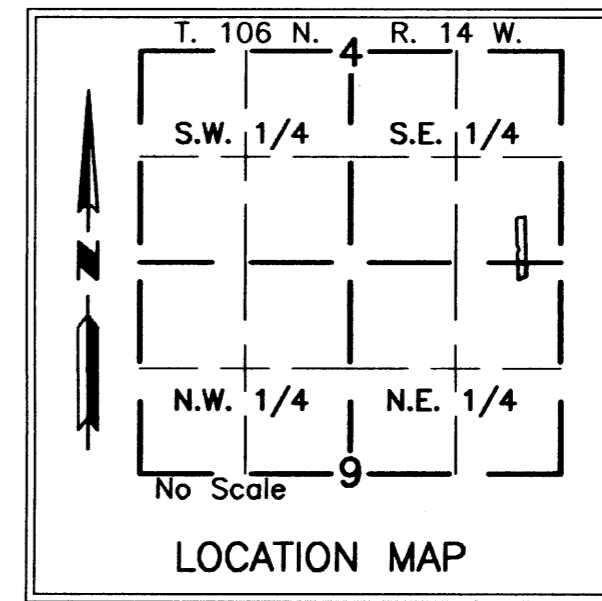
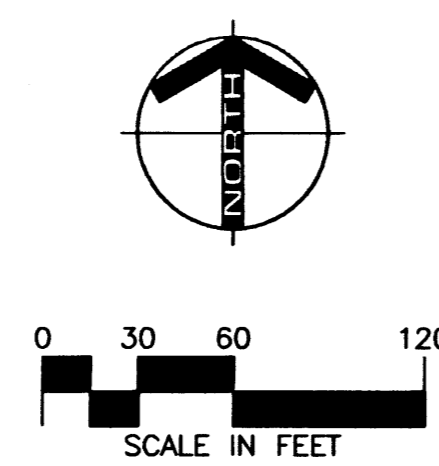
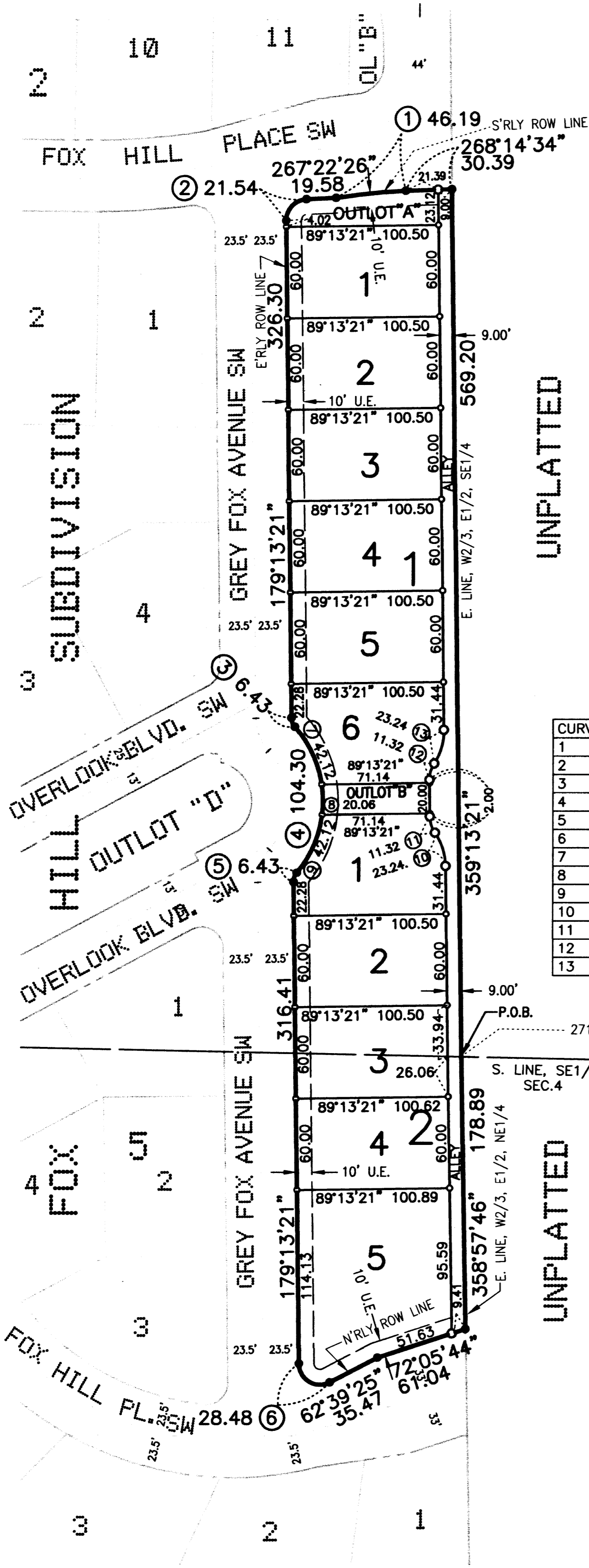


FOX HILL SECOND SUBDIVISION



YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM



- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS
Plat bearings are Minnesota State Plane Grid Azimuths (NAD83-86) measured to the right from grid north.

| CURVE | LENGTH | DELTA | RADIUS | CHORD | CHAZ |
|-------|--------|------------|--------|-------|------------|
| 1 | 46.19 | 05°40'02" | 467.00 | 46.17 | 264°07'15" |
| 2 | 21.54 | 88°09'05" | 14.00 | 19.48 | 223°17'54" |
| 3 | 6.43 | 40°55'49" | 9.00 | 6.29 | 158°45'27" |
| 4 | 104.30 | 81°51'37" | 73.00 | 95.65 | 179°13'21" |
| 5 | 6.43 | 40°55'48" | 9.00 | 6.29 | 199°41'15" |
| 6 | 28.48 | 116°33'56" | 14.00 | 23.82 | 120°56'23" |
| 7 | 42.12 | 33°03'24" | 73.00 | 41.54 | 154°49'15" |
| 8 | 20.06 | 15°44'49" | 73.00 | 20.00 | 179°13'21" |
| 9 | 42.12 | 33°03'24" | 73.00 | 41.54 | 203°37'28" |
| 10 | 23.24 | 34°08'54" | 39.00 | 22.90 | 342°08'54" |
| 11 | 11.32 | 34°08'54" | 19.00 | 11.16 | 342°08'54" |
| 12 | 11.32 | 34°08'54" | 19.00 | 11.16 | 16°17'48" |
| 13 | 23.24 | 34°08'54" | 39.00 | 22.90 | 16°17'48" |

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Fox Hill, LLC, a Minnesota Limited Liability Company, owner and proprietor of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 4 and that part of the Northeast Quarter of the Northeast Quarter of Section 9, all in Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 271 degrees 08 minutes 48 seconds along the south line of said Southeast Quarter 435.15 feet to the east line of the West Two-Thirds of the East Half of said Southeast Quarter and the point of beginning; thence northerly 359 degrees 13 minutes 21 seconds azimuth along said east line 569.20 feet to the southerly right-of-way line of Fox Hill Place S.W., FOX HILL SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 268 degrees 14 minutes 34 seconds azimuth along said southerly right-of-way line 30.39 feet; thence westerly 46.19 feet along said southerly right-of-way line on a nontangential curve concave southerly, having a radius of 467.00 feet, a central angle of 05 degrees 40 minutes 02 seconds and a chord azimuth 264 degrees 07 minutes 15 seconds; thence southerly 6.43 feet along said southerly right-of-way line on a tangential curve concave southerly, having a radius of 9.00 feet, and a central angle of 40 degrees 55 minutes 49 seconds; thence southerly 104.30 feet along said easterly right-of-way line on a tangential curve concave westerly, having a radius of 73.00 feet, a central angle of 81 degrees 51 minutes 37 seconds and a chord azimuth of 179 degrees 13 minutes 21 seconds; thence southerly 6.43 feet along said easterly right-of-way line on a tangential curve concave easterly, having a radius of 9.00 feet, and a central angle of 40 degrees 55 minutes 48 seconds; thence southerly 179 degrees 13 minutes 21 seconds azimuth along said easterly right-of-way line 326.30 feet; thence southerly 6.43 feet along said easterly right-of-way line on a tangential curve concave easterly, having a radius of 9.00 feet, and a central angle of 40 degrees 55 minutes 48 seconds; thence southerly 104.30 feet along said easterly right-of-way line on a tangential curve concave westerly, having a radius of 73.00 feet, a central angle of 81 degrees 51 minutes 37 seconds and a chord azimuth of 179 degrees 13 minutes 21 seconds; thence southerly 6.43 feet along said easterly right-of-way line on a tangential curve concave easterly, having a radius of 9.00 feet, and a central angle of 40 degrees 55 minutes 48 seconds; thence southerly 179 degrees 13 minutes 21 seconds azimuth along said easterly right-of-way line 316.41 feet; thence southeasterly 28.48 feet along said easterly right-of-way line on a tangential curve concave northeasterly, having a radius of 14.00 feet and a central angle of 116 degrees 33 minutes 56 seconds; thence northeasterly 62 degrees 39 minutes 25 seconds azimuth along the northerly right-of-way line of said Fox Hill Place S.W. 35.47 feet; thence easterly 72 degrees 05 minutes 44 seconds azimuth along said northerly right-of-way line 61.04 feet to the east line of the West Two-Thirds of the East Half of said Northeast Quarter; thence northerly 358 degrees 57 minutes 46 seconds azimuth along said east line 178.89 feet to the point of beginning;

Said tract contains 1.89 acres more or less.

Have caused the same to be surveyed and platted as FOX HILL SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfare alleys and dedicate the easements, as shown on this plat for utility purposes only.

In witness whereof said Fox Hill, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 2nd day of August, 2002

John A. Klopp, Jr.
John A. Klopp, Jr.
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 8th day of August, 2002, by John A. Klopp, Jr., Fox Hill, LLC, a Minnesota Limited Liability Company, on behalf of the company.

Sue E. Madden
SUE E. MADDEN
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

Sue E. Madden
Sue E. Madden
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 1st day of April, 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 13th day of September, 2002.

Judy K. Scherr
Judy K. Scherr
City Clerk

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as FOX HILL SECOND SUBDIVISION; that this plat is a correct representation of said 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 Sept. 18, 2002; 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 31st day of May, 2002, by Douglas G. Rude, L.S. No. 22422.

Barbara S. Dickhut
BARBARA S. DICKHUT
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

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

COUNTY SURVEYOR

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

This 31 day of MAY, 2002

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

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 8th day of October, 2002

Document Number | A-935742

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 8th day of October, 2002, at 12:12 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Daniel J. Hall
Olmsted County Director of
Property Records and Licensing
By *Wendy von Wald*

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.

U.E. = UTILITY EASEMENT

UNPLATTED

UNPLATTED

PROJECT NUMBER: 7816
COMPUTER FILE: 7816 S FNPL 01.dwg
DATE: 3/4/02
DRAFTSPERSON: P.G.O.