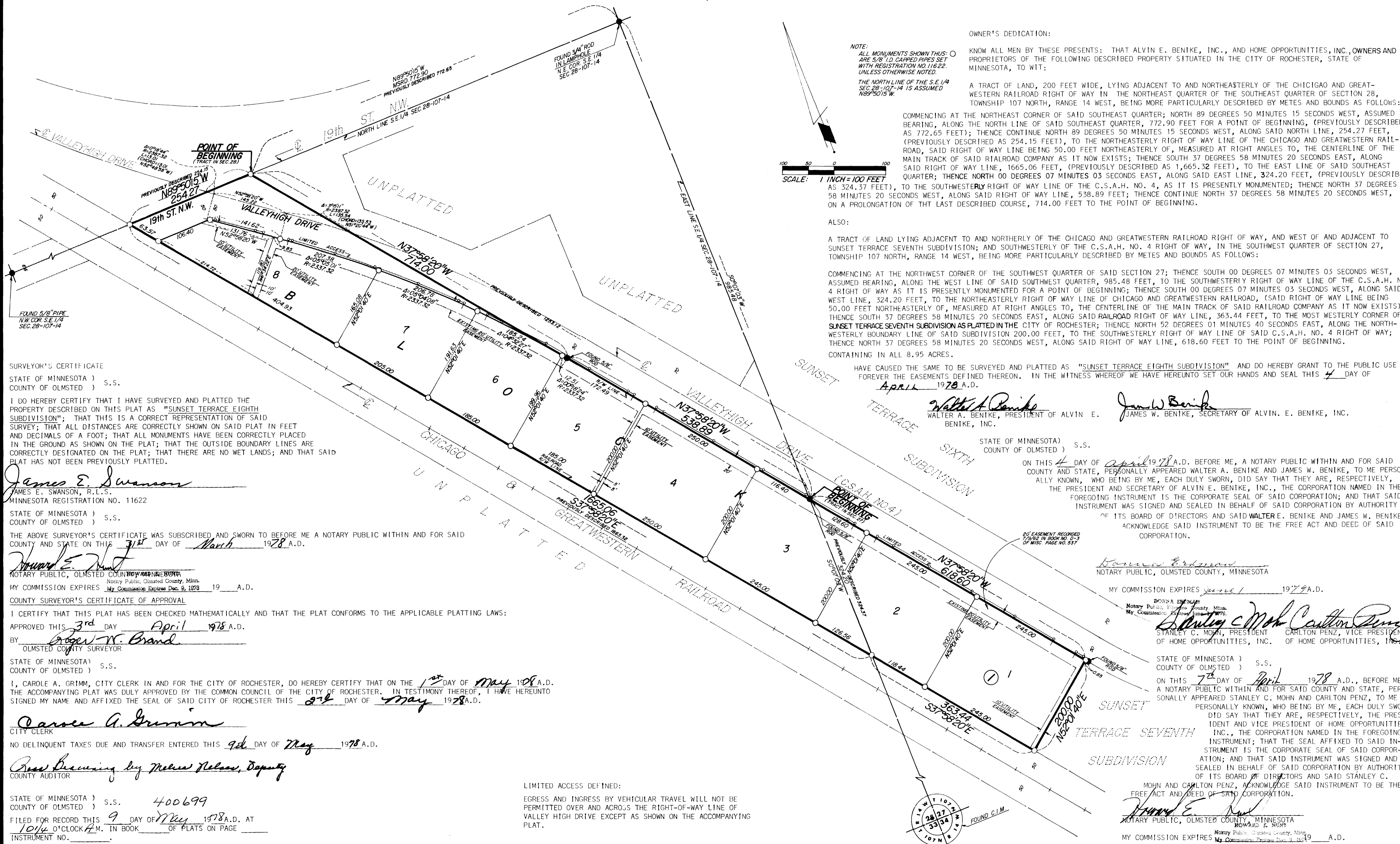


SUNSET TERRACE EIGHTH SUBDIVISION

ROCHESTER, MINNESOTA



NOTE:
 ALL MONUMENTS SHOWN THIS: ○
 ARE 5/8" I.D. CAPPED PIPES SET
 WITH REGISTRATION NO. 11622.
 UNLESS OTHERWISE NOTED.
 THE NORTH LINE OF THE S.E. 1/4
 SEC. 28-107-14 IS ASSUMED
 N89°50'15" W

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ALVIN E. BENIKE, INC., AND HOME OPPORTUNITIES, INC., OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF ROCHESTER, STATE OF MINNESOTA, TO WIT:

A TRACT OF LAND, 200 FEET WIDE, LYING ADJACENT TO AND NORTHEASTERLY OF THE CHICAGO AND GREAT-WESTERN RAILROAD RIGHT OF WAY IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 107 NORTH, RANGE 14 WEST, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; NORTH 89 DEGREES 50 MINUTES 15 SECONDS WEST, ASSUMED BEARING, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 772.90 FEET FOR A POINT OF BEGINNING, (PREVIOUSLY DESCRIBED AS 772.65 FEET); THENCE CONTINUE NORTH 89 DEGREES 50 MINUTES 15 SECONDS WEST, ALONG SAID NORTH LINE, 254.27 FEET, (PREVIOUSLY DESCRIBED AS 254.15 FEET), TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND GREATWESTERN RAILROAD, SAID RIGHT OF WAY LINE BEING 50.00 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF THE MAIN TRACK OF SAID RAILROAD COMPANY AS IT NOW EXISTS; THENCE SOUTH 37 DEGREES 58 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 1665.06 FEET, (PREVIOUSLY DESCRIBED AS 1,665.32 FEET), TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, ALONG SAID EAST LINE, 324.20 FEET, (PREVIOUSLY DESCRIBED AS 324.37 FEET), TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE C.S.A.H. NO. 4, AS IT IS PRESENTLY MONUMENTED; THENCE NORTH 37 DEGREES 58 MINUTES 20 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 538.89 FEET; THENCE CONTINUE NORTH 37 DEGREES 58 MINUTES 20 SECONDS WEST, ON A PROLONGATION OF THE LAST DESCRIBED COURSE, 714.00 FEET TO THE POINT OF BEGINNING.

ALSO:

A TRACT OF LAND LYING ADJACENT TO AND NORTHERLY OF THE CHICAGO AND GREATWESTERN RAILROAD RIGHT OF WAY, AND WEST OF AND ADJACENT TO SUNSET TERRACE SEVENTH SUBDIVISION; AND SOUTHWESTERLY OF THE C.S.A.H. NO. 4 RIGHT OF WAY, IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 107 NORTH, RANGE 14 WEST, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS WEST, ASSUMED BEARING, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 985.48 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE C.S.A.H. NO. 4 RIGHT OF WAY AS IT IS PRESENTLY MONUMENTED FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS WEST, ALONG SAID WEST LINE, 324.20 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF CHICAGO AND GREATWESTERN RAILROAD, (SAID RIGHT OF WAY LINE BEING 50.00 FEET NORTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO, THE CENTERLINE OF THE MAIN TRACK OF SAID RAILROAD COMPANY AS IT NOW EXISTS); THENCE SOUTH 37 DEGREES 58 MINUTES 20 SECONDS EAST, ALONG SAID RAILROAD RIGHT OF WAY LINE, 363.44 FEET, TO THE MOST WESTERLY CORNER OF SUNSET TERRACE SEVENTH SUBDIVISION AS PLATTED IN THE CITY OF ROCHESTER; THENCE NORTH 52 DEGREES 01 MINUTES 40 SECONDS EAST, ALONG THE NORTH-WESTERLY BOUNDARY LINE OF SAID SUBDIVISION 200.00 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID C.S.A.H. NO. 4 RIGHT OF WAY; THENCE NORTH 37 DEGREES 58 MINUTES 20 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 618.60 FEET TO THE POINT OF BEGINNING. CONTAINING IN ALL 8.95 ACRES.

SURVEYOR'S CERTIFICATE

STATE OF MINNESOTA) S.S.
 COUNTY OF OLMSTED)
 I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "SUNSET TERRACE EIGHTH SUBDIVISION"; THAT THIS IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND DECIMALS OF A FOOT; THAT ALL MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN ON THE PLAT; THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT; THAT THERE ARE NO WET LANDS; AND THAT SAID PLAT HAS NOT BEEN PREVIOUSLY PLATTED.

James E. Swanson
 JAMES E. SWANSON, R.L.S.
 MINNESOTA REGISTRATION NO. 11622

STATE OF MINNESOTA) S.S.
 COUNTY OF OLMSTED)
 THE ABOVE SURVEYOR'S CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 31st DAY OF March 1978 A.D.

Howard E. Hunt
 NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA
 My Commission Expires Dec. 9, 1978 A.D.

COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL
 I CERTIFY THAT THIS PLAT HAS BEEN CHECKED MATHEMATICALLY AND THAT THE PLAT CONFORMS TO THE APPLICABLE PLATTING LAWS:
 APPROVED THIS 3rd DAY April 1978 A.D.
 BY Roger W. Brand
 OLSTED COUNTY SURVEYOR

STATE OF MINNESOTA) S.S.
 COUNTY OF OLMSTED)
 I, CAROLE A. GRIMM, CITY CLERK IN AND FOR THE CITY OF ROCHESTER, DO HEREBY CERTIFY THAT ON THE 1st DAY OF May 1978 A.D. 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 2nd DAY OF May 1978 A.D.

Carole A. Grimm
 CITY CLERK
 NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 9th DAY OF May 1978 A.D.

Carol Breuning by Melva Nelson, Deputy
 COUNTY AUDITOR

STATE OF MINNESOTA) S.S. 400699
 COUNTY OF OLMSTED)
 FILED FOR RECORD THIS 9 DAY OF May 1978 A.D. AT
10:14 O'CLOCK A.M. IN BOOK OF PLATS ON PAGE
 INSTRUMENT NO.

Leis Finstuen
 COUNTY RECORDER Carol M. Baker

LIMITED ACCESS DEFINED:
 EGRESS AND INGRESS BY VEHICULAR TRAVEL WILL NOT BE PERMITTED OVER AND ACROSS THE RIGHT-OF-WAY LINE OF VALLEY HIGH DRIVE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT.

UTILITY EASEMENT DEFINED:
 AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY OVERHEAD, UNDERGROUND, OR SURFACE, AND PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "SUNSET TERRACE EIGHTH SUBDIVISION" AND DO HEREBY GRANT TO THE PUBLIC USE FOREVER THE EASEMENTS DEFINED THEREON. IN THE WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 4 DAY OF April 1978 A.D.

Walter A. Benike
 WALTER A. BENIKE, PRESIDENT OF ALVIN E. BENIKE, INC.

James W. Benike
 JAMES W. BENIKE, SECRETARY OF ALVIN E. BENIKE, INC.

STATE OF MINNESOTA) S.S.
 COUNTY OF OLMSTED)

ON THIS 4 DAY OF April 1978 A.D. BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WALTER A. BENIKE AND JAMES W. BENIKE, TO ME PERSONALLY KNOWN, WHO BEING BY ME, EACH DULY SWORN, DID SAY THAT THEY ARE, RESPECTIVELY, THE PRESIDENT AND SECRETARY OF ALVIN E. BENIKE, INC., THE CORPORATION NAMED IN THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID WALTER E. BENIKE AND JAMES W. BENIKE, ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

Howard E. Hunt
 NOTARY PUBLIC, OLSTED COUNTY, MINNESOTA
 MY COMMISSION EXPIRES Dec. 9, 1978 A.D.

Stanley C. Mohn
 Notary Public, Olmsted County, Minn.
 My Commission Expires June 8, 1978
 STANLEY C. MOHN, PRESIDENT CARLTON PENZ, VICE PRESIDENT
 OF HOME OPPORTUNITIES, INC. OF HOME OPPORTUNITIES, INC.

STATE OF MINNESOTA) S.S.
 COUNTY OF OLMSTED)
 ON THIS 7th DAY OF April 1978 A.D., BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED STANLEY C. MOHN AND CARLTON PENZ, TO ME PERSONALLY KNOWN, WHO BEING BY ME, EACH DULY SWORN DID SAY THAT THEY ARE, RESPECTIVELY, THE PRESIDENT AND VICE PRESIDENT OF HOME OPPORTUNITIES, INC., THE CORPORATION NAMED IN THE FOREGOING INSTRUMENT; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID STANLEY C. MOHN AND CARLTON PENZ, ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

Howard E. Hunt
 NOTARY PUBLIC, OLSTED COUNTY, MINNESOTA
 MY COMMISSION EXPIRES Dec. 9, 1978 A.D.

OFFICIAL PLAT
 PREPARED BY:
 McGHIE & BETTS, INC.
 CONSULTING ENGINEER'S
 ROCHESTER, MINNESOTA
 SUNSET TERRACE EIGHTH SUBDIVISION