

OFFICIAL PLAT WEST PARK

SURVEYOR'S CERTIFICATE

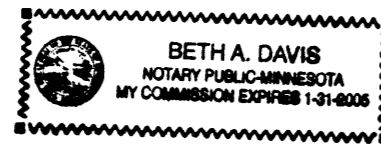
I hereby certify that I have surveyed and platted the property described on this plat as WEST PARK; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; 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 9 day of September, 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 10 day of September, 2002.

Edward P. Kusile
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 4th day of SEPTEMBER, 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 30th day of SEPTEMBER, 2002.

Judy K. Scherr
City Clerk

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 day 1st of October, 2002.

DOCUMENT NUMBER A-934874

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 1st day of October, 2002, at 4 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

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That B S Development, LLC, a Minnesota Limited Liability Company, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 31, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 31; thence South 01 degree 15 minutes 57 seconds East, assumed bearing, along the east line thereof, 1303.89 feet to the southeast corner of the North Half of said Southeast Quarter; thence South 89 degrees 04 minutes 44 seconds West along the south line of said North Half of the Southeast Quarter, 1325.81 feet to the southeasterly corner of WESTCHESTER HILLS FIRST SUBDIVISION (the next three courses are along the easterly lines of said SUBDIVISION); thence North 01 degree 01 minute 05 seconds West, 266.09 feet; thence North 89 degrees 04 minutes 44 seconds East, 101.84 feet; thence North 01 degree 01 minute 05 seconds West, 1040.68 feet to the north line of said Southeast Quarter; thence North 89 degrees 12 minutes 56 seconds East, along said north line, 1218.34 feet to the point of beginning.

Containing 37.22 acres more or less.

have caused the same to be surveyed and platted as WEST PARK and do hereby donate and dedicate to the public for the public use forever the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.

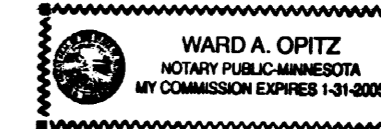
In witness whereof said B S Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 10 day of SEPTEMBER, 2002.

B/S Development, LLC
By Joel O. Bigelow, Chief Manager

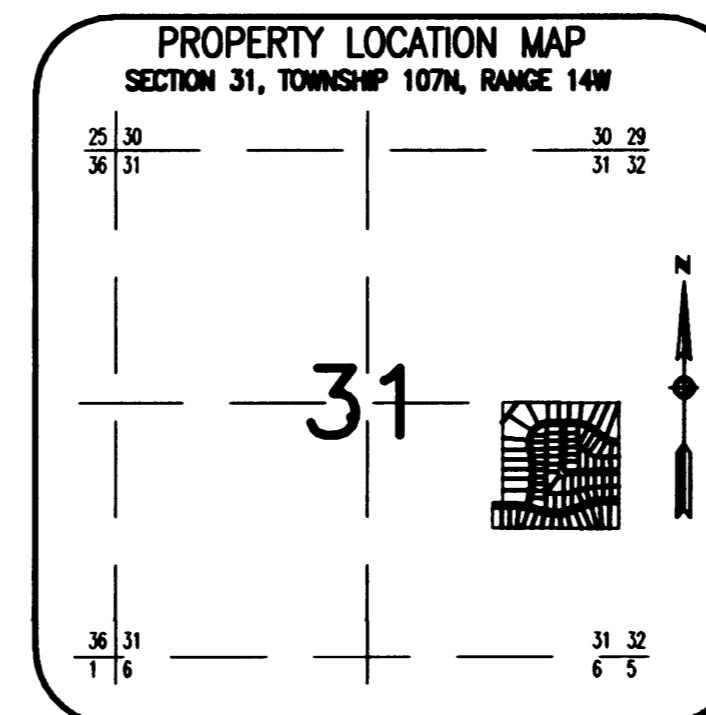
State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 10 day of SEPTEMBER, 2002, by Joel O. Bigelow, Chief Manager of B S Development, LLC, a Minnesota Limited Liability Company, on behalf of the Company.

Ward A. Opitz
Notary Public, Olmsted County, Minnesota



My commission expires 1-31-2005



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

392B

OFFICIAL PLAT

WEST PARK

SOMERSET HILLS SUBD

N 89°12'56" E
1218.34

30 EXISTING
DRAINAGE
EASEMENT

NO. LINE SE 1/4

P.O.B.
NE COR. SE 1/4 NE 1/4
31-107-14

40 EXISTING
DRAINAGE
EASEMENT

OUTLOT 'A'
(ALL OF OUTLOT A
IS DRAINAGE EASEMENT)

OUTLOT 'A'
(ALL OF OUTLOT A
IS DRAINAGE EASEMENT)

UNPLATTED

MANOR WOODS
WEST ELEVENTH

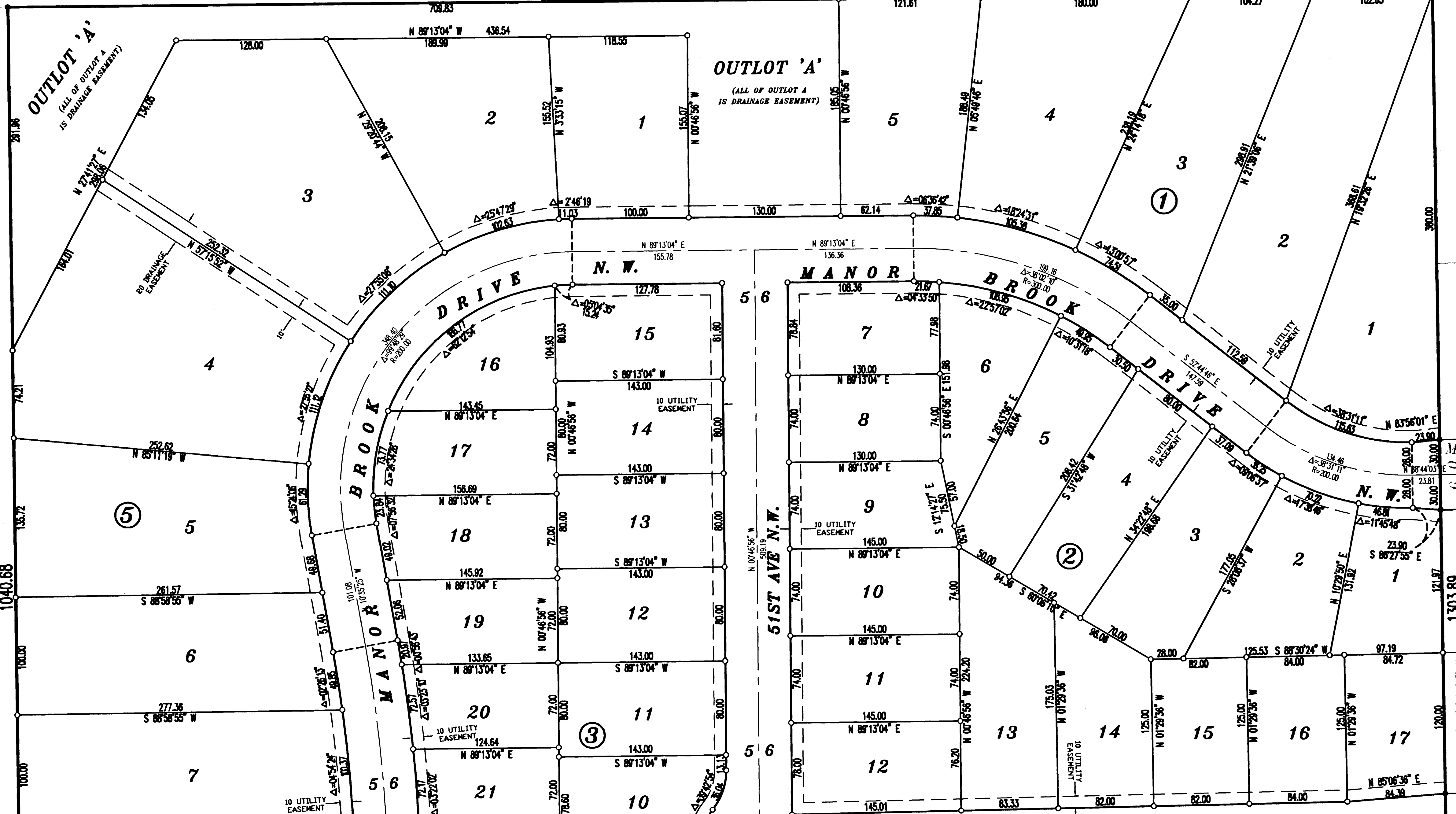
MANOR
BROOK
DRIVE
N.W.

MANOR WOODS
WEST ELEVENTH

MANOR WOODS
WEST SIXTH

WESTCHESTER HILLS FIRST SUBD.

N 01°01'05" W
1040.68



SEE

SHEET

3

OF

3

SHEETS

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 THUS: ○ ARE 5/8" I.D. CAPPED PIPES WITH REGISTRATION NO. 11622 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" 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.

NOTE:
BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE SE 1/4, SEC 31-107-14 WHICH IS ASSUMED TO BE S 01°15'57" E.

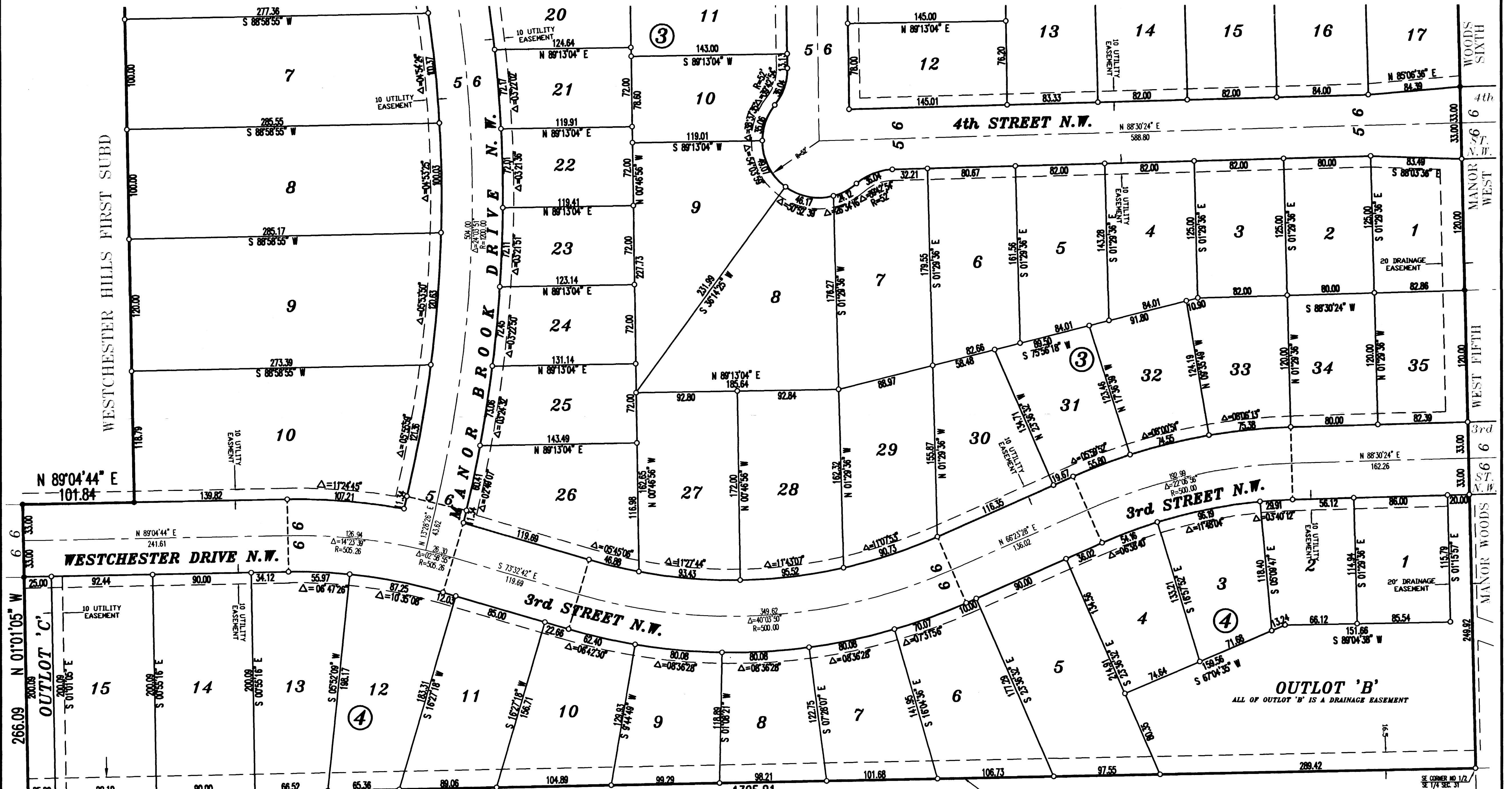
50 0 50 100
SCALE 1" = 50'

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

393A

OFFICIAL PLAT WEST PARK

SEE SHEET 2 OF 3 SHEETS



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16.5 EASEMENT IN FAVOR OF N.W. BELL TELEPHONE CO., RECORDED IN BK S-4 OF MISC. ON PG. 938 AS DOC. NO. 484619

SELY COR. WESTCHESTER HILLS FIRST SUBD

SCALE 1" = 50'

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

393B