

OFFICIAL PLAT

PHEASANT RUN SECOND

UNPLATTED

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as PHEASANT RUN SECOND; 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 wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson, L.S. Minnesota License Number 11622

State of Minnesota, County of Olmsted

This surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 22nd day of October, 1996.

Jennifer A. White, Notary Public, Olmsted County, Minnesota

My commission expires: Jan. 21, 2000



County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 28th day of October, 1996.

Edward P. Kruis, Olmsted County Surveyor

Tax Statements

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 20th day of Nov, 1996.

Bob Ryan, Olmsted County Auditor/Treasurer

By: Susan Manthey, Deputy

County Recorder: 240586

DOCUMENT NUMBER: 140586

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 20th day of November, 1996, at 11:12 o'clock A.M., and was duly recorded in the Olmsted County records.

By: Daniel J. Hall, County Recorder

By: Susan Manthey, Deputy

City Approval

State of Minnesota, County of Olmsted, City of Stewartville

James H. Hays, Mayor, and Larry D. Hansen, City Administrator, in and for the City of Stewartville, do hereby certify that on the 18th day of November, 1996, the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony thereof we have hereunto signed our names and affixed the seal of said City of Stewartville this 18th day of November, 1996.

Larry D. Hansen, City Administrator

Larry D. Hansen, City Administrator

PROPERTY LOCATION MAP

SECTIONS 35, TOWNSHIP 105N, RANGE 14W

27 26 26 25 34 35 35 36



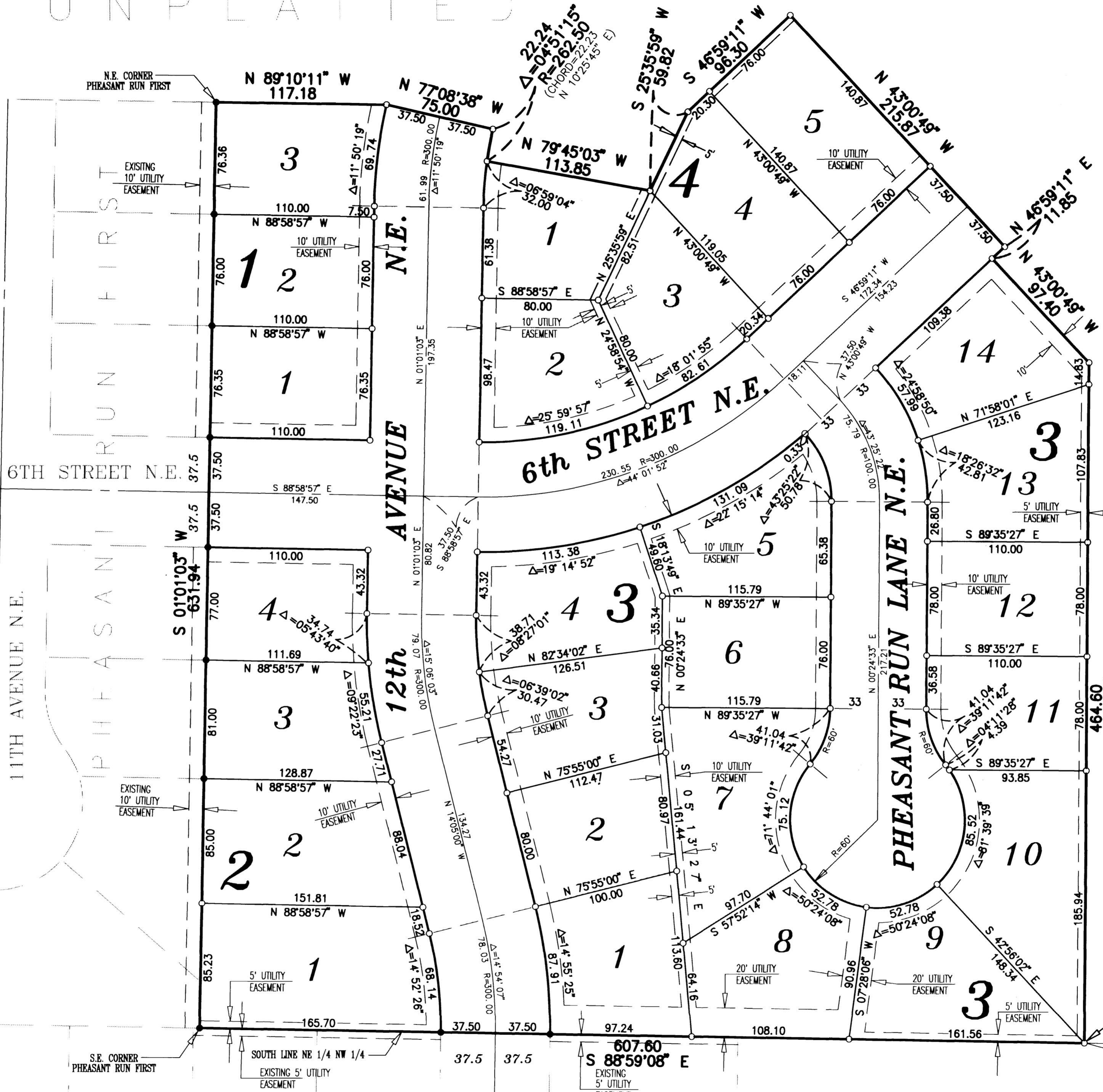
STATE HIGHWAY NO. 30

35

NOT TO SCALE

27 26 26 25 34 35 35 36

34 35 27 26 26 25 34 35 35 36



Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Leo Ciani and Marlene Ciani, husband and wife, owners and proprietors, and Kasson State Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Stewartville, State of Minnesota to wit:

That part of the Northeast Quarter of the Northwest Quarter of Section 35, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 35; thence South 00 degrees 49 minutes 27 seconds West, assumed bearing, along the east line of said Northwest Quarter, 1319.04 feet to the southeast corner of said Northeast Quarter of the Northwest Quarter; thence North 88 degrees 59 minutes 08 seconds West along said south line, 422.45 feet for the point of beginning; thence North 00 degrees 24 minutes 33 seconds East, 464.40 feet; thence North 43 degrees 00 minutes 49 seconds West, 97.40 feet; thence North 46 degrees 59 minutes 11 seconds East, 118.85 feet; thence North 43 degrees 00 minutes 49 seconds West, 215.87 feet; thence South 46 degrees 59 minutes 11 seconds West, 96.30 feet; thence South 25 degrees 35 minutes 59 seconds West, 59.82 feet; thence North 79 degrees 45 minutes 03 seconds West, 113.85 feet; thence northerly 22.24 feet along a nontangential curve concave easterly, central angle of 04 degrees 51 minutes 15 seconds, radius of 262.50 feet, and the chord of said curve bears North 10 degrees 25 minutes 45 seconds East, 22.23 feet; thence North 77 degrees 08 minutes 38 seconds West, 75.00 feet; thence North 89 degrees 10 minutes 11 seconds West, 117.18 feet to the northeast corner of Pheasant Run First; thence South 01 degree 03 seconds West, along the east line of Pheasant Run First, 631.94 feet to the southeast corner thereof; thence South 88 degrees 59 minutes 08 seconds East along the south line of said quarter quarter section, 607.60 feet to the point of beginning.

Containing 8.45 acres more or less.

have caused the same to be surveyed and platted as PHEASANT RUN SECOND and do hereby donate and dedicate to the public for the public use forever the thoroughfares and cut-de-sac and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Leo Ciani and Marlene Ciani, husband and wife, have caused these presents to be signed this 24th day of Oct., 1996.

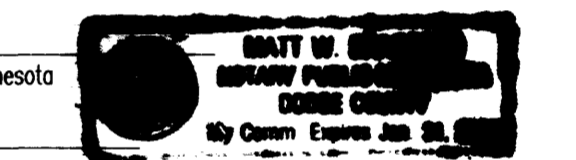
Leo Ciani, Marlene Ciani

State of Minnesota, County of Olmsted Dodge

The foregoing instrument was acknowledged before me this 24th day of Oct., 1996, by Leo Ciani and Marlene Ciani, husband and wife.

Math Bradford, Notary Public, Olmsted County, Minnesota

My commission expires: Aug. 28, 1998



In witness whereof said Kasson State Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 24th day of Oct., 1996.

Charles E. Glarner, Matt Bradford

State of Minnesota, County of Dodge

The foregoing instrument was acknowledged before me this 24th day of Oct., 1996, by Charles E. Glarner, San Lee Ott and Matt Bradford, Cashier, Vice President, and Assistant Cashier, respectively, officers of Kasson State Bank, on behalf of the corporation.

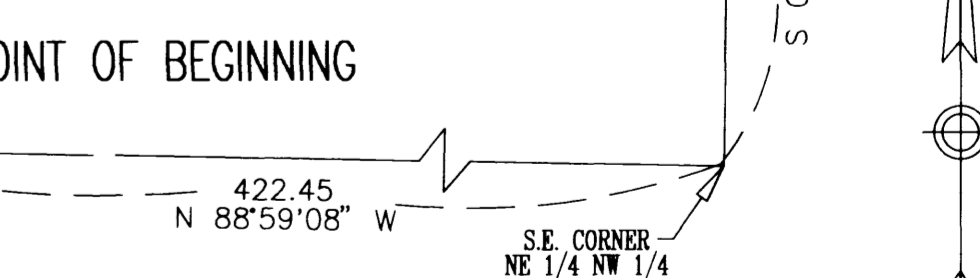
Marilyn J. Chapman, Notary Public, Dodge County, Minnesota

My commission expires: Jan. 11, 2000

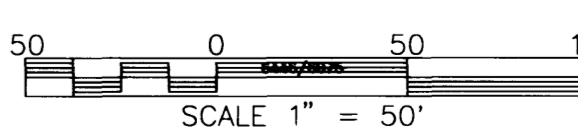


NOTE: BASIS OF BEARING SYSTEM: ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE N.W. 1/4, WHICH IS ASSUMED TO BE S00°49'27\"

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 SET WITH REGISTRATION NO. 11622. ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8\" PIPE UNLESS OTHERWISE NOTED.



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