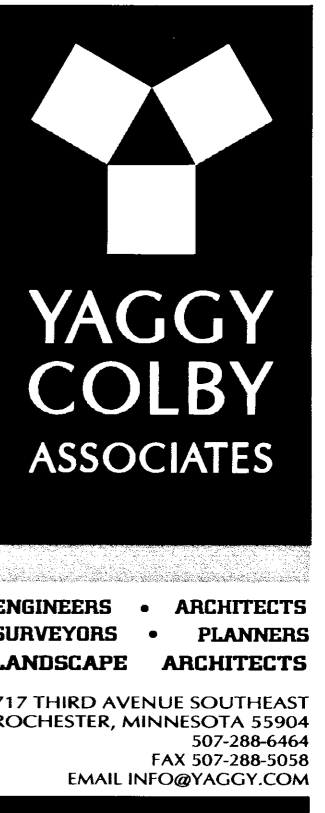


# PETERSEN THIRD SUBDIVISION



### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Radcliffe Homes, Inc., a Minnesota Corporation, and Farmers State Bank of Elkton, mortgagee, being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 28, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth (NAD 83) from north of 269 degrees 33 minutes 55 seconds along the south line of said Northeast Quarter 1315.56 feet to the southeast corner of PETERSEN SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly 359 degrees 29 minutes 07 seconds azimuth along the east line of said PETERSEN SUBDIVISION 562.13 feet to the southeasterly corner of PETERSEN SECOND SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence continuing northerly 359 degrees 29 minutes 07 seconds azimuth along the east line of said PETERSEN SECOND SUBDIVISION 711.33 feet to the northeast corner of said PETERSEN SECOND SUBDIVISION; thence westerly 269 degrees 29 minutes 07 seconds azimuth along the northerly line of said PETERSEN SECOND SUBDIVISION 223.87 feet; thence southwesterly 231 degrees 08 minutes 10 seconds azimuth along said northerly line 127.29 feet to the northwesterly corner of Lot 9, Block 2, of said PETERSEN SECOND SUBDIVISION, and the point of beginning; thence southwesterly 216 degrees 02 minutes 08 seconds azimuth along the westerly line of said PETERSEN SECOND SUBDIVISION 51.50 feet; thence southerly 191 degrees 08 minutes 04 seconds azimuth along said westerly line 193.82 feet; thence southerly 165 degrees 25 minutes 27 seconds azimuth along said westerly line 233.18 feet; thence southwesterly 220 degrees 00 minutes 18 seconds azimuth along said westerly line 97.53 feet; thence northwesterly 4.59 feet along said westerly line on a nontangential curve concave northeasterly, having a radius of 417.00 feet, a central angle of 00 degrees 37 minutes 50 seconds and a chord azimuth of 310 degrees 19 minutes 13 seconds; thence southwesterly 220 degrees 38 minutes 08 seconds azimuth along said westerly line 186.47 feet to the most westerly corner of Lot 4, Block 1 of said PETERSEN SECOND SUBDIVISION; thence northwesterly 305 degrees 37 minutes 19 seconds azimuth 10.04 feet; thence westerly 272 degrees 44 minutes 26 seconds azimuth 218.03 feet; thence northerly 10 degrees 24 minutes 44 seconds azimuth 123.04 feet; thence westerly 21.77 feet on a nontangential curve concave northerly, having a radius of 333.00 feet, a central angle of 03 degrees 44 minutes 47 seconds and a chord azimuth of 282 degrees 17 minutes 07 seconds; thence northerly 14 degrees 09 minutes 31 seconds azimuth 185.06 feet; thence northwesterly 320 degrees 22 minutes 25 seconds azimuth 38.60 feet; thence northerly 356 degrees 15 minutes 44 seconds azimuth 138.57 feet; thence northerly 07 degrees 16 minutes 53 seconds azimuth 108.01 feet; thence northerly 20 degrees 08 minutes 00 seconds azimuth 148.69 feet; thence southeasterly 117 feet 11 minutes 21 seconds azimuth 125.77 feet; thence northeasterly 148.40 feet on a nontangential curve concave southeasterly, having a radius of 483.00 feet, a central angle of 17 degrees 36 minutes 13 seconds and a chord azimuth of 35 degrees 59 minutes 27 seconds to the north line of said Southwest Quarter of the Northeast Quarter; thence easterly 89 degrees 28 minutes 36 seconds azimuth along said north line 28.55 feet; thence southeasterly 137 degrees 18 minutes 14 seconds azimuth 173.84 feet to the point of beginning.

Said tract contains 5.71 acres more or less.

Have caused the same to be surveyed and platted as PETERSEN THIRD SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements as shown on this plat for utility purposes only.

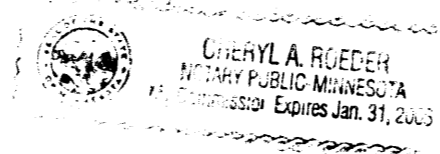
In witness whereof, said Radcliffe Homes, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 3rd day of December, 2003

Leslie J. Radcliffe  
 Leslie J. Radcliffe  
 President

Brenda F. K. Radcliffe  
 Brenda F. K. Radcliffe  
 Vice President

STATE OF MINNESOTA  
 COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 3rd day of December, 2003, by Leslie J. Radcliffe, President and Brenda F. K. Radcliffe, Vice President, on behalf of Radcliffe Homes, Inc.



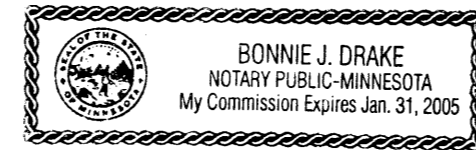
Cheryl A. Roeder  
 Cheryl A. Roeder  
 Notary Public, Olmsted County, MN  
 My Commission Expires 12/31/05

In witness whereof, said Farmers State Bank of Elkton, has caused these presents to be signed by its proper officer this 2nd day of December, 2003

Michael R. Schneider  
 Michael R. Schneider  
 President

STATE OF MINNESOTA  
 COUNTY OF MOWER

The foregoing instrument was acknowledged before me this 2nd day of December, 2003 by Michael R. Schneider on behalf of Farmers State Bank of Elkton.



Bonnie J. Drake  
 Bonnie J. Drake  
 Notary Public, Olmsted County, MN  
 My Commission Expires 1-31-05

CITY APPROVAL  
 STATE OF MINNESOTA  
 COUNTY OF OLMTSTED  
 CITY OF STEWARTVILLE

We do hereby certify that on the 14th day of October, 2003 the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony whereof, we have hereunto signed our names this 3rd day of November, 2003.

Chris Gray  
 Chris Gray  
 Mayor  
Tony Chladec  
 Tony Chladec  
 Clerk-Administrator

### COUNTY SURVEYOR

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

This 24 day of November, 2003

Edward P. Kuisle  
 Edward P. Kuisle  
 Olmsted County Surveyor

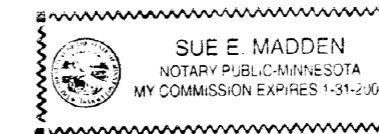
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PETERSEN THIRD 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 as designated by November 24, 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.

Peter G. Oetliker  
 Peter G. Oetliker  
 Minnesota L.S. No. 41887

STATE OF MINNESOTA  
 COUNTY OF OLMTSTED

The foregoing Surveyor's Certificate was acknowledged before me this 24th day of November, 2003 by Peter G. Oetliker, L.S. No. 41887.



Sue E. Madden  
 Sue E. Madden  
 Notary Public, Olmsted County, MN  
 My Commission Expires 11/21/2005

### 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 12th day of DECEMBER 2003.

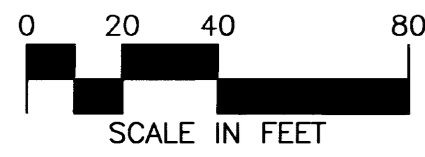
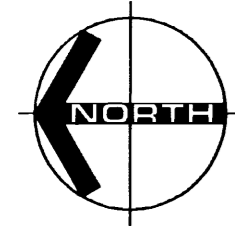
Document Number A-1003930

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 12th day of DECEMBER, 2003, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

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

DRAFTSPERSON: JRP  
 DATE: 10-02-03  
 COMPUTER FILE: 7924F-PLAT.DWG  
 PROJECT NUMBER: 7924

# PETERSEN THIRD SUBDIVISION



### MONUMENTS

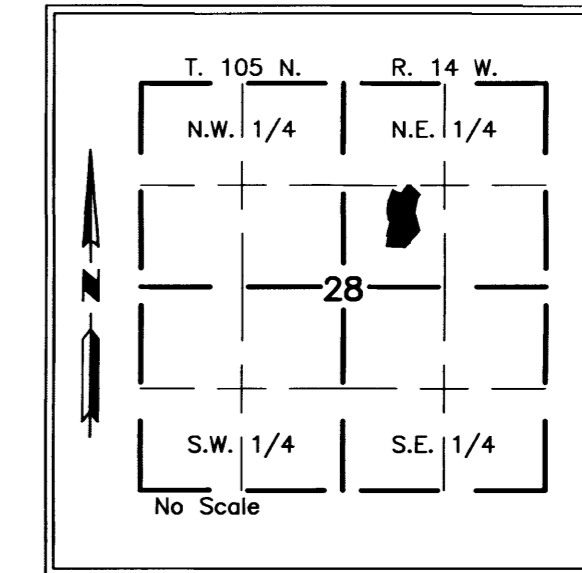
- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 41887.

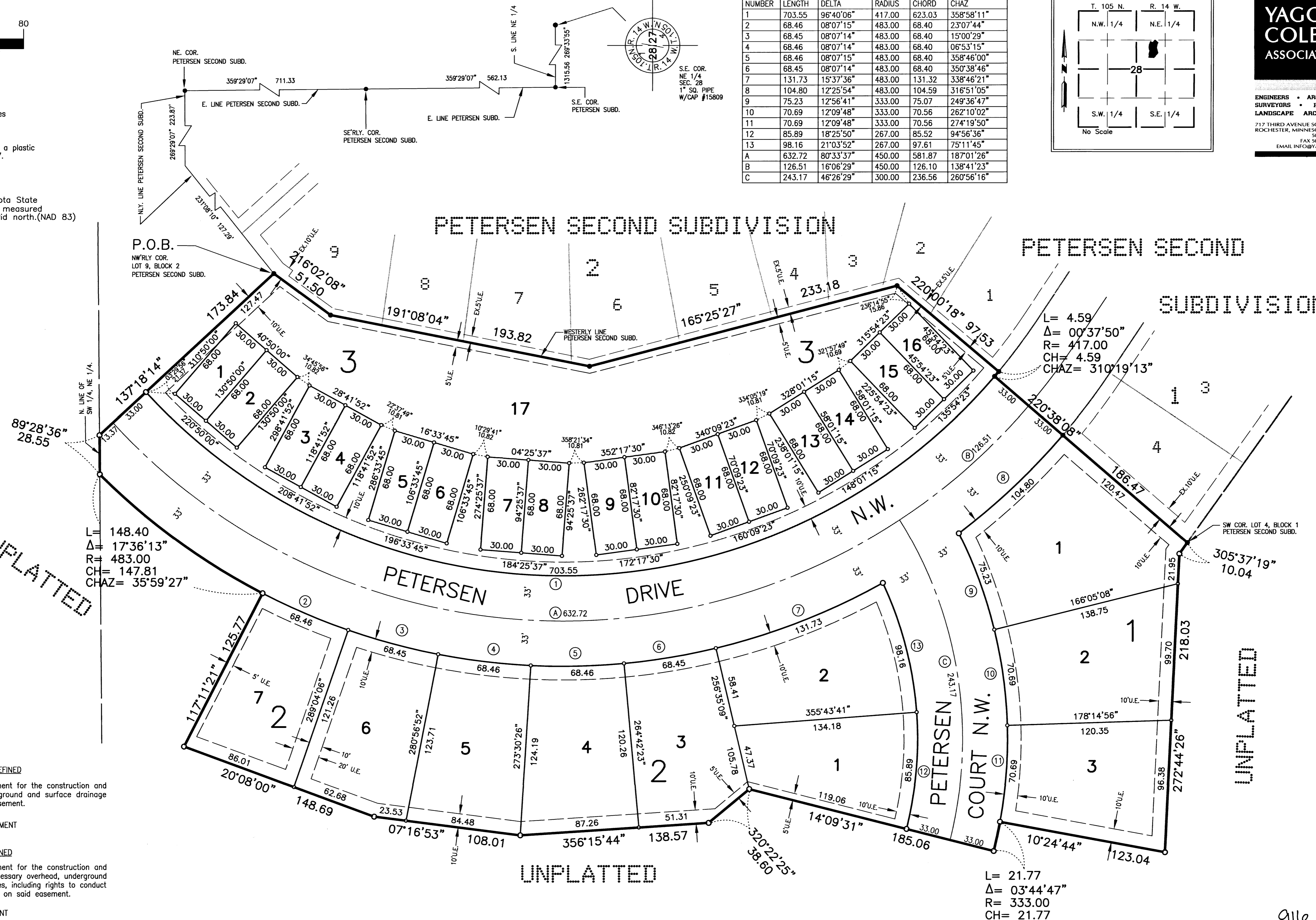
### BEARINGS

Bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.(NAD 83)

CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	703.55	96°40'06"	417.00	623.03	358°58'11"
2	68.46	08°07'15"	483.00	68.40	23°07'44"
3	68.45	08°07'14"	483.00	68.40	15°00'29"
4	68.46	08°07'14"	483.00	68.40	06°53'15"
5	68.46	08°07'15"	483.00	68.40	358°46'00"
6	68.45	08°07'14"	483.00	68.40	350°38'46"
7	131.73	15°37'36"	483.00	131.32	338°46'21"
8	104.80	12°25'54"	483.00	104.59	316°51'05"
9	75.23	12°56'41"	333.00	75.07	249°36'47"
10	70.69	12°09'48"	333.00	70.56	262°10'02"
11	70.69	12°09'48"	333.00	70.56	274°19'50"
12	85.89	18°25'50"	267.00	85.52	94°56'36"
13	98.16	21°03'52"	267.00	97.61	75°11'45"
A	632.72	80°33'37"	450.00	581.87	187°01'26"
B	126.51	16°06'29"	450.00	126.10	138°41'23"
C	243.17	46°26'29"	300.00	236.56	260°56'16"



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



L= 148.40  
 $\Delta$ = 17°36'13"  
 R= 483.00  
 CH= 147.81  
 CHAZ= 35°59'27"

L= 4.59  
 $\Delta$ = 00°37'50"  
 R= 417.00  
 CH= 4.59  
 CHAZ= 310°19'13"

L= 21.77  
 $\Delta$ = 03°44'47"  
 R= 333.00  
 CH= 21.77  
 CHAZ= 282°17'07"

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

D.E. = DRAINAGE EASEMENT

**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

916 B

PROJECT NUMBER: 7924  
 COMPUTER FILE: 7924F-PLAT.DWG  
 DATE: 10-02-03  
 DRAFTSPERSON: JRP