

OFFICIAL PLAT
PHEASANT RUN COMMONS

SURVEYOR'S CERTIFICATE


I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT RUN COMMONS; 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 5th day of July, 2002.

Edward P. Kinsle
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 14th day of September, 2002.

DOCUMENT NUMBER A-932313

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of September, 2002, at 3 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

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:

Commencing 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 to the northwesterly corner of PHEASANT RUN FOURTH for the point of beginning (the next 10 courses are along the westerly and northerly boundary line of said PHEASANT RUN FOURTH); 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 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 North 00 degrees 49 minutes 49 seconds East along said west line, 384.76 feet to the northwest corner of the Northeast Quarter of said Northwest Quarter; thence South 88 degrees 58 minutes 52 seconds East, 901.91 feet to the point of beginning.

Containing 8.85 acres more or less.

have caused the same to be surveyed and platted as PHEASANT RUN COMMONS and do hereby dedicate to the public for the public use forever 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

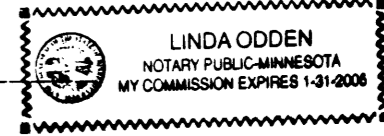
Pheasant Run Properties, LLC

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 Troy Knutson
Matt Bradford 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

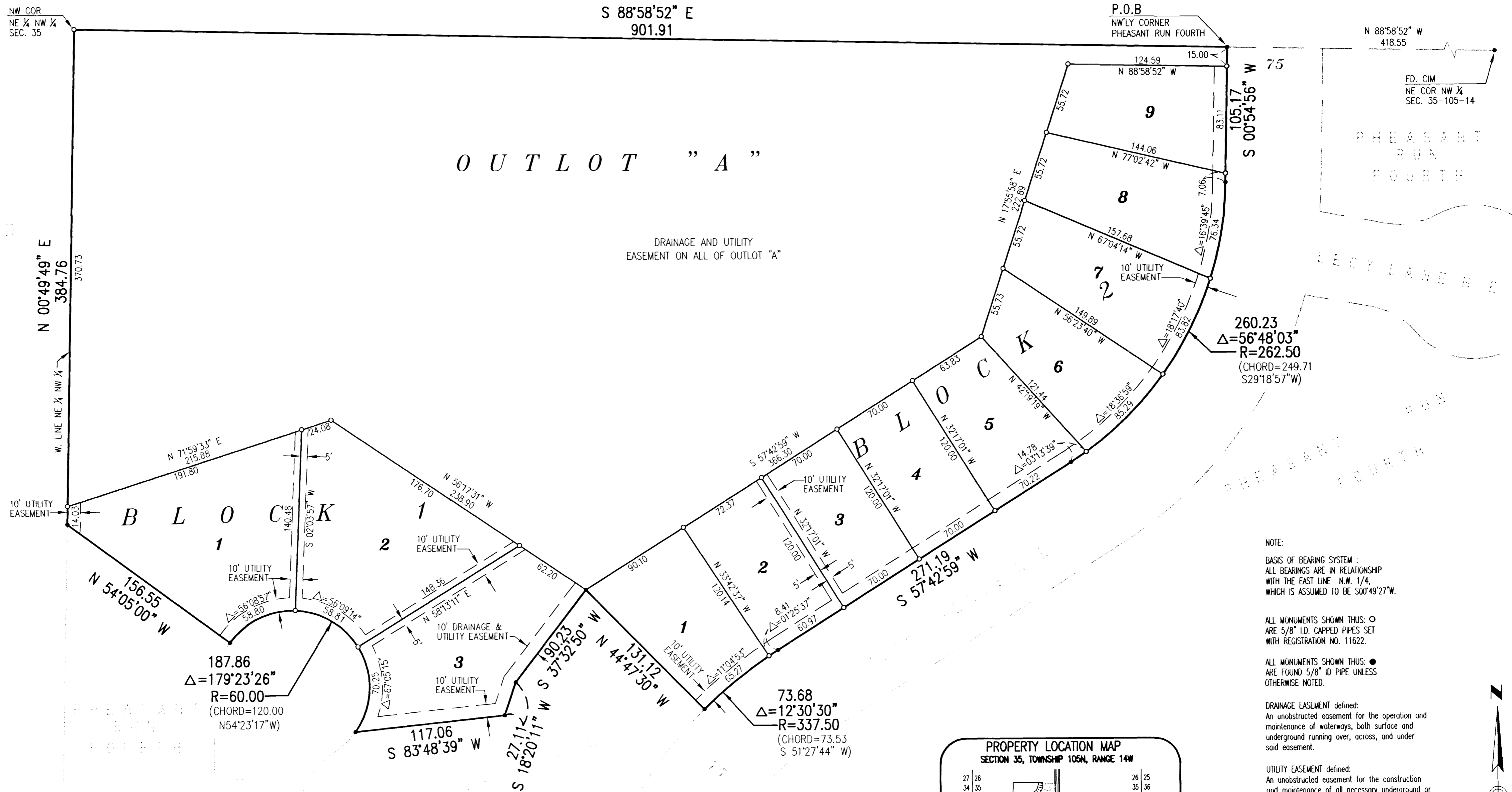


My commission expires 1-31-05

379B

OFFICIAL PLAT PHEASANT RUN COMMONS

UNPLATTED



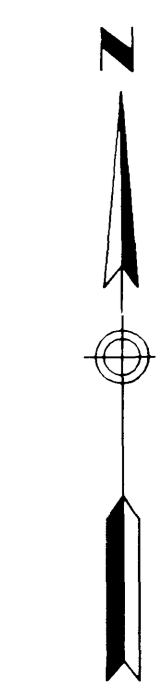
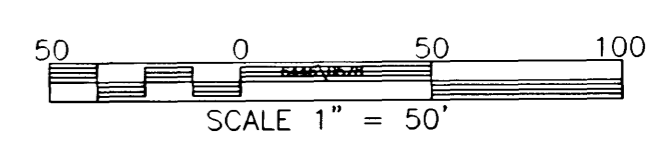
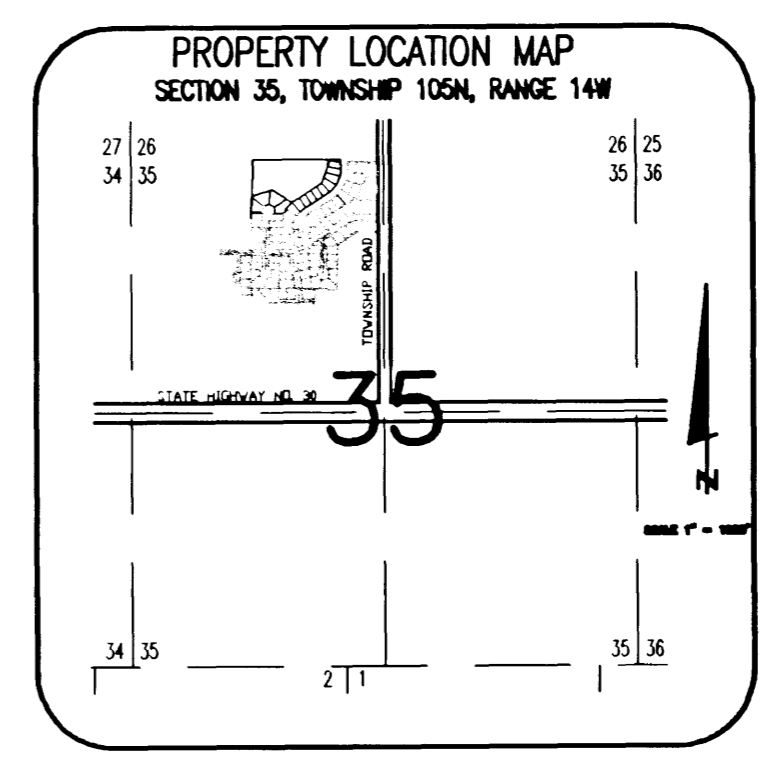
NOTE:
BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE EAST LINE N.W. 1/4,
WHICH IS ASSUMED TO BE S00°49'27\"/>

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.

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.



380A

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