

MANOR WOODS WEST FOURTEENTH SUBDIVISION

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as MANOR WOODS WEST FOURTEENTH SUBDIVISION; 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 thereon.

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 23 day of September, 2003.

Beth A. Davis
Notary Public, Dodge County, Minnesota



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 2nd day of October, 2003.

Edward P. Knide
Olmsted County Surveyor

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 7th day of July, 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 4th day of NOVEMBER, 2003.

Judy K. Scherr
City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payment in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 28 day of November, 2003.

DOCUMENT NUMBER 103251

I hereby certify that this instrument was filed in the office of the Registrar of Titles for record on this 5th day of November, 2003, at 11 o'clock A.M., and was duly recorded in the Olmsted County records.

By Ronnie J. Hall
Registrar of Titles, Property Records & Licensing
Cawlyn Bickner
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Forbrook-Bigelow Development LLC, a Minnesota limited liability company, owner and proprietor, and Kasson State Bank, mortgagee of the following described property situated in the City of Rochester, Olmsted County, State of Minnesota, to wit:

That part of Section 32, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of the Northwest Quarter of Section 32; thence North 02 degrees 29 minutes 44 seconds West, assumed bearing, along the west line of said Northwest Quarter, 556.67 feet to the southwest corner of MANOR WOODS WEST TENTH SUBDIVISION (the next 4 courses are along the southerly boundary of said SUBDIVISION); thence North 87 degrees 30 minutes 16 seconds East, 202.48 feet; thence South 50 degrees 49 minutes 28 seconds East, 85.00 feet; thence North 39 degrees 10 minutes 32 seconds East, 56.61 feet; thence South 28 degrees 34 minutes 13 seconds East, 166.28 feet; thence South 89 degrees 06 minutes 04 seconds East, 93.50 feet; thence South 50 degrees 49 minutes 28 seconds East, 256.63 feet; thence South 79 degrees 33 minutes 50 seconds East, 173.51 feet; ~~thence North 43 degrees 59 minutes 28 seconds East, 191.88 feet;~~ thence North 43 degrees 52 minutes 28 seconds East, 191.68 feet; thence North 16 degrees 29 minutes 28 seconds East, 94.86 feet; thence South 42 degrees 20 minutes 41 seconds East, 101.96 feet; thence South 60 degrees 46 minutes 38 seconds East, 118.03 feet; thence South 30 degrees 34 minutes 04 seconds East, 248.46 feet; thence North 68 degrees 10 minutes 22 seconds East, 147.79 feet to a point hereinafter referred to as point "A"; thence South 21 degrees 49 minutes 38 seconds East, 86.76 feet to the northerly line of MANOR WOODS WEST ELEVENTH SUBDIVISION (the next 15 courses are along said northerly line); thence South 68 degrees 10 minutes 22 seconds West, 168.95 feet; thence South 61 degrees 12 minutes 33 seconds West, 145.49 feet; thence South 77 degrees 18 minutes 17 seconds West, 174.16 feet; thence South 68 degrees 10 minutes 22 seconds West, 153.03 feet; thence South 14 degrees 15 minutes 22 seconds West, 101.08 feet; thence South 88 degrees 29 minutes 47 seconds West, 136.53 feet; thence North 21 degrees 35 minutes 47 seconds East, 268.00 feet; thence North 49 degrees 13 minutes 41 seconds West, 172.64 feet; thence North 69 degrees 14 minutes 34 seconds West, 83.36 feet; thence South 88 degrees 17 minutes 26 seconds West, 96.53 feet; thence South 21 degrees 35 minutes 47 seconds West, 333.98 feet; thence North 68 degrees 06 minutes 27 seconds West, 110.93 feet; thence South 88 degrees 44 minutes 03 seconds West, 120.00 feet; thence North 01 degrees 15 minutes 57 seconds West, 30.00 feet; thence South 88 degrees 44 minutes 03 seconds West, 180.00 feet to the west line of the Southwest Quarter of said Section 32; thence North 01 degree 15 minutes 57 seconds West along said west line, 230.00 feet to the point of beginning.

Together with:

Commencing at the before mentioned point "A"; thence North 68 degrees 10 minutes 22 seconds East, 50.00 feet for the point of beginning; thence continue North 68 degrees 10 minutes 22 seconds East, 215.34 feet to the westerly line of MANOR WOODS WEST TWELFTH SUBDIVISION; thence South 31 degrees 25 minutes 12 seconds East along said westerly line, 87.98 feet; thence South 68 degrees 10 minutes 22 seconds West, 230.00 feet; thence North 21 degrees 49 minutes 38 seconds West, 86.76 feet to the point of beginning.

Containing in all 15.34 acres.

have caused the same to be surveyed and platted as MANOR WOODS WEST FOURTEENTH SUBDIVISION and do hereby donate and dedicate to the public for the public use forever the thoroughfare and also grant the easements as shown on this plat for drainage and utility purposes only.

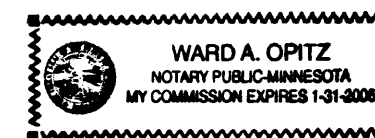
In witness whereof said Forbrook-Bigelow Development LLC a Minnesota limited liability company, has caused these presents to be signed by its Chief Manager this 29 day of September, 2003.

By: Joel O. Bigelow CM
Joel O. Bigelow, Chief Manager

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 29 day of September, 2003, by Joel O. Bigelow, Chief Manager of Forbrook-Bigelow Development LLC, a Minnesota limited liability company,

Ward A. Optiz
Notary Public, Olmsted County, Minnesota



My commission expires 1-31-2005

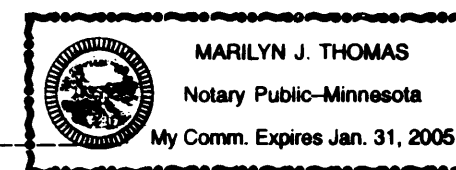
In witness whereof said Kasson State Bank has caused these presents to be signed by its proper officers this 1st day of October, 2003.

By: Mark Bradford Richard T. Wegman
Mark Bradford, Richard T. Wegman

State of Minnesota
County of Dodge

The foregoing instrument was acknowledge before me this 1st day of October, 2003, by Mark Bradford its Vice President and Richard T. Wegman its Senior Loan Officer, officers of Kasson State Bank on behalf of the corporation.

Marilyn J. Thomas
Notary Public, Dodge County, Minnesota

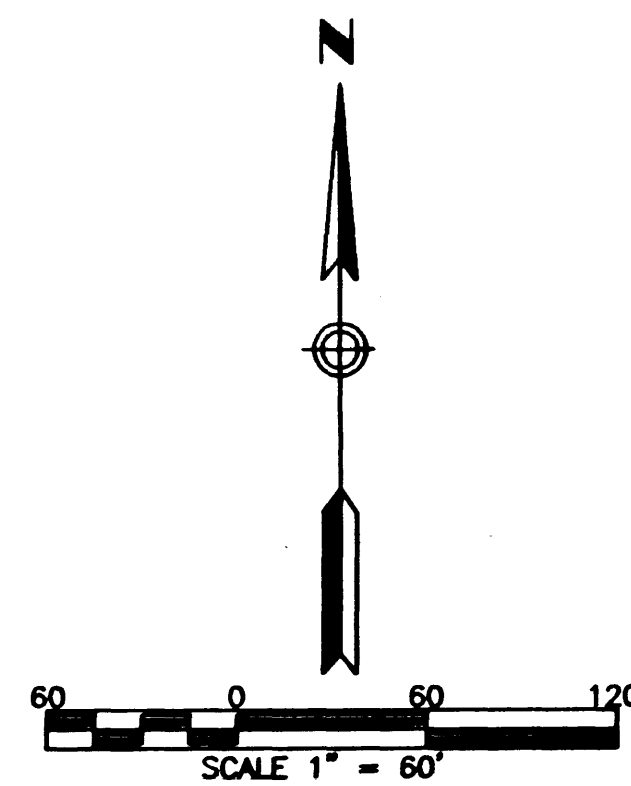
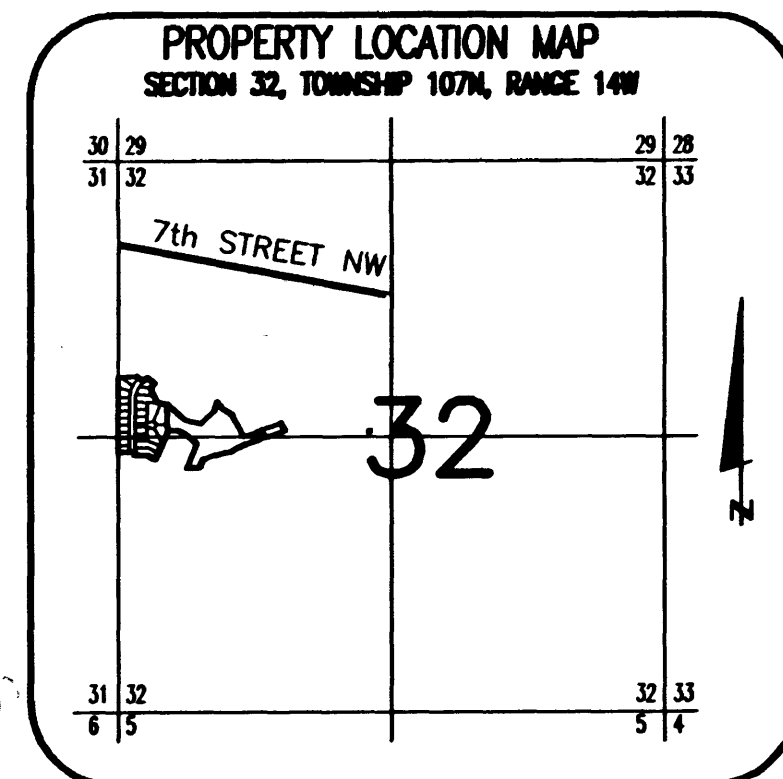


My commission expires January 31, 2005

915A

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

MANOR WOODS WEST FOURTEENTH SUBDIVISION

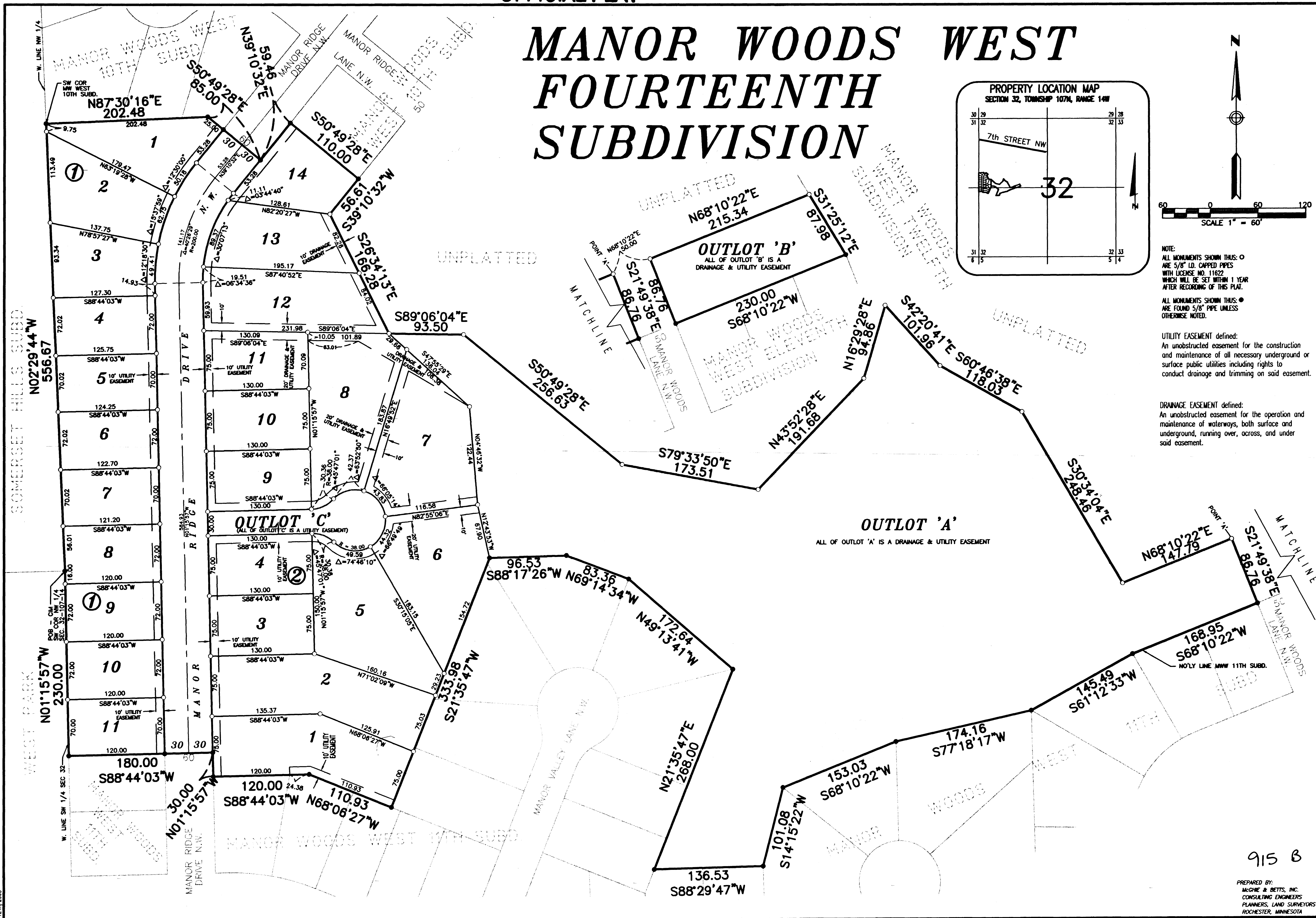


NOTE:
ALL MONUMENTS SHOWN THIS: ○
ARE 5/8" I.D. CAPPED PIPES
WITH LICENSE NO. 11622
WHICH WILL BE SET WITHIN 1 YEAR
AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THIS: ●
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.



SOMERSET HILLS SUBD.

WEST PARK

1121M/2305

915 B

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