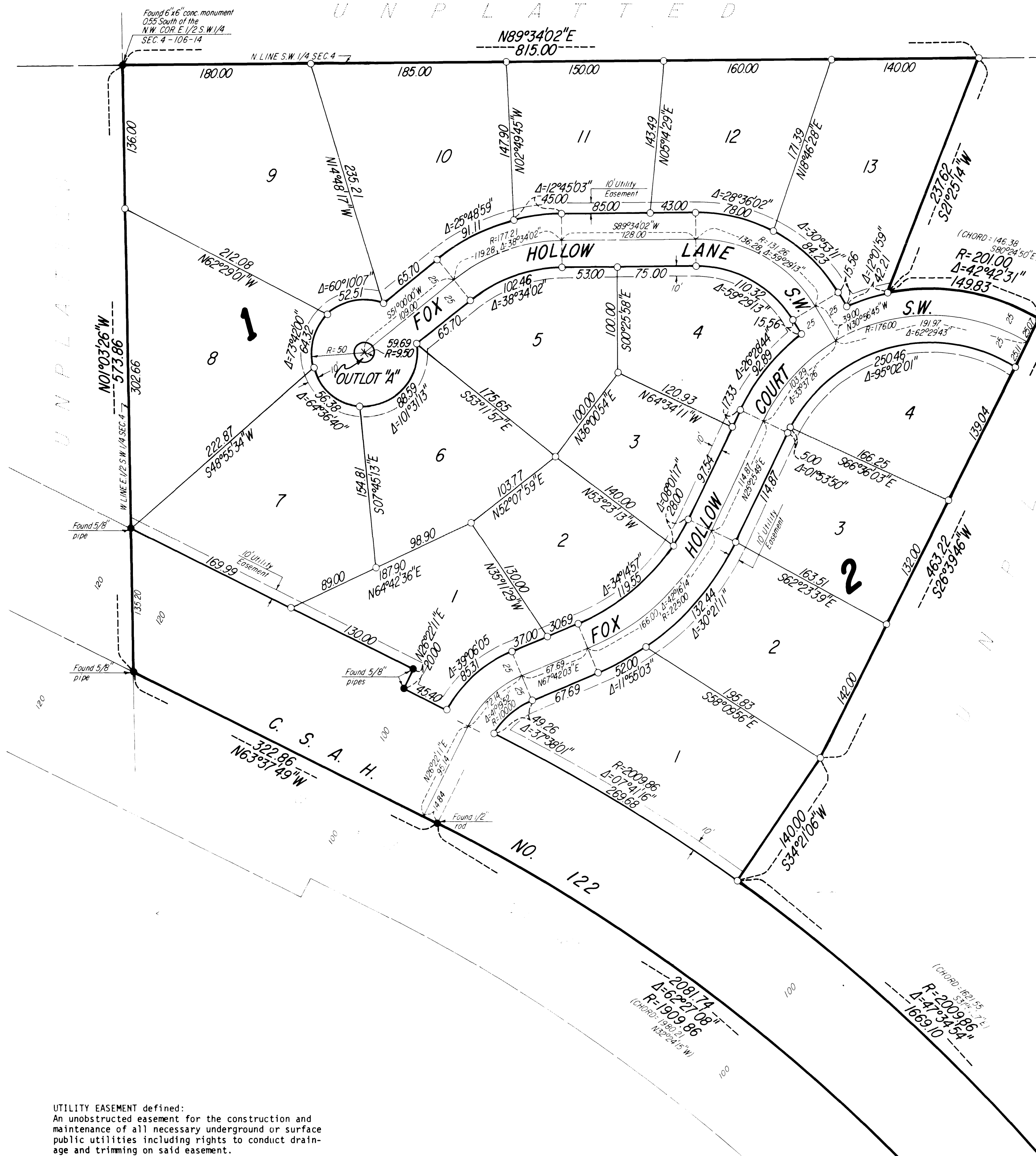


UNPLATTED

# FOX CROFT



NOTE  
 ALL MONUMENTS SHOWN THUS: ○  
 ARE 5/8" I.D. CAPPED PIPES SET  
 WITH REGISTRATION NO. 11622.  
 BASIS OF BEARING SYSTEM:  
 ALL BEARINGS ARE IN RELATIONSHIP  
 WITH THE NORTH LINE S.W. 1/4 SEC. 4,  
 WHICH IS ASSUMED TO BE N89°34'02"E

### Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Wynwood Company, a Minnesota corporation, and Dorothy Y. Wood, a widow, and Benjamin H. Bacon and Eugenia Y. Bacon, husband and wife, owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the east one half of the Southwest Quarter and a part of the west one half of the Southeast Quarter of Section 4, Township 106 North, Range 14 West, Rochester, Minnesota described as follows:  
 Beginning at the southeast corner of the Southwest Quarter of said Section 4; thence South 89 degrees 11 minutes 20 seconds West, assumed bearing, along the south line of said Southwest Quarter, 0.32 feet to the centerline of C.S.A.H. No. 122; thence North 01 degree 10 minutes 41 seconds West, along said centerline, 205.56 feet; thence northwesterly 2081.74 feet along said centerline and along a tangential curve concave to the southwest, central angle of 52 degrees 27 minutes 08 seconds, radius of 1909.86 feet, and the chord of said curve bears North 32 degrees 24 minutes 15 seconds West, 1980.21 feet; thence North 63 degrees 37 minutes 49 seconds West along said centerline, 322.86 feet to the east one half of the Southwest Quarter of said Section 4; thence North 01 degree 03 minutes 26 seconds West along said west line, 573.86 feet to the northwest corner of said east one half; thence North 89 degrees 34 minutes 02 seconds East along the north line of said Southwest Quarter, 815.00 feet; thence South 21 degrees 25 minutes 14 seconds West, 237.62 feet; thence easterly 149.83 feet along a nontangential curve concave southerly, central angle of 42 degrees 42 minutes 31 seconds, radius of 201.00 feet, and the chord of said curve bears South 80 degrees 24 minutes 50 seconds East, 146.38 feet; thence South 26 degrees 39 minutes 46 seconds West, 463.22 feet; thence South 38 degrees 21 minutes 06 seconds West, 140.00 feet; thence southeasterly 1669.10 feet along a nontangential curve concave southerly, central angle of 47 degrees 34 minutes 54 seconds, radius of 2009.86 feet, and the chord of said curve bears South 31 degrees 51 minutes 27 seconds East, 1621.55 feet; thence South 89 degrees 27 minutes 24 seconds East, 266.30 feet; thence easterly 126.25 feet along a tangential curve concave northerly, central angle of 39 degrees 31 minutes 42 seconds, and radius of 183.00 feet; thence North 51 degrees 00 minutes 53 seconds East, 205.65 feet; thence easterly 165.58 feet along a tangential curve concave southerly, central angle of 39 degrees 31 minutes 42 seconds, and radius of 240.00 feet; thence South 89 degrees 27 minutes 24 seconds East, 76.63 feet; thence easterly 126.58 feet along a tangential curve concave northerly, central angle of 27 degrees 53 minutes 37 seconds, and radius of 260.00 feet; thence North 62 degrees 38 minutes 42 seconds East, 145.95 feet; thence easterly 165.52 feet along a tangential curve concave southerly, central angle of 27 degrees 53 minutes 37 seconds, and radius of 340.00 feet; thence South 89 degrees 27 minutes 24 seconds East, 27.00 feet to the east line of the west half of said Southeast Quarter; thence South 01 degree 17 minutes 46 seconds East along said east line, 80.04 feet; thence North 89 degrees 27 minutes 24 seconds West, 29.57 feet; thence westerly 126.58 feet along a tangential curve concave southerly, central angle of 27 degrees 53 minutes 37 seconds, and radius of 260.00 feet; thence South 62 degrees 38 minutes 59 seconds West, 145.95 feet; thence westerly 165.52 feet along a tangential curve concave northerly, central angle of 27 degrees 53 minutes 37 seconds, and radius of 340.00 feet; thence North 89 degrees 27 minutes 24 seconds West, 76.63 feet; thence southwesterly 110.38 feet along a tangential curve concave southeasterly, central angle of 39 degrees 31 minutes 42 seconds, and radius of 160.00 feet; thence South 35 degrees 26 minutes 01 seconds East, 166.00 feet; thence North 89 degrees 03 minutes 18 seconds East, 175.00 feet; thence South 01 degree 17 minutes 46 seconds East, 430.45 feet; thence North 89 degrees 27 minutes 24 seconds West, 427.00 feet; thence North 00 degrees 32 minutes 36 seconds East, 160.00 feet; thence North 24 degrees 28 minutes 28 seconds West, 244.98 feet; thence westerly 83.06 feet along a nontangential curve concave northerly, central angle of 18 degrees 05 minutes 43 seconds, radius of 263.00 feet, and the chord of said curve bears South 81 degrees 29 minutes 45 seconds West, 82.72 feet; thence North 89 degrees 27 minutes 24 seconds West, 255.82 feet; thence southerly 160.96 feet along a nontangential curve concave westerly, central angle of 04 degrees 35 minutes 19 seconds, radius of 2009.86 feet, and the chord of said curve bears South 03 degrees 28 minutes 20 seconds East, 160.92 feet; thence South 01 degree 10 minutes 41 seconds East, 208.56 feet to the south line of the Southeast Quarter of said Section 4; thence North 89 degrees 27 minutes 24 seconds West along said south line, 99.76 feet to the point of beginning.

Containing 24.46 acres more or less.  
 have caused the same to be surveyed and platted as FOXCROFT 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 Wynwood Company, has caused these presents to be signed this 28 day of August, 1986  
 John A. Klopp, Jr., President

State of Minnesota  
 County of Olmsted  
 The foregoing instrument was acknowledged before me this 28 day of AUGUST, 1986 by John A. Klopp, Jr., President of Wynwood Company, a Minnesota corporation, on behalf of the corporation.

In witness whereof said Dorothy Y. Wood has caused these presents to be signed this 15 day of August, 1986  
 Dorothy Y. Wood

State of Minnesota  
 County of Olmsted  
 The foregoing instrument was acknowledged before me this 15 day of AUGUST, 1986 by Dorothy Y. Wood, a widow.

Notary Public, Olmsted County, Minnesota  
 My Commission Expires: 10-21-88

In witness whereof said Benjamin H. Bacon and Eugenia Y. Bacon have caused these presents to be signed this \_\_\_ day of \_\_\_\_\_, 1986  
 Benjamin H. Bacon Eugenia Y. Bacon

State of Minnesota  
 County of Olmsted  
 The foregoing instrument was acknowledged before me this 15 day of September, 1986 by Benjamin H. Bacon and Eugenia Y. Bacon, husband and wife.

Notary Public, Maricopa County, Arizona  
 My Commission Expires: \_\_\_\_\_

**OFFICIAL PLAT**  
 PREPARED BY:  
 MCGHIE & BETTS, INC.  
 CONSULTING ENGINEERS  
 LAND SURVEYORS  
 ROCHESTER, MINNESOTA

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.

SEE SHEET 2 OF 2

SHEET 1 OF 2

# FOX CROFT

### Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as FOXCROFT; 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 said plat other than as shown thereon.

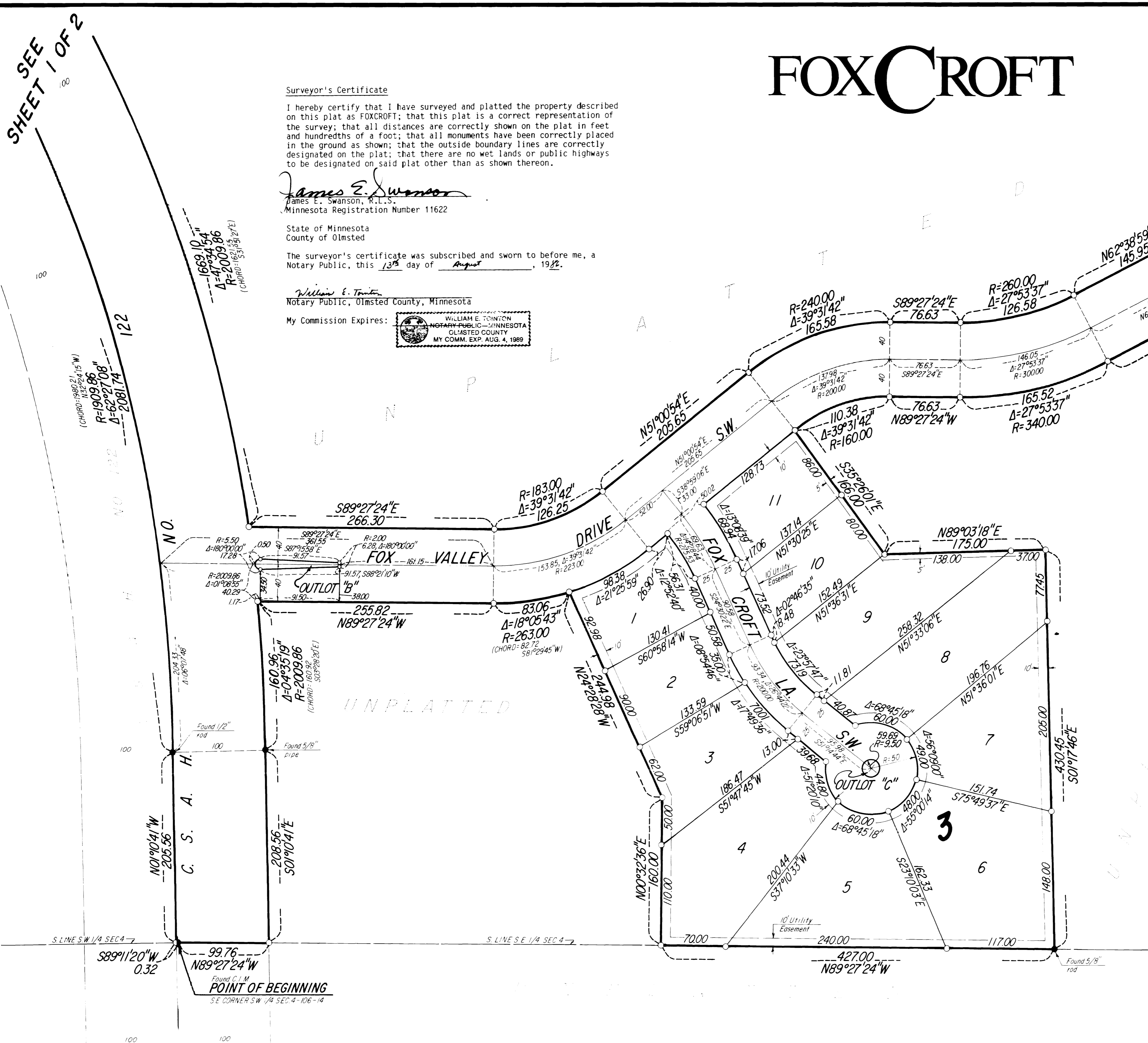
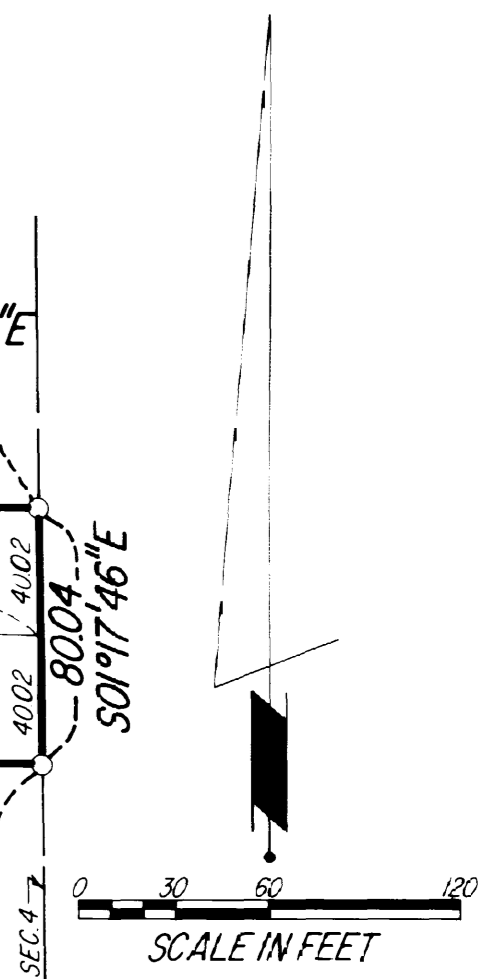
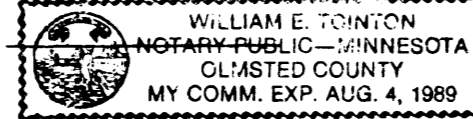
*James E. Swanson*  
James E. Swanson, R.L.S.  
Minnesota Registration Number 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 13<sup>th</sup> day of August, 1986.

*William E. Tomlin*  
Notary Public, Olmsted County, Minnesota

My Commission Expires:



### County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 14<sup>th</sup> day of August, 1986.

*Roger W. Brand*  
Olmsted County Surveyor

### County Recorder

DOCUMENT NUMBER 595037

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 2<sup>nd</sup> day of March, 1987, at 10:12 o'clock A.M., and was duly recorded in the Olmsted County records.

BY *Sue Instrom*  
County Recorder

### Deputy

### City Approval

State of Minnesota  
County of Olmsted  
City of Rochester

I, Carole A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on this 18 day of August, 1986, 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 8 day of October, 1986.

*Carole A. Grimm*  
City Clerk

### Tax Statement

Taxes due and payable for the year 1987 have been paid.

*Charlene Ann Cart*  
Olmsted County Treasurer

Date March 2, 1987

No delinquent taxes due and transfer entered this 2<sup>nd</sup> day of March, 1987.

*Jo Ann W. Estro*  
County Auditor

**OFFICIAL PLAT**

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