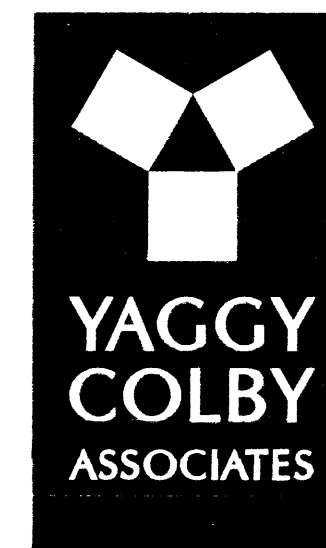


CENTURY HILLS SEVENTH SUBDIVISION



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

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Payne Company, 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 Southwest Quarter of the Northwest Quarter of Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 03 minutes 15 seconds along the west line of said Northwest Quarter 1122.66 feet to the southerly right-of-way line of 21st Street N.E.; thence easterly 89 degrees 19 minutes 32 seconds azimuth along said southerly right-of-way line 33.00 feet to the northeast corner of Lot 1, Block 1, CENTURY HILLS FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, and the point of beginning; (the next six courses are along the southerly right-of-way line of 21st Street N.E.) thence easterly 89 degrees 19 minutes 32 seconds azimuth 52.35 feet; thence easterly 84.23 feet on a tangential curve concave northerly, having a radius of 330.00 feet and a central angle of 14 degrees 37 minutes 27 seconds; thence easterly 74 degrees 42 minutes 05 seconds azimuth 259.38 feet; thence easterly 198.63 feet on a tangential curve concave southerly, having a radius of 270.00 feet and a central angle of 42 degrees 09 minutes 05 seconds; thence southeasterly 116 degrees 51 minutes 10 seconds azimuth 170.22 feet; thence easterly 160.66 feet on a tangential curve concave northerly, having a radius of 330.00 feet and a central angle of 27 degrees 53 minutes 40 seconds, to the west line of SHANNON OAKS FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; (the next three courses are along said west line and the southerly extension thereof) thence southerly 179 degrees 03 minutes 15 seconds azimuth 82.10 feet; thence southwesterly 224 degrees 03 minutes 18 seconds azimuth 166.69 feet; thence southerly 179 degrees 03 minutes 15 seconds azimuth 790.42 feet to the most easterly corner of Lot 1, Block 3, CENTURY HILLS SIXTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northwesterly 310 degrees 13 minutes 16 seconds azimuth along the easterly line of said Block 3, a distance of 470.24 feet; thence northerly 359 degrees 03 minutes 18 seconds azimuth along said easterly line 609.01 feet to the northeast corner of Lot 14 of said Block 3; thence westerly 289 degrees 19 minutes 02 seconds azimuth along the northerly line of said Block 3, a distance of 144.12 feet; thence westerly 254 degrees 42 minutes 05 seconds azimuth along said northerly line 188.52 feet; thence westerly 262 degrees 17 minutes 40 seconds azimuth along said northerly line 48.51 feet to the northwest corner of said Block 3; thence westerly 269 degrees 03 minutes 15 seconds azimuth along the north line of Lot 2, Block 1, said CENTURY HILLS FIRST SUBDIVISION, 47.00 feet to the southeast corner of Lot 1, of said Block 1; thence northerly 359 degrees 03 minutes 15 seconds azimuth along the east line of said Lot 1, a distance of 140.22 feet to the point of beginning.

Said tract contains 9.44 acres more or less.

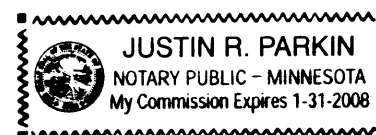
Has caused the same to be surveyed and platted as CENTURY HILLS SEVENTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfare and cul de sac, and also dedicate the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof, said Payne Company, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 6th day of May, 2003.

RH Payne
Roger H. Payne, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 6th day of May, 2003, by Roger H. Payne, President of Payne Company, a Minnesota Corporation, on behalf of the corporation.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

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 17th day of MARCH, 2003, 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 14th day of MAY, 2003.

Judy K. Scherr
Judy K. Scherr
City Clerk

COUNTY SURVEYOR

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

This 6 day of May, 2003

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

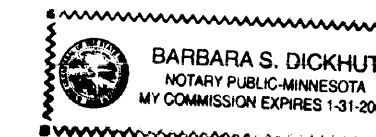
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CENTURY HILLS 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 April 30, 2004; 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 6th day of May, 2003, by Douglas G. Rude, L.S. No. 22422.



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

COUNTY PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 20th day of May, 2003.

Document Number A-969337

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 20th day of May, 2003, at 12 o'clock P.m. and was duly recorded in Olmsted County Records.

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

CENTURY HILLS SEVENTH SUBDIVISION



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UNPLATTED

UNPLATTED

CENTURY HILLS TOWNHOMES
FOURTH SUBDIVISION
CIC NO 199

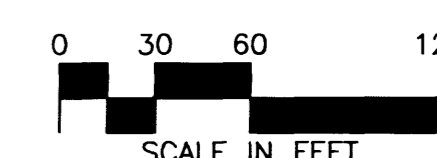
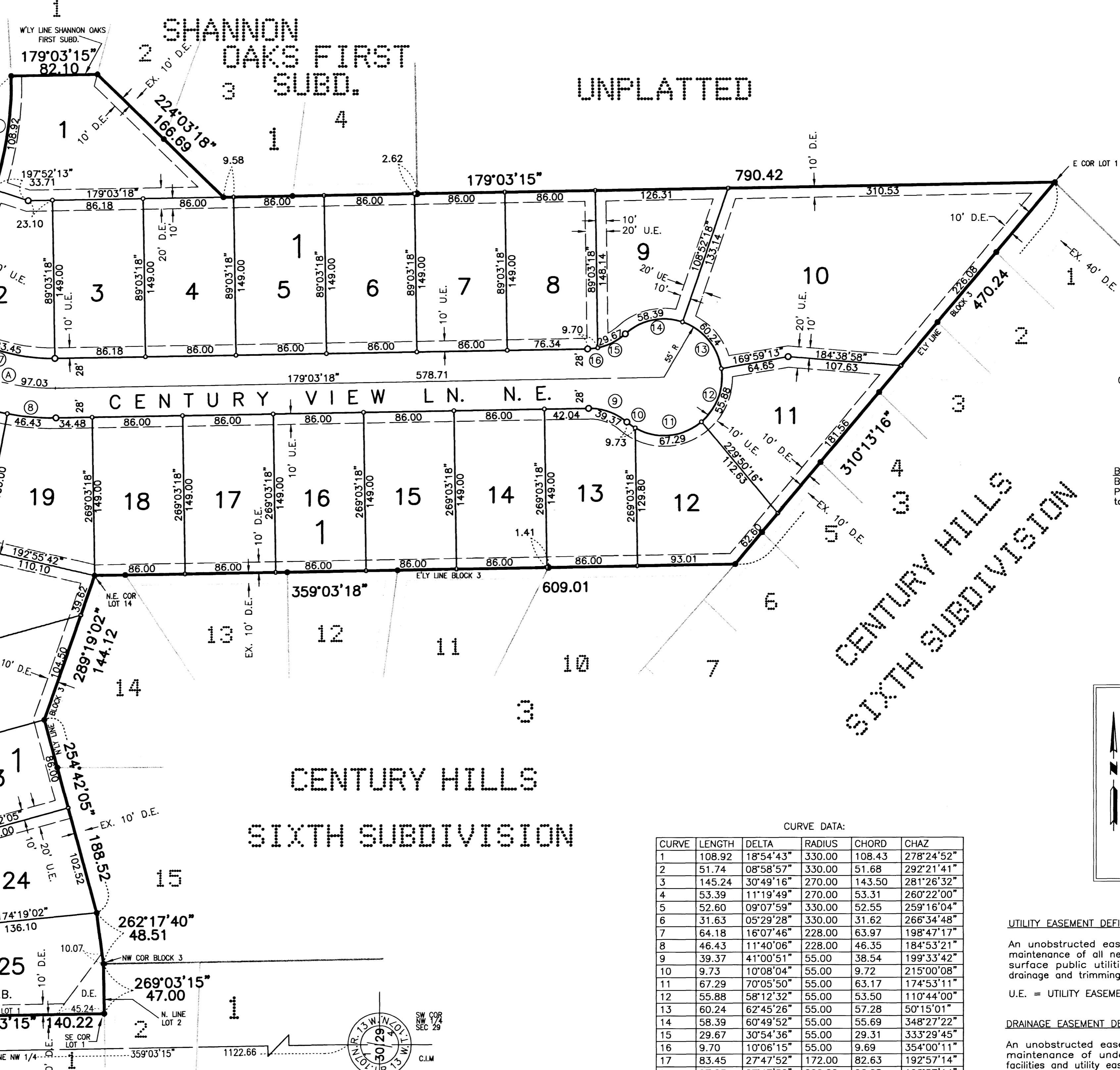
CENTURY HILLS
TOWNHOMES THIRD
SUBDIVISION
CIC NO 168

L=160.66
R=330.00
Δ=27°53'40"
CH=159.08
CHAZ=102°54'20"

L=198.63
R=270.00
Δ=42°09'05"
CH=194.19
CHAZ=95°46'38"

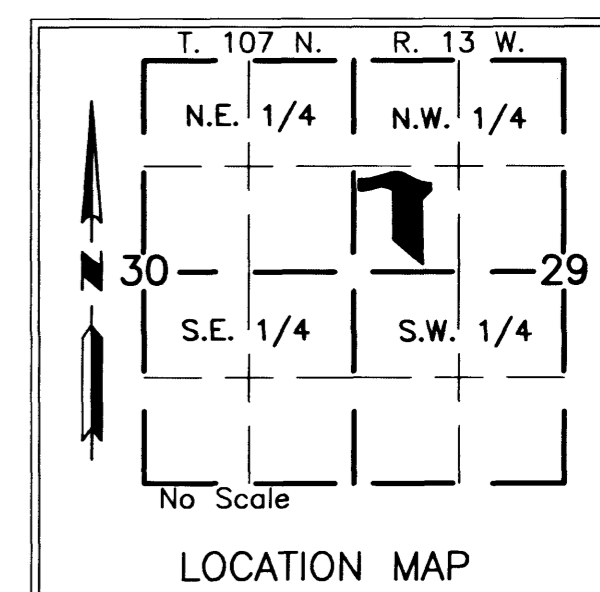
74°42'05"
259.38

L=84.23
R=330.00
Δ=14°37'27"
CH=84.00
CHAZ=82°00'49"



BEARINGS
Bearings are Minnesota State
Plane Grid Azimuths measured
to the right from grid north.

- 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.

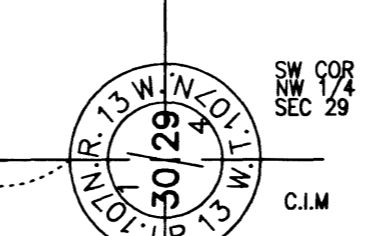


CURVE DATA:

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	108.92	18°54'43"	330.00	108.43	278°24'52"
2	51.74	08°58'57"	330.00	51.68	292°21'41"
3	145.24	30°49'16"	270.00	143.50	281°26'32"
4	53.39	11°19'49"	270.00	53.31	260°22'00"
5	52.60	09°07'59"	330.00	52.55	259°16'04"
6	31.63	05°29'28"	330.00	31.62	266°34'48"
7	64.18	16°07'46"	228.00	63.97	198°47'17"
8	46.43	11°40'06"	228.00	46.35	184°53'21"
9	39.37	41°00'51"	55.00	38.54	199°33'42"
10	9.73	10°08'04"	55.00	9.72	215°00'08"
11	67.29	70°05'50"	55.00	63.17	174°53'11"
12	55.88	58°12'32"	55.00	53.50	110°44'00"
13	60.24	62°45'26"	55.00	57.28	50°15'01"
14	58.39	60°49'52"	55.00	55.69	348°27'22"
15	29.67	30°54'36"	55.00	29.31	333°29'45"
16	9.70	10°06'15"	55.00	9.69	354°00'11"
17	83.45	27°47'52"	172.00	82.63	192°57'14"
A	97.03	27°47'52"	200.00	96.08	192°57'14"

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

DRAINAGE EASEMENT DEFINED
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.
D.E. = DRAINAGE EASEMENT



PROJECT NUMBER: 8094
COMPUTER FILE: 8094 S FNPL 01.dwg
DATE: 2/14/03
DRAFTSPERSON: J.K.S.