

# BAMBER VALLEY ESTATES

**SURVEYOR'S CERTIFICATE**

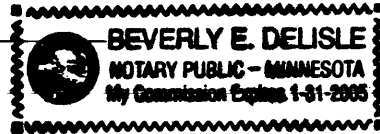
I hereby certify that I have surveyed and platted the property described on this plat as BAMBER VALLEY ESTATES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; 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  
James E. Swanson, L.S.  
Minnesota License Number 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 29<sup>th</sup> day of September, 2003.

Beverly E. Delisle  
Notary Public, Dodge County, Minnesota  
Olmsted  
My commission expires 1-31-2005



**COUNTY SURVEYOR**

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 30 day of September, 2003.

Edward P. Kuide  
County Surveyor

**CITY APPROVAL**

State of Minnesota  
County of Olmsted  
City of Rochester

I, Valori Langson Deputy, City Clerk, in and for the City of Rochester, do hereby certify that on the 29<sup>th</sup> day of September, 2003, 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 8<sup>th</sup> day of October, 2003.

Valori Langson Deputy  
City Clerk 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 day 9<sup>th</sup> of OCTOBER, 2003.

DOCUMENT NUMBER A-993979

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 9<sup>th</sup> day of OCTOBER, 2003, at 12 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel A. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Bamber Valley Development, LLC, a Limited Liability Company, owner and proprietor, and First Federal Capital Bank, mortgagee of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

That part of the East Half of Section 8, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 8; thence South 88 degrees 12 minutes 26 seconds West, assumed bearing, along the north line of said Northeast Quarter, 824.95 feet to the west line of the east 824.90 feet of said Northeast Quarter; thence South 01 degree 09 minutes 03 seconds East, along said west line, 2012.94 feet to the centerline of the old Rochester to Salem Road (also formerly referred to as S.A.R. #3 and presently known as C.S.A.H. No. 25); thence South 64 degrees 14 minutes 06 seconds West, along said centerline, 475.07 feet for the point of beginning; thence continue South 64 degrees 14 minutes 06 seconds West, along said centerline, 1400.37 feet to the east line of BAMBER VALLEY FARMS SECOND SUBDIVISION (the next 5 courses are along said east line); thence North 26 degrees 20 minutes 03 seconds West, 61.95 feet; thence northerly 72.34 feet along a tangential curve, concave easterly, central angle of 24 degrees 49 minutes 11 seconds and radius of 167.00 feet; thence North 01 degree 30 minutes 52 seconds West, tangent to said curve, 563.01 feet; thence northerly 122.79 feet along a tangential curve, concave easterly, central angle of 26 degrees 39 minutes 00 seconds and radius of 264.00 feet; thence North 25 degrees 08 minutes 08 seconds East, 140.00 feet; thence North 30 degrees 19 minutes 40 seconds East, 212.36 feet; thence North 26 degrees 08 minutes 51 minutes 52 seconds East, 222.05 feet; thence South 57 degrees 39 minutes 45 seconds East, 196.75 feet; thence South 69 degrees 18 minutes 34 seconds East, 57.18 feet; thence South 57 degrees 39 minutes 45 seconds East, 140.00 feet; thence North 30 degrees 19 minutes 40 seconds East, 212.36 feet; thence North 26 degrees 08 minutes 51 minutes 52 seconds East, 184.17 feet; thence North 38 degrees 47 minutes 57 seconds East, 274.96 feet; thence North 54 degrees 36 minutes 38 seconds East, 65.80 feet; thence North 69 degrees 43 minutes 59 seconds East, 65.98 feet; thence North 86 degrees 00 minutes 29 seconds East, 66.45 feet; thence South 63 degrees 55 minutes 40 seconds East, 65.39 feet; thence South 06 degrees 00 minutes 17 seconds East, 200.72 feet; thence South 06 degrees 04 minutes 02 seconds West, 100.80 feet; thence South 19 degrees 07 minutes 07 seconds West, 39.78 feet; thence South 50 degrees 37 minutes 10 seconds West, 128.11 feet; thence South 34 degrees 03 minutes 55 seconds West, 335.80 feet; thence South 19 degrees 30 minutes 39 seconds West, 183.79 feet; thence South 28 degrees 53 minutes 51 seconds West, 61.74 feet; thence South 38 degrees 04 minutes 20 seconds East, 144.20 feet; thence southwesterly 35.10 feet along a nontangential curve concave northerly, central angle of 16 degrees 29 minutes 12 seconds, radius of 122.00 feet, and the chord of said curve bears South 60 degrees 10 minutes 16 seconds West, 34.98 feet; thence South 21 degrees 35 minutes 08 seconds East, 272.61 feet to the point of beginning.

Containing 35.55 acres.

Have caused the same to be surveyed and platted as BAMBER VALLEY ESTATES and do hereby donate and dedicate to the public for the public use forever the thoroughfares, and also grant the easements as shown on this plat for drainage and utility purposes only.

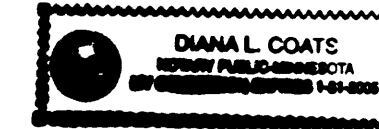
In witness whereof said Bamber Valley Development, LLC, a Limited Liability Company, has caused these presents to be signed by its proper officer this 1<sup>st</sup> day of October, 2003.

By Roger Carlsen  
Roger Carlsen, Governor

State of Minnesota Olmsted  
County of Olmsted

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of October, 2003, by Roger Carlsen, Governor of Bamber Valley Development, LLC, on behalf of the Company

Diana L. Coats  
Notary Public, Olmsted County, Minnesota



My commission expires 1-31-05

In witness whereof said First Federal Capital Bank has caused these presents to be signed by its proper officers this 1<sup>st</sup> day of October, 2003.

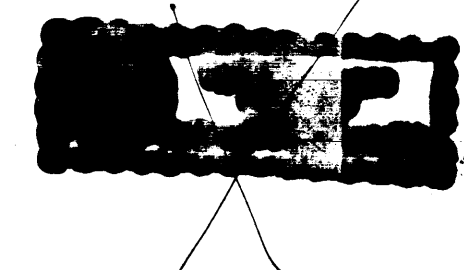
First Federal Capital Bank  
By David A. Nayman CEO Paul Mottler AVP

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of October, 2003, by David A. Nayman and Paul Mottler of First Federal Capital Bank, on behalf of the bank.

Rita A. Moen  
Notary Public, Olmsted County, Minnesota

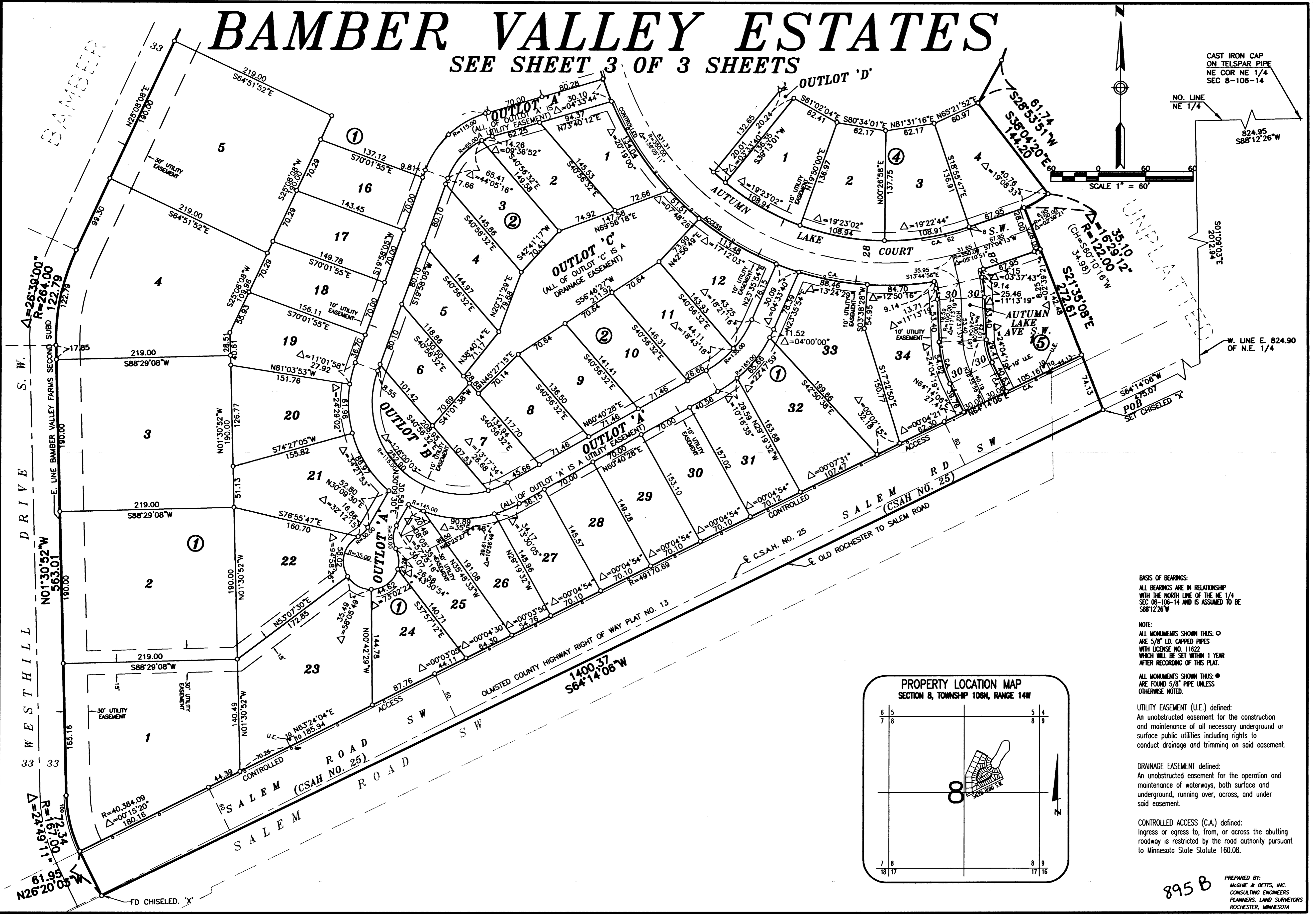
My commission expires 11/31/2005



895A

# BAMBER VALLEY ESTATES

SEE SHEET 3 OF 3 SHEETS



CAST IRON CAP  
ON TELSAR PIPE  
NE COR NE 1/4  
SEC 8-106-14

NO. LINE  
NE 1/4

SCALE 1" = 60'

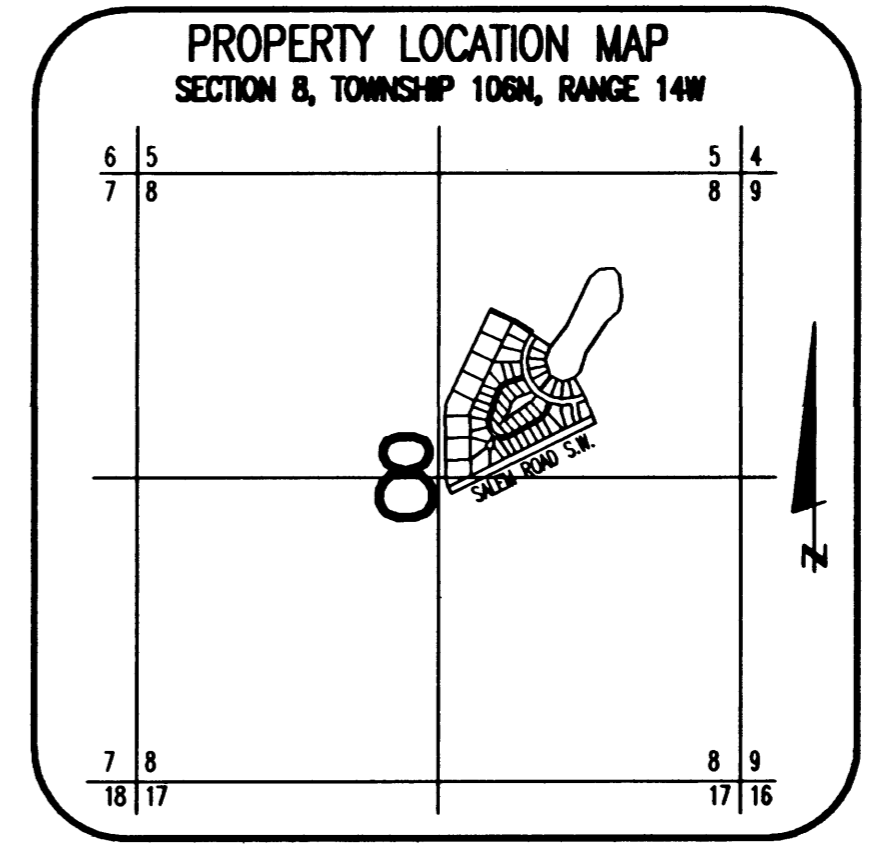
**BASIS OF BEARINGS:**  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE OF THE NE 1/4 SEC 8-106-14 AND IS ASSUMED TO BE S88°12'26"W

**NOTE:**  
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" LD. CAPPED PIPES WITH LICENSE NO. 11622 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.  
ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED.

**UTILITY EASEMENT (U.E.) 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.

**DRAINAGE EASEMENT defined:**  
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

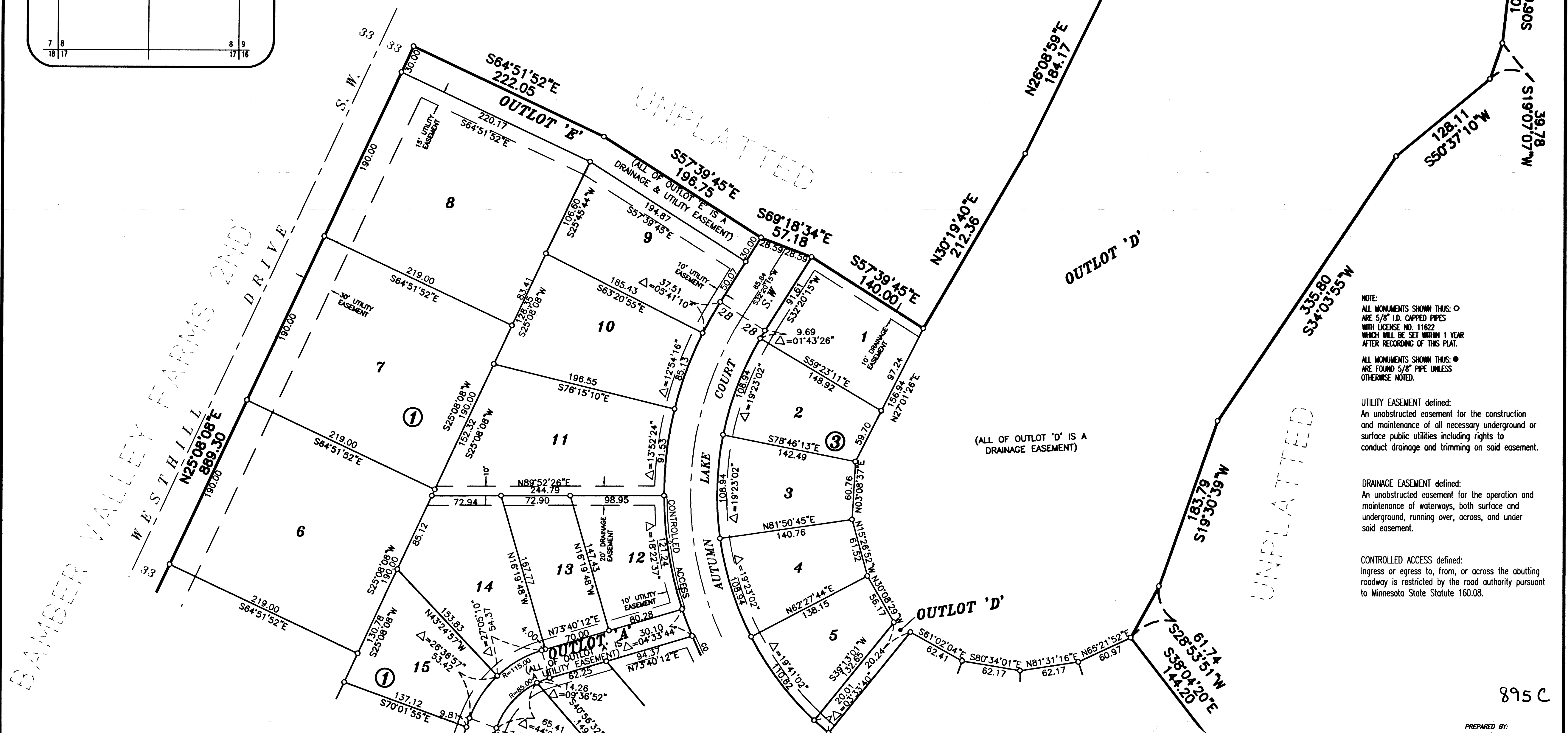
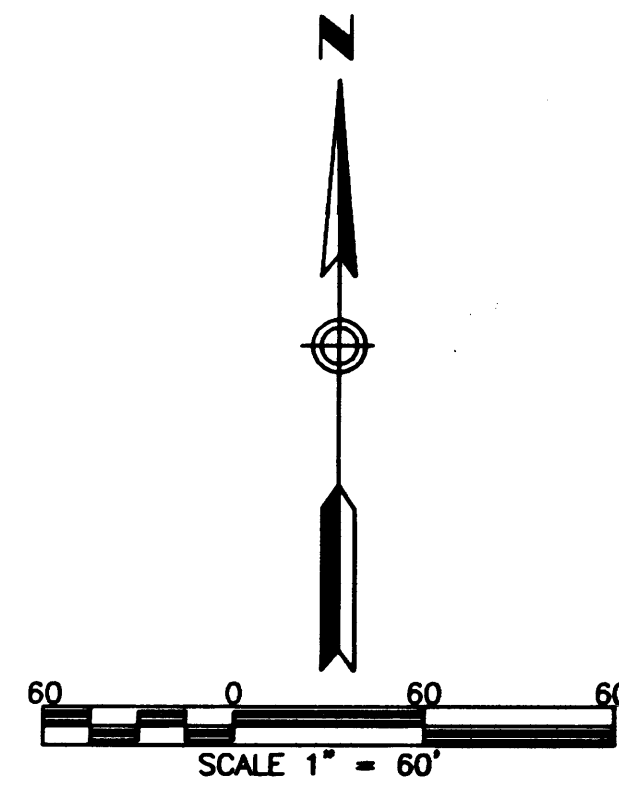
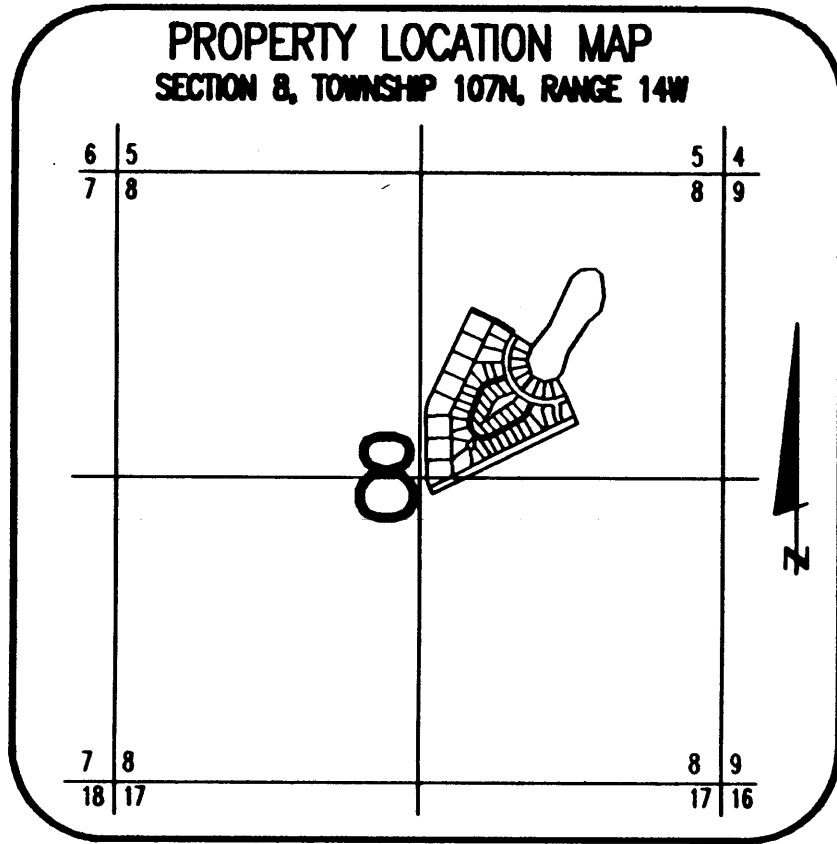
**CONTROLLED ACCESS (C.A.) defined:**  
Ingress or egress to, from, or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.



895 B

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

# BAMBER VALLEY ESTATES



NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES  
WITH LICENSE NO. 11822  
WHICH WILL BE SET WITHIN 1 YEAR  
AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" PIPE UNLESS  
OTHERWISE NOTED.

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.

DRAINAGE EASEMENT defined:  
An unobstructed easement for the operation and  
maintenance of waterways, both surface and  
underground, running over, across, and under  
said easement.

CONTROLLED ACCESS defined:  
Ingress or egress to, from, or across the abutting  
roadway is restricted by the road authority pursuant  
to Minnesota State Statute 160.08.

SEE SHEET 2 OF 3 SHEETS

895C

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