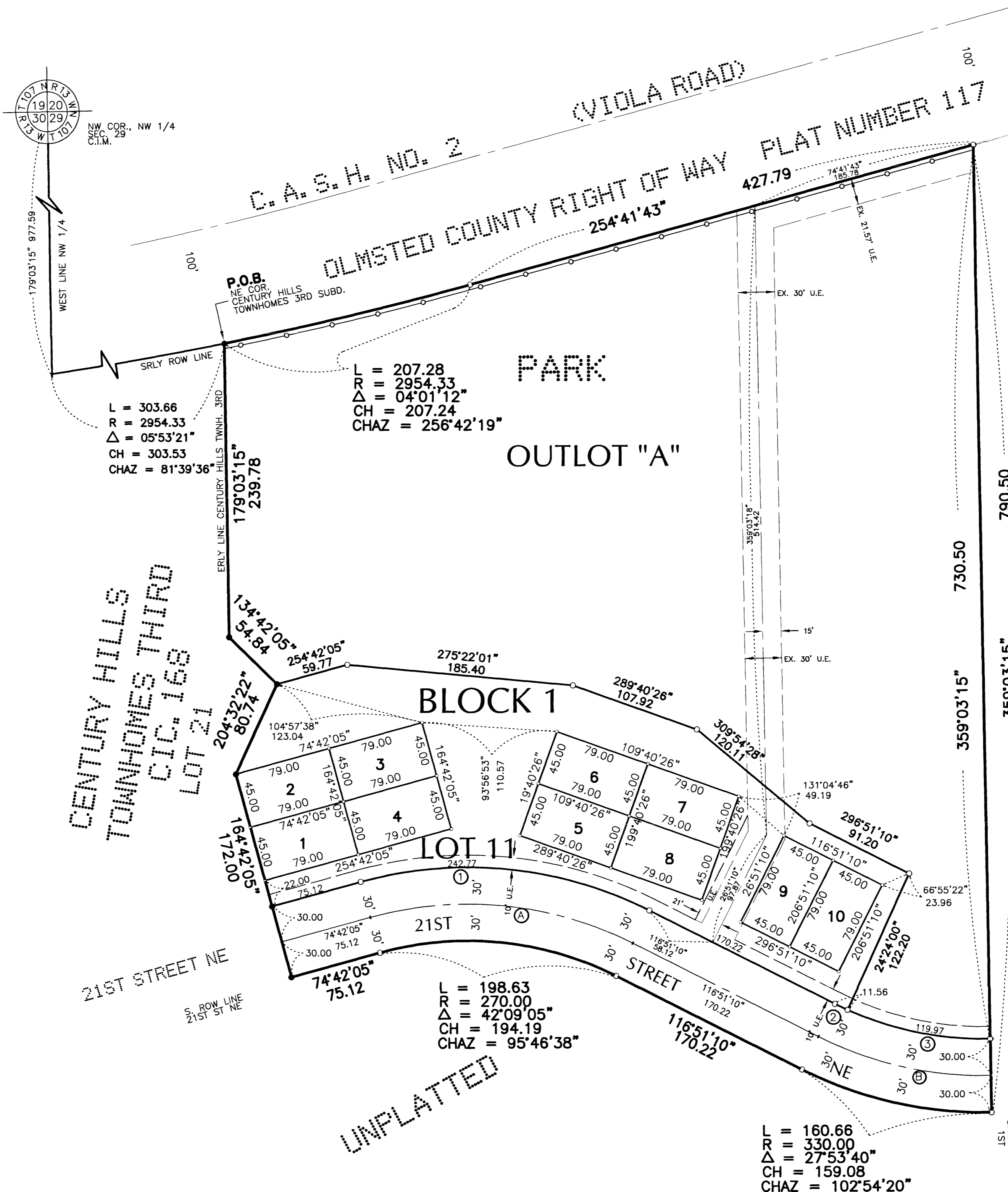
CONTROLLED ACCESS DEFINED

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

U.E. = UTILITY EASEMENT

—●— CONTROLLED ACCESS

CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	242.77	42°09'05"	330.00	237.34	95°46'38"
2	11.56	2°27'10"	270.00	11.56	115°37'35"
3	119.99	25°27'47"	270.00	119.01	101°40'06"
A	220.71	42°09'05"	300.00	215.76	95°46'38"
B	146.11	27°54'14"	300.00	144.67	102°54'03"



UNPLATTED

UNPLATTED

UNPLATTED

21ST STREET NE

SHANNON OAKS
LOT 1 FIRST SUBD. 372A

PROJECT NUMBER: 7917 COMPUTER FILE: 7917 FNPL.DWG DATE: 05/23/02 DRAFTSPERSON: J.K.S.