

LINCOLNSHIRE SEVENTH SUBDIVISION



INSTRUMENT OF DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS: That Michael Younge Builder, Inc., a Minnesota Corporation, being Owner and Proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the West Half of the Southwest Quarter of Section 16, and of the East Half of the Southeast Quarter of Section 17, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence northerly on an assumed azimuth from north of 359 degrees 18 minutes 32 seconds along the west line of said Southwest Quarter 319.58 feet to the point of beginning; thence westerly 268 degrees 12 minutes 16 seconds azimuth 285.67 feet to the easterly right-of-way line of the Douglas Trail, formerly the Chicago and Northwestern Railway Company; thence northerly 354 degrees 21 minutes 56 seconds azimuth along said easterly right-of-way line 1337.78 feet; thence northeasterly 57 degrees 25 minutes 12 seconds azimuth 642.51 feet; thence easterly 87 degrees 33 minutes 16 seconds azimuth 89.44 feet to the most westerly corner of Lot 10, Block 1, Lincolnshire Fourth Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence southeasterly 150 degrees 59 minutes 22 seconds azimuth along the southwesterly line of said Lot 10 and extension thereof, a distance of 196.00 feet to the southeasterly right-of-way line of Arbor Drive NW; thence northeasterly 60 degrees 59 minutes 22 seconds azimuth along said southerly right-of-way line 27.96 feet to the westerly line of Lot 29, Block 2, said Lincolnshire Fourth Subdivision; thence southerly 164 degrees 29 minutes 22 seconds azimuth along said westerly line and along the westerly line of Lots 28, 27, and 26 of said Block 2, a distance of 262.66 feet; thence southeasterly 149 degrees 46 minutes 51 seconds azimuth along the southwesterly line of Lots 26, 25, and 24, said Block 2, a distance of 307.49 feet; thence southeasterly 117 degrees 24 minutes 17 seconds azimuth along the southwesterly line of Lots 23 and 22, said Block 2, a distance of 177.28 feet to the most northerly corner of Block 1, Lincolnshire Sixth Subdivision, according to the plat thereof on file in the County Recorder's office Olmsted County, Minnesota; thence southwesterly 207 degrees 24 minutes 17 seconds azimuth along the northwesterly line of said Block 1, a distance of 148.72 feet; thence northwesterly 321 degrees 54 minutes 12 seconds azimuth 69.54 feet; thence northwesterly 305 degrees 00 minutes 27 seconds azimuth 62.89 feet; thence northwesterly 300 degrees 28 minutes 24 seconds azimuth 183.61 feet; thence northwesterly 336 degrees 11 minutes 15 seconds azimuth 209.51 feet; thence westerly 287 degrees 27 minutes 38 seconds azimuth 142.78 feet; thence southerly 197 degrees 27 minutes 38 seconds azimuth 310.16 feet; thence southerly 200 degrees 02 minutes 43 seconds azimuth 250.09 feet; thence southerly 188 degrees 02 minutes 11 seconds azimuth 126.42 feet; thence southerly 174 degrees 21 minutes 56 seconds azimuth 385.57 feet; thence southerly 178 degrees 12 minutes 16 seconds azimuth 160.06 feet; thence westerly 268 degrees 12 minutes 16 second azimuth 20.30 feet to the point of beginning.

Said tract contains 18.11 acres more or less.

Have caused the same to be surveyed and platted as LINCOLNSHIRE SEVENTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof, said Michael Younge Builder, Inc. has caused these presents to be signed by its proper Officer this 28th day of October, 1996.

Michael J. Younge
Michael J. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 28th day of October, 1996, by Michael J. Younge, President of Michael Younge Builder, Inc.

Robert T. Ward
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1996 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 8th day of Nov, 1996.

Bob Ryan
Olmsted County Auditor/Treasurer
By Jawn Marchey Deputy

COUNTY RECORDER 739869

Document Number _____
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 8th day of November, 1996, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel Hall
Olmsted County Recorder
Cochran E. Evans, Deputy

COUNTY SURVEYOR

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

This 9th day of Nov, 1996.

Edward P. Linnell
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, JUDY KAY SCHERR, City Clerk, in and for the City of Rochester, do hereby certify that on the 19th day of August, 1996, 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 8th day of NOVEMBER, 1996.

Judy Kay Scherr
City Clerk

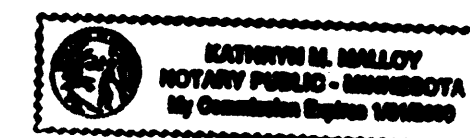
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as LINCOLNSHIRE SEVENTH 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 August 1, 1997; 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.

Michael J. Fritz
Michael J. Fritz
Minnesota L.S. No. 20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

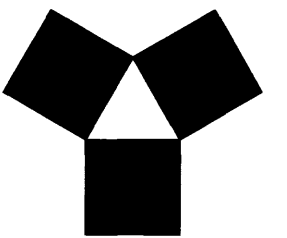
The foregoing Surveyor's Certificate was acknowledged before me this 23rd day of October, 1996, by Michael J. Fritz, L.S. No. 20703.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 10-31-2000

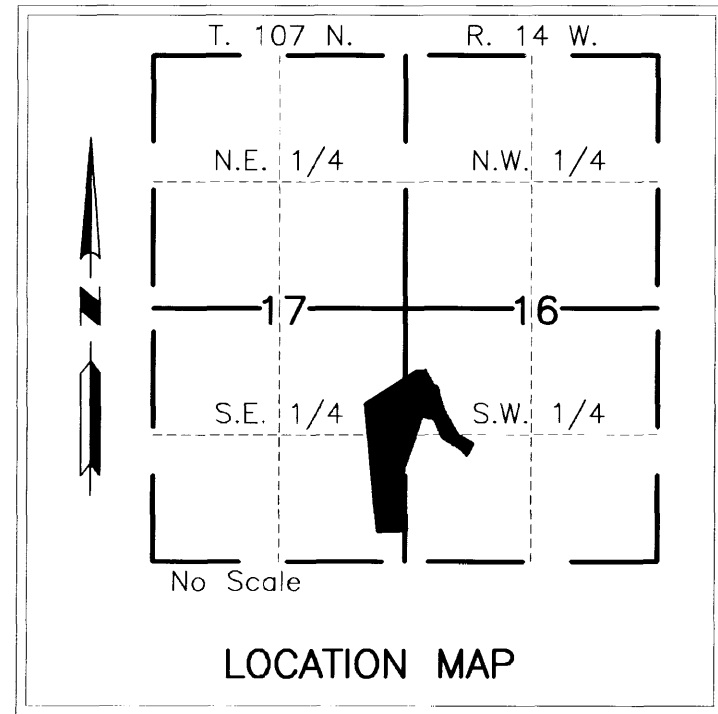
PROJECT NUMBER: 4880-96 COMPUTER FILE: 4880S01.DWG DATE: 07/12/96 DRAFTER/PERSON: SCB

LINCOLNSHIRE SEVENTH SUBDIVISION



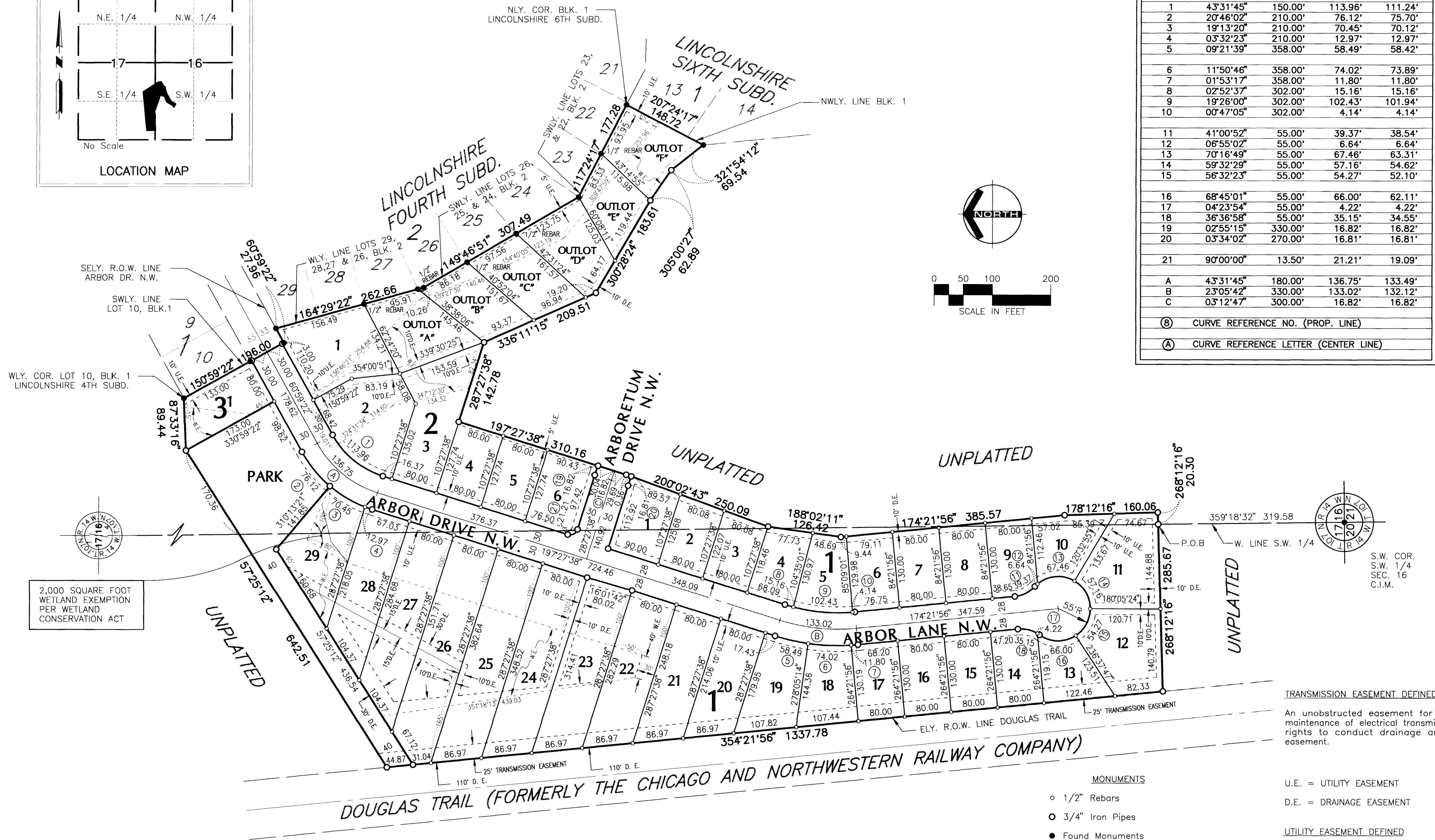
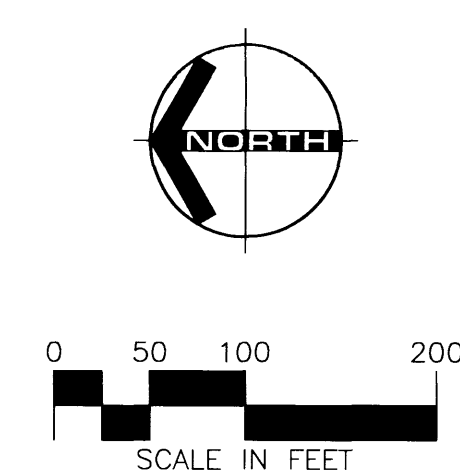
YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
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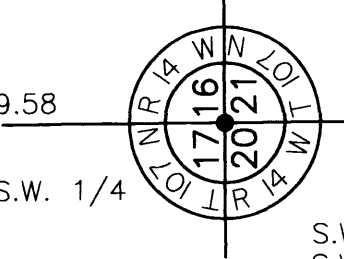


CURVE	Δ	RADIUS	LENGTH	CHORD
1	43°31'45"	150.00'	113.96'	111.24'
2	20°46'02"	210.00'	76.12'	75.70'
3	19°13'20"	210.00'	70.45'	70.12'
4	03°32'23"	210.00'	12.97'	12.97'
5	09°21'39"	358.00'	58.49'	58.42'
6	11°50'46"	358.00'	74.02'	73.89'
7	01°53'17"	358.00'	11.80'	11.80'
8	02°52'37"	302.00'	15.16'	15.16'
9	19°26'00"	302.00'	102.43'	101.94'
10	00°47'05"	302.00'	4.14'	4.14'
11	41°00'52"	55.00'	39.37'	38.54'
12	06°55'02"	55.00'	6.64'	6.64'
13	70°16'49"	55.00'	67.46'	63.31'
14	59°32'29"	55.00'	57.16'	54.62'
15	56°32'23"	55.00'	54.27'	52.10'
16	68°45'01"	55.00'	66.00'	62.11'
17	04°23'54"	55.00'	4.22'	4.22'
18	36°36'58"	55.00'	35.15'	34.55'
19	02°55'15"	330.00'	16.82'	16.82'
20	03°34'02"	270.00'	16.81'	16.81'
21	90°00'00"	13.50'	21.21'	19.09'
A	43°31'45"	180.00'	136.75'	133.49'
B	23°05'42"	330.00'	133.02'	132.12'
C	03°12'47"	300.00'	16.82'	16.82'

(B) CURVE REFERENCE NO. (PROP. LINE)
(A) CURVE REFERENCE LETTER (CENTER LINE)



2,000 SQUARE FOOT
WETLAND EXEMPTION
PER WETLAND
CONSERVATION ACT



S.W. COR.
S.W. 1/4
SEC. 16
C.I.M.

TRANSMISSION EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of electrical transmission utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

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.

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

MONUMENTS

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (3/4" Pipe unless otherwise noted)

All monuments set have a plastic cap stamped R.L.S. 20703.

BEARINGS

Plat bearings are Azimuths measured to the right from an assumed North.

W.E. = WETLAND EASEMENT

WETLAND EASEMENT DEFINED

An easement for the preservation and maintenance of Lands classified by the 1989 Federal Manual for identifying and delineating jurisdictional wetlands meeting the attributes listed in Article 6, Subdivision 19 of the Wetland Conservation Act of 1991.

PROJECT NUMBER 4880-96 COMPUTER FILE: 4880F01.DWG DATE: 07/12/96 DRAFTERPERSON: SCB