

"OFFICIAL PLAT"

SUNSET TRAIL

Surveyor's Certificate

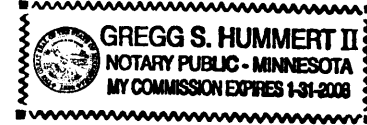
I hereby certify that I have surveyed and platted the property described on this plat as SUNSET TRAIL; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of OLMSTED
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 15th day of May, 2003.

Notary Public, Olmsted County, Minnesota

My commission expires: 1-31-2008



County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 15th day of May, 2003.

Edward P. Kucile
Olmsted County Surveyor

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 30th day of May, 2003.

DOCUMENT NUMBER A-971009

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of May, 2003, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall
Director of Property Records & Licensing

Wendy von Wald
Deputy

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 30th day of May, 2003.

DOCUMENT NUMBER T-100331

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this 30th day of May, 2003, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall
Registrar of Titles - Property Records & Licensing

Nancy Buchner
Deputy

City Approval

State of Minnesota
County of Olmsted
City of Rochester

I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the 19th day of May, 2003, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 28th day of May, 2003.

Judy K. Scherr
City Clerk

Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That IRET properties (a North Dakota Limited Partnership), owners and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

Lot 1, Block 1, TRAILRIDGE AT 41ST BY IRET, according to the recorded plat thereof on file in office Olmsted County Recorder, Olmsted County Minnesota, Containing 9.89 acres, further described as:

Parcel 1 ( three tracts)

ABSTRACT DESCRIPTION

TRACT 1

That part of the Northwest Quarter of the Northwest Quarter of Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota, also being a part of Lot 1, Block 1, TRAILRIDGE AT 41ST BY IRET, according to the recorded plat thereof, described as follows: Beginning at the northwest corner of said Northwest Quarter; thence on an assumed bearing North 88°12'16" East along the north line of said Northwest Quarter of the Northwest Quarter 256.11 feet; thence South 22°12'52" East 64.14 feet; thence South 67°51'34" West 133.86 feet; thence South 22°09'25" East 301.10 feet; thence southerly 53.34 feet along a tangential curve, concave to the west, having a radius of 200.00 feet, and a central angle of 15°16'56"; thence South 06°52'29" East, tangent to said curve, 78.01 feet to the northerly right-of-way line of 41ST STREET NW, according to AMENDED STREET RIGHT-OF-WAY PLAT NO. 6, CITY OF ROCHESTER; thence southwesterly, along said northerly right-of-way line, 27.86 feet along a non-tangential curve, concave to the north, having a radius of 1382.39 feet, and a central angle of 01°09'17", the chord of said curve bears South 83°42'09" West a distance of 27.86 feet; thence South 84°16'48" West, along said northerly right-of-way line and tangent to said curve, 255.25 feet to a point on the west line of said Northwest Quarter of the Northwest Quarter; thence North 01°08'58" West, along said west line, 538.21 feet to the point of beginning.

ALSO,

TRACT 2 (defined as Tract 2 in the legal description for TRAILRIDGE AT 41ST BY IRET, according to the recorded plat thereof on file in the office of the Olmsted County Recorder) That part of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, also being a part of Lot 1, Block 1, TRAILRIDGE AT 41ST BY IRET, according to the recorded plat thereof, described as follows:

Beginning at the northeast corner of said Northeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 51 minutes 02 seconds along the east line of said Northeast Quarter 538.21 feet to the northerly right-of-way line of 41ST STREET NW, according to AMENDED STREET RIGHT-OF-WAY PLAT NO. 5, CITY OF ROCHESTER, thence westerly 264 degrees 16 minutes 48 seconds azimuth along said northerly right-of-way line 215.45 feet to the easterly right-of-way line of the Douglas Trail, Department of Natural Resources, State of Minnesota; thence northerly 354 degrees 21 minutes 34 seconds azimuth along said easterly right-of-way line 550.23 feet to the north line of said Northeast Quarter; thence easterly 87 degrees 18 minutes 50 seconds azimuth along said north line 257.94 feet to the point of beginning.

Except that part thereof lying within the vacated portion of a strip of land 100 feet wide of the main track (now removed) of the Chicago and Northwestern Railway Company as said track was originally located, which was decreed registered land by Decree Document No. 360083 and recorded in Book Y-3 on Page 912 in the Office of the Olmsted County Recorder.

ALSO,

TORRENS DESCRIPTION (defined as Tract 3 in the legal description for TRAILRIDGE AT 41ST BY IRET, according to the recorded plat thereof on file in the office of the Olmsted County Recorder)

TRACT 3

That part of former railroad right-of-way in the East Half of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, also being a part of Lot 1, Block 1, TRAILRIDGE AT 41ST BY IRET, according to the recorded plat thereof, described as follows: Commencing at the northeast corner of said East Half of the Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from North of 267 degrees 18 minutes 50 seconds along the north line of said East Half of the Northeast Quarter, 157.70 feet to the easterly right-of-way line of the former Chicago and Northwestern Railway Company (previously the Rochester and Northern Railway Company) and the point of beginning; thence southerly 174 degrees 21 minutes 56 seconds azimuth along said easterly right-of-way line 444.89 feet; thence westerly 264 degrees 16 minutes 48 seconds azimuth 100.00 feet to the westerly right-of-way line of the former Chicago and Northwestern Railway Company (previously the Rochester and Northern Railway Company) and the easterly right-of-way line of the former Chicago and Northwestern Transportation Company (previously the Wisconsin, Minnesota and Pacific Railroad Companies); thence northerly 354 degrees 21 minutes 56 seconds azimuth along said westerly right-of-way line and along said easterly right-of-way line 450.15 feet to the north line of said East Half of the Northeast Quarter; thence easterly 87 degrees 18 minutes 50 seconds azimuth along said north line 100.13 feet to the point of beginning.

PARCEL 2

That part of the Northwest Quarter of the Northwest Quarter of Section 21, Township 107 North, Range 14 West, Olmsted County, Minnesota, also being a part of Lot 1, Block 1, TRAILRIDGE AT 41ST BY IRET, according to the recorded plat thereof, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence on an assumed bearing North 88°12'16" East along the north line of said Northwest Quarter of the Northwest Quarter 256.11 feet to the point of beginning; thence South 22°12'52" East 64.14 feet; thence South 67°51'34" West 133.86 feet; thence South 22°09'25" East 301.10 feet; thence southerly 53.34 feet along a tangential curve, concave to the west, having a radius of 200.00 feet, and a central angle of 15°16'56"; thence South 06°52'29" East, tangent to said curve, 78.01 feet to the northerly right-of-way line of 41ST STREET NW, according to AMENDED STREET RIGHT-OF-WAY PLAT NO. 6, CITY OF ROCHESTER; thence northeasterly 375.92 feet along said northerly right-of-way line and along a non-tangential curve, concave to the northwest, having a radius of 1382.39 feet, and a central angle of 15°34'51", the chord of said curve bears North 75°20'05" East a distance of 374.76 feet; thence North 26°56'11" West, not tangent to said curve, 75.00 feet; thence North 63°03'49" East 79.01 feet to the westerly line of ARBORETUM DRIVE NW, according to TRAILRIDGE AT 41ST BY IRET, on file and of record in the office of the County Recorder; thence North 26°25'17" West 366.96 feet along said westerly line to the north line of said Northwest Quarter of the Northwest Quarter; thence South 88°12'16" West along said north line 272.36 feet to the point of beginning.

Containing 9.89 acres.

Have caused the same to be surveyed and platted as SUNSET TRAIL and do hereby donate and dedicate to the public for the public use forever the easements as shown on this plat.

In witness whereof said IRET properties (a North Dakota Limited Partnership), have caused these presents to be signed by its proper officer this 16th day of May, 2003.

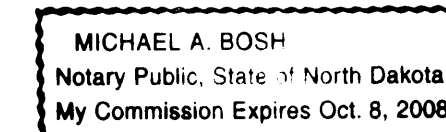
Thomas A. Wentz, Vice President

State of North Dakota
County of Ward

The foregoing instrument was acknowledged before me this 16th day of May, 2003, by Thomas A. Wentz, vice president, on behalf of the Partnership.

Notary Public, Ward County, North Dakota

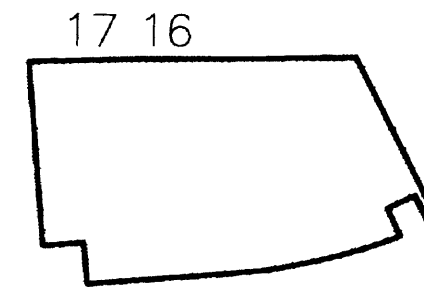
My commission expires: 10/18/08



GGG Engineering Surveying Planning
Geoffrey G Griffin
241 North Wnane Street Chatfield, Mn. 55923 Ph. 507-282-2683

SHEET 1 OF 2

17
20



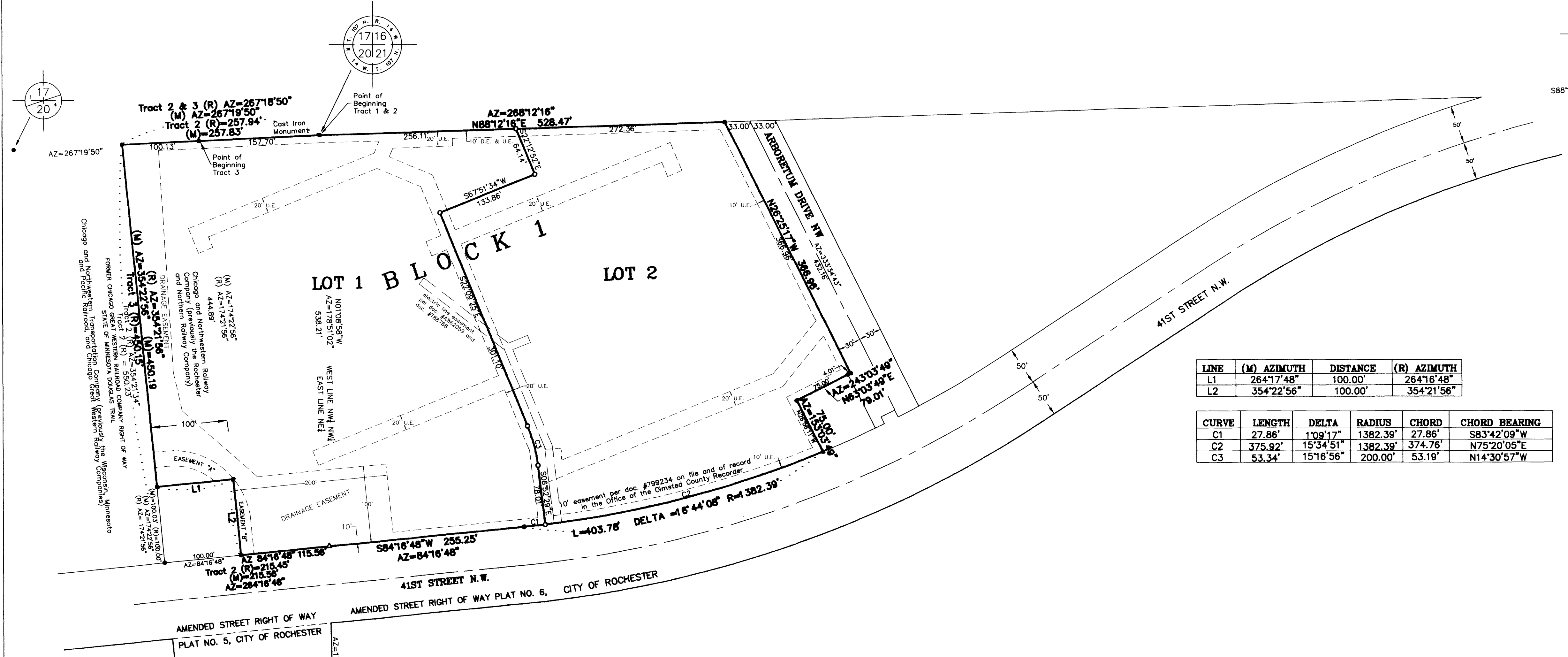
16
21

20 21
VICINITY MAP
T. 107, R. 14
"not to scale"

867 A

FILE NO: 1901123

# "OFFICIAL PLAT" SUNSET TRAIL



LINE	(M) AZIMUTH	DISTANCE	(R) AZIMUTH
L1	264°17'48"	100.00'	264°16'48"
L2	354°22'56"	100.00'	354°21'56"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHORD BEARING
C1	27.86'	1°09'17"	1382.39'	27.86'	S83°42'09"W
C2	375.92'	15°34'51"	1382.39'	374.76'	N75°20'05"E
C3	53.34'	15°16'56"	200.00'	53.19'	N14°30'57"W

**BEARINGS**  
ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 107 NORTH, RANGE 14 WEST WHICH IS ASSUMED TO BEAR S88°12'16"W.

**CONTROLLED ACCESS DEFINED**  
INGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

**DRAINAGE EASEMENT DEFINED**  
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER, AND ACROSS SAID EASEMENT.

**UTILITY EASEMENT DEFINED**  
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

**EXISTING EASEMENTS DEFINED**  
ALL EASEMENTS SHOWN ARE PER TRAILRIDGE AT 41ST BY IRET UNLESS OTHERWISE DESCRIBED

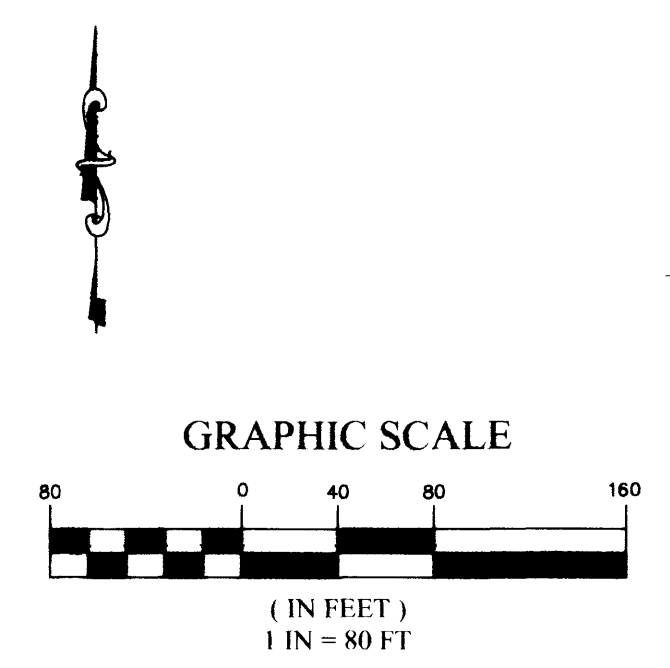
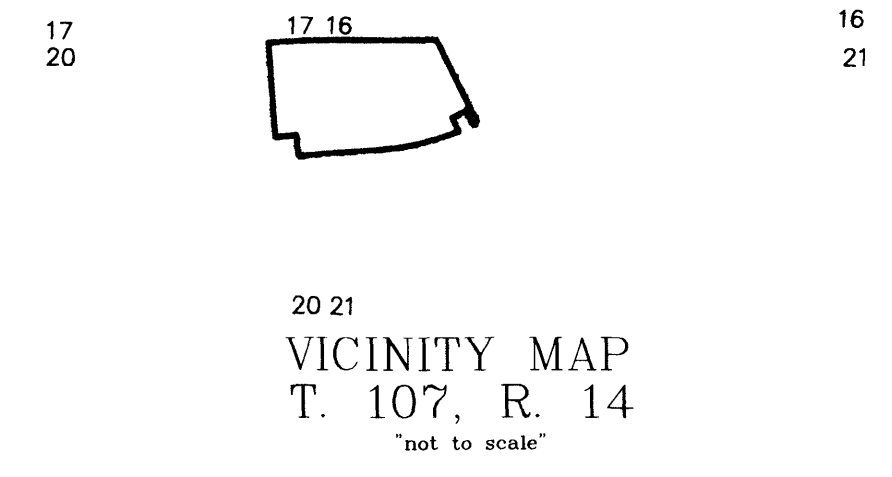
UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES AND 10 FEET ADJACENT TO REAR LOT LINES UNLESS OTHERWISE SHOWN.

**SURVEYOR'S NOTE**  
THE BASIS OF THE ORIENTATION FOR THE TORRENS PROPERTY IS 01 MINUTE DIFFERENT THAN THE BASIS OF THE ORIENTATION FOR THE ABSTRACT PROPERTY

**EASEMENT "A"**  
Pedestrian access easement per document #85628 on file and of record in the Office of the Olmsted County Recorder.

**EASEMENT "B"**  
Pedestrian access easement per document #833395 on file and of record in the Office of the Olmsted County Recorder.

**OTHER EASEMENTS SHOWN:**  
All other easements shown but not dimensioned are per the described document number or the recorded plat of TRAILRIDGE AT 41ST BY IRET, on file and of record in the office of the Olmsted County Recorder.



- LEGEND**
- D.E. Drainage Easement
  - U.E. Utility Easement
  - (M) = Measured Distance/Azimuth
  - (R) = Recorded Distance/Azimuth
  - IRON PIPE WITH PLASTIC CAP STAMPED R.L.S.#21940 SET
  - FOUND MONUMENT (IRON PIPE UNLESS OTHERWISE NOTED)
  - △ COMPUTED POINT
  - UTILITY EASEMENT
  - QUARTER LINES
  - SIXTEENTH LINES
  - CONTROLLED ACCESS

867B  
SHEET 2 OF 2