

# OFFICIAL PLAT PHEASANT RUN FOURTH

SURVEYOR'S CERTIFICATE

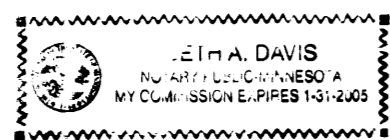
I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT RUN FOURTH; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in 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 Number 11622

State of Minnesota  
County of Dodge

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 20 day of June, 2002.

Beth A. Davis  
Notary Public, Olmsted County, Minnesota  
Dodge  
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 5 day of July, 2002.

Edward P. Kniele  
Olmsted County Surveyor

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 11th day of September, 2002.

DOCUMENT NUMBER A-932312

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 11th day of September, 2002, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Stewartville

We, Chris Gray, Mayor, and Tony Chladek, City Administrator, in and for the City of Stewartville, do hereby certify that on the 11 day of June, 2002, the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony thereof we have hereunto signed our names and affixed the seal of said City of Stewartville this 2nd day of July, 2002.

Chris Gray  
Chris Gray, Mayor

Tony Chladek  
Tony Chladek, City Administrator

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Pheasant Run Properties, LLC, a Minnesota Limited Liability Company, owner and proprietor, and Kasson State Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Stewartville, State of Minnesota to wit:

That part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said Northwest Quarter; thence North 88 degrees 58 minutes 52 seconds West, assumed bearing, along the north line thereof, 418.55 feet; thence South 00 degrees 54 minutes 56 seconds West, 105.17 feet; thence southwesterly 260.23 feet along a tangential curve concave northwesterly, central angle of 56 degrees 48 minutes 03 seconds and radius of 262.50 feet; thence South 57 degrees 42 minutes 59 seconds West, 271.19 feet; thence southwesterly 73.68 feet along a tangential curve concave southeasterly, central angle of 12 degrees 30 minutes 30 seconds and radius of 337.50 feet; thence North 44 degrees 47 minutes 30 seconds West, not tangent to said curve, 131.12 feet; thence South 37 degrees 32 minutes 50 seconds West, 90.23 feet; thence South 18 degrees 20 minutes 11 seconds West, 27.11 feet; thence South 83 degrees 48 minutes 39 seconds West, 117.06 feet; thence northerly and westerly 187.86 feet along a nontangential curve concave southerly, central angle of 179 degrees 23 minutes 26 seconds, radius of 60.00 feet, and the chord of said curve bears North 54 degrees 23 minutes 17 seconds West, 120.00 feet; thence North 54 degrees 05 minutes 00 seconds West, 156.55 feet to the west line of the Northeast Quarter of said Northwest Quarter; thence South 00 degrees 49 minutes 49 seconds West along said west line, 303.38 feet to the northwest corner of PHEASANT RUN FIRST (the next 9 courses are along the northerly boundary lines of PHEASANT RUN FIRST, PHEASANT RUN SECOND and PHEASANT RUN THIRD); thence South 89 degrees 10 minutes 11 seconds East, 292.62 feet; thence South 89 degrees 10 minutes 11 seconds East, 117.18 feet; thence South 77 degrees 08 minutes 38 seconds East, 75.00 feet; thence southerly 22.24 feet along a nontangential curve concave easterly, central angle of 04 degrees 51 minutes 15 seconds, radius of 262.50 feet and the chord of said curve bears South 10 degrees 25 minutes 45 seconds West, 22.23 feet; thence South 79 degrees 45 minutes 03 seconds East, not tangent to said curve, 113.85 feet; thence North 25 degrees 35 minutes 59 seconds East, 59.82 feet; thence North 46 degrees 59 minutes 11 seconds East, 96.30 feet; thence North 57 degrees 42 minutes 59 seconds East, 420.80 feet; thence South 89 degrees 10 minutes 33 seconds East, 281.77 feet to the east line of said Northwest Quarter; thence North 00 degrees 49 minutes 27 seconds East, 389.04 feet to the point of beginning.

Containing 8.68 acres more or less.

have caused the same to be surveyed and platted as PHEASANT RUN FOURTH and do hereby donate and dedicate to the public for the public use forever the thoroughfare and cul-de-sac and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Pheasant Run Properties, LLC, a Minnesota Limited Liability Company has caused these presents to be signed by its proper officers this 26 day of June, 2002

Pheasant Run Properties, LLC

Leo Ciani  
Leo Ciani

Scott Lampland  
Scott Lampland

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 26 day of June, 2002, by Leo Ciani Member, and Scott Lampland, Managing Member

Linda Odden  
Notary Public, Olmsted County, Minnesota



My commission expires 1-31-2005

In witness whereof said Kasson State Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 27 day of June, 2002.

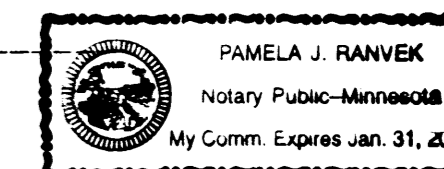
By: Matt Bradford  
Matt Bradford

Troy Knutson  
Troy Knutson

State of Minnesota  
County of Dodge

The foregoing instrument was acknowledged before me this 27 day of June, 2002, by Matt Bradford, its Vice Pres., and Troy Knutson, its Cashier, officers of Kasson State Bank, on behalf of the Corporation.

Pamela J. Ranvek  
Notary Public, Dodge County, Minnesota



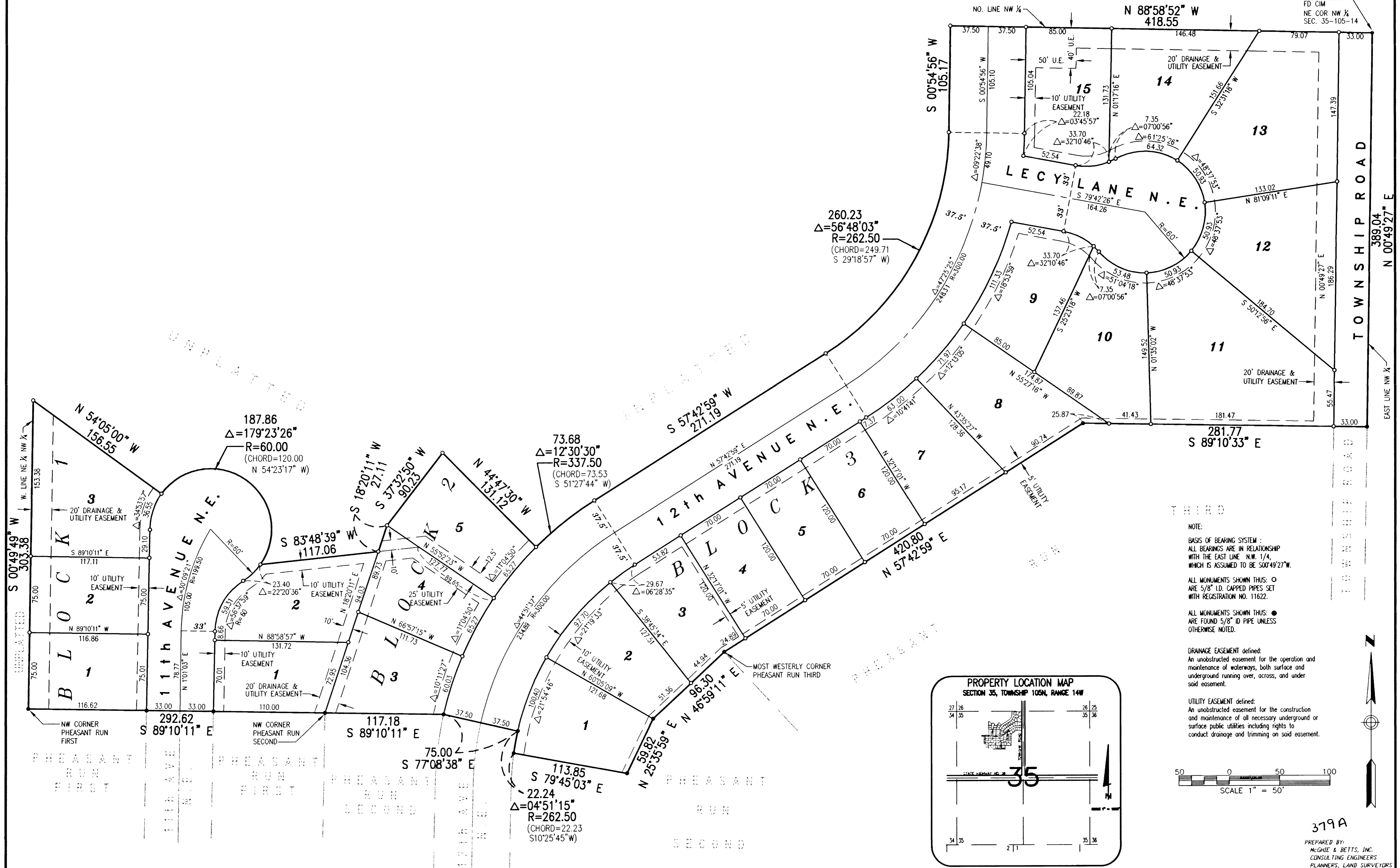
My commission expires 1-31-05

378 B

# OFFICIAL PLAT PHEASANT RUN FOURTH

UNPLATTED

P.O.B.  
FD CIM  
NE. COR. NW ¼  
SEC. 35-105-14



UNPLATTED

UNPLATTED

PHEASANT

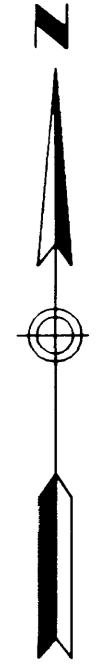
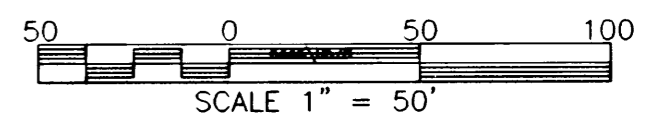
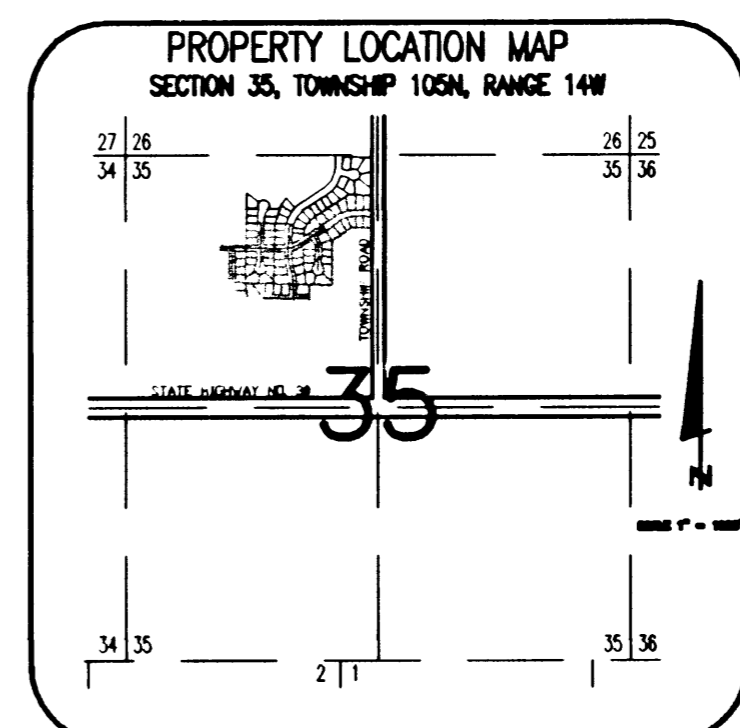
NOTE:  
BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE EAST LINE, N.W. ¼,  
WHICH IS ASSUMED TO BE S00°49'27" W.

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.

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.



379A  
PREPARED BY:  
MCGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA