

OFFICIAL PLAT

FOXCROFT FIFTH

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as FOXCROFT FIFTH; 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 wetlands or public highways to be designated on said plat.

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 26th day of MAY, 1989.

William E. Tointon
Notary Public, Olmsted County, Minnesota

My commission expires
WILLIAM E. TOINTON
NOTARY PUBLIC - MINNESOTA
OLMSTED COUNTY
MY COMM. EXP. AUG. 4, 1989

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 30th day of MAY, 1989.

Edward Kaule
Olmsted County Surveyor

Tax Statements

Taxes due and payable for the year 1989 have been paid.

Karen Coker, Deputy
Olmsted County Treasurer

Date Nov 6, 1989

No delinquent taxes due and transfer entered this 6th day of November, 1989.

Pamela J. Damister, Deputy
Olmsted County Auditor

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 the 15 day of MAY, 1989, 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 2nd day of November, 1989.

Carole A. Grimm
City Clerk

County Recorder
573063

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 6 day of November, 1989, at 4:20 o'clock P.M., and was duly recorded in the Olmsted County records.

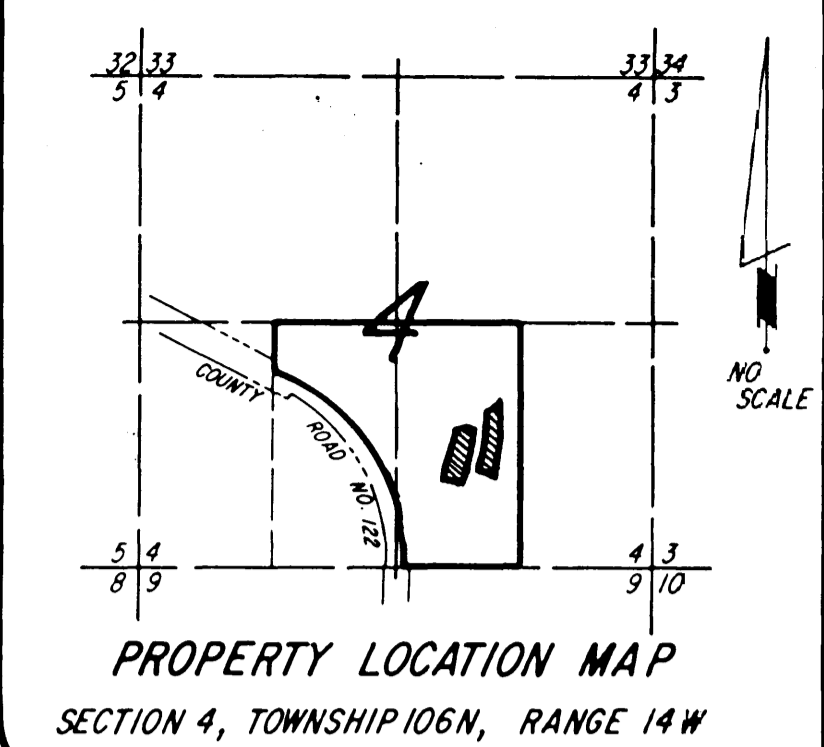
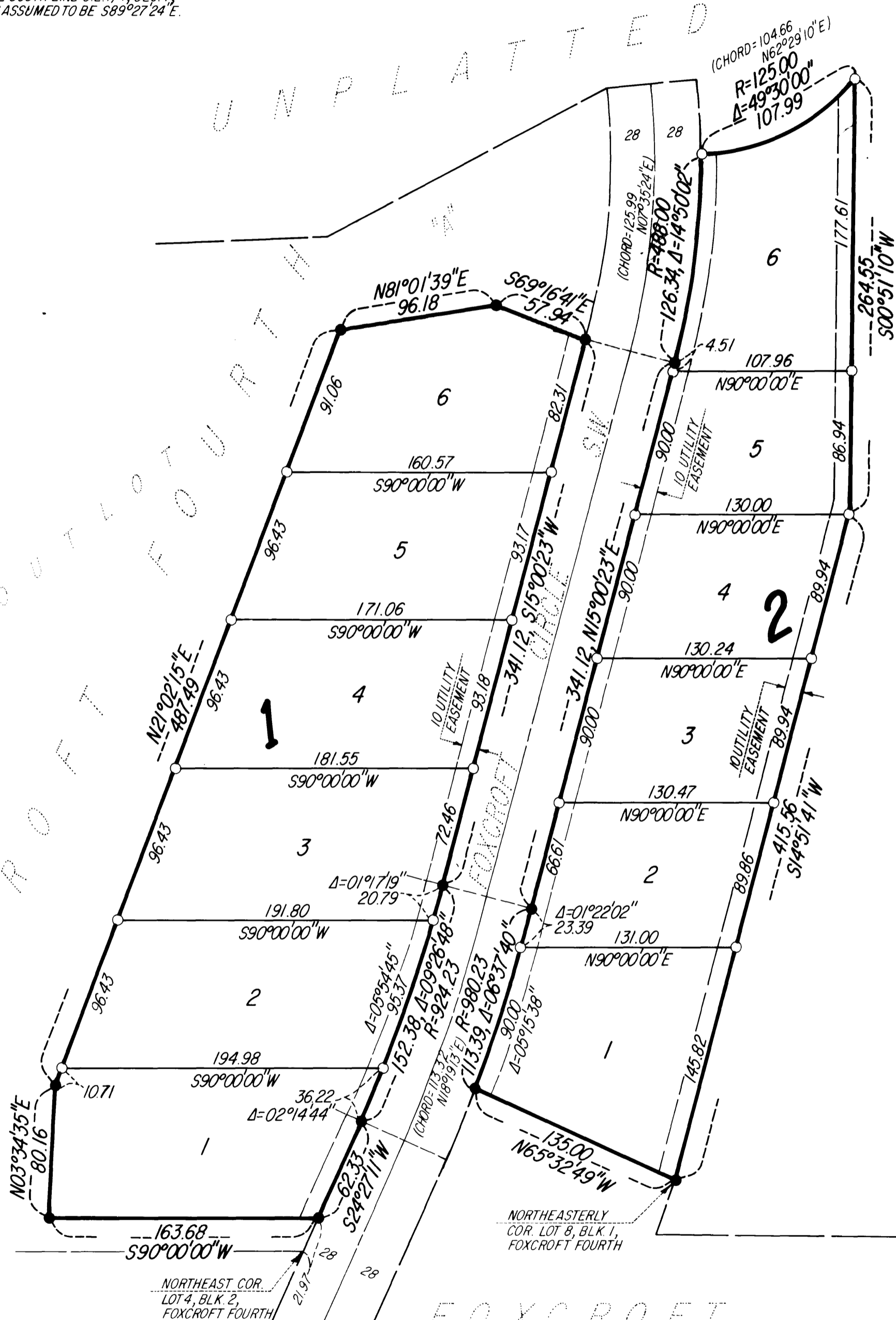
By
County Recorder

Carole M. Ferris
Deputy

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: O
ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622.
ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES.

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTH LINE S.E. 1/4, SEC. 4, WHICH IS ASSUMED TO BE S89°27'24"E.



Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That FoxCROFT Corporation, a Minnesota Corporation, and Kevin H. O'Connell and Joyce A. O'Connell, husband and wife, owners and proprietors, and FBS Mortgage Corporation, a Nevada Corporation, mortgagee, of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the West Half of the Southeast Quarter of Section 4, Township 106 North, Range 14 West, Rochester, Minnesota, described as follows:

Commencing at the northeast corner of Lot 4, Block 2, FOXCROFT FOURTH; thence North 24 degrees 27 minutes 11 seconds East, assumed bearing, along the westerly line of Foxcroft Circle S.W., as dedicated on the plat of FOXCROFT FOURTH, a distance of 21.97 feet for a point of beginning; thence South 90 degrees 00 minutes 00 seconds West, 163.68 feet to the easterly line of Outlot "A," FOXCROFT FOURTH (the next four courses are along the easterly and southerly lines of said Outlot "A"); thence North 03 degrees 34 minutes 35 seconds East, 80.16 feet; thence North 21 degrees 02 minutes 15 seconds East, 487.49 feet; thence North 81 degrees 01 minutes 39 seconds East, 96.18 feet; thence South 69 degrees 16 minutes 41 seconds East, 57.94 feet to the westerly line of said Foxcroft Circle S.W. (the next three courses are along said westerly line); thence South 15 degrees 00 minutes 23 seconds West, 341.12 feet; thence southerly 152.38 feet along a tangential curve concave northwesterly, central angle of 09 degrees 26 minutes 48 seconds, and radius of 924.23 feet; thence South 24 degrees 27 minutes 11 seconds West, 62.33 feet.

together with:

Beginning at the northeasterly corner of Lot 8, Block 1, FOXCROFT FOURTH; thence North 65 degrees 32 minutes 49 seconds West, assumed bearing, along the northerly line of said Lot 8 a distance of 135.00 feet to the easterly line of Foxcroft Circle S.W., as dedicated on the plat of FOXCROFT FOURTH (the next three courses are along said easterly line); thence northerly 113.39 feet along a nontangential curve, concave northwesterly, central angle of 06 degrees 37 minutes 40 seconds, radius of 980.23 feet, and the chord of said curve bears North 18 degrees 19 minutes 13 seconds East, 113.32 feet; thence North 15 degrees 00 minutes 23 seconds East, 341.12 feet; thence north-erly 126.34 feet along a tangential curve concave westerly, central angle of 14 degrees 50 minutes 02 seconds, and radius of 488.00 feet; thence northeasterly 107.99 feet along a nontangential curve concave northerly, central angle of 49 degrees 30 minutes 00 seconds, radius of 125.00 feet, and the chord of said curve bears North 62 degrees 29 minutes 10 seconds East, 104.66 feet; thence South 00 degrees 51 minutes 10 seconds West, 264.55 feet; thence South 14 degrees 51 minutes 41 seconds West, 415.56 feet to the point of beginning.

Containing in all 3.88 acres more or less.

has caused the same to be surveyed and platted as FOXCROFT FIFTH and do hereby donate and 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 FoxCROFT Corporation has caused these presents to be signed by its proper officer this 30 day of June, 1989.

John A. Klopp, Jr., President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 30 day of June, 1989, by John A. Klopp, Jr., President of FoxCROFT Corporation, on behalf of the Corporation.

Notary Public, Olmsted County, Minnesota.

My commission expires 7-18-94

In witness whereof said Kevin H. O'Connell and Joyce A. O'Connell have caused these presents to be signed this 30 day of June, 1989.

Kevin H. O'Connell
Joyce A. O'Connell

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 30 day of June, 1989, by Kevin H. O'Connell and Joyce A. O'Connell, husband and wife.

Notary Public, Olmsted County, Minnesota.

My commission expires 7-18-94

In witness whereof said FBS Mortgage Corporation has caused these presents to be signed by its proper officer this 27 day of July, 1989.

For Mortgage Corp.
Notary Public

State of Missouri
County of Ramsey

The foregoing instrument was acknowledged before me this 27th day of July, 1989, by FBS Mortgage Corporation, a Nevada Corporation, on behalf of the Corporation.

Notary Public, Ramsey County

My commission expires 11-20-90

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