

VIOLA HILLS SUBDIVISION

INSTRUMENT OF DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: That Todd Ustby and Lisa Ustby, husband and wife, owners and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:
 Commencing at the northeast corner of said Northwest Quarter, thence due West along the north line thereof 943.38 feet for a place of beginning; thence South 00°21' East 456.67 feet to the center of State Aid Road No. 2; thence Southwesterly along center of said road 646.66 feet; thence North 0°21' West 617.65 feet to the north line of said section; thence due East 627 feet to the place of beginning;

AND ALSO
 That part of the Southwest Quarter of Section 20 in said Township and Range described as follows:
 Commencing at the southeast corner of said Southwest Quarter, and running thence due West along the south line thereof a distance of 945.38 feet for a place of beginning; thence due West along said south line a distance of 627 feet; thence North 0°21' West a distance of 287.84 feet; thence due East a distance of 627 feet; thence South 0°21' East a distance of 287.84 feet to the place of beginning.

The above described parcel contains 11.88 acres, more or less.
 Have caused the same to be surveyed and platted as VIOLA HILLS SUBDIVISION and do hereby donate and dedicate to the public use forever the thoroughfares, cul de sacs, and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Todd Ustby and Lisa Ustby have hereunto set our hands this 12 day of December, 2003.

Todd Ustby
 Todd Ustby
Lisa Ustby
 Lisa Ustby

State of Minnesota
 County of Olmsted

The foregoing instrument was acknowledged before me this 12 day of December, 2003, by Todd Ustby and Lisa Ustby, husband and wife.

Vanessa K. Murry
 Notary Public, Olmsted County, Minnesota
 My commission expires: 1/31/2008

KNOW ALL MEN BY THESE PRESENTS: That Olmsted National Bank, holder of a mortgage on the above described property hereby consents to the plat described herein.

Olmsted National Bank
 By Lyman Grieve Title: President
 By Peter E. Erickson Title: Vice-President

State of Minnesota
 County of Olmsted

On December 12, 2003, before me, a Notary Public with and for said County, personally appeared Lyman Grieve and Peter E. Erickson, both to me personally known, who, being by me duly sworn did say that they are President and Vice President, respectively, of Olmsted National Bank, and that said instrument was signed on behalf of Olmsted National Bank, and acknowledged said instrument to be the free act and deed of said Bank.

Vanessa K. Murry
 Notary Public, Olmsted County, Minnesota

Vanessa K. Murry
 Notary Public - Minnesota
 My Commission Expires 1-31-2008

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as VIOLA HILLS 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 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 11 day of Dec, 2003.

Gregg S. Hummert II
 Notary Public - Minnesota
 My Commission Expires 1-31-2008

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 12 day of Dec, 2003.

Edward P. Knide
 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 29th day of December, 2003.

DOCUMENT NUMBER | A-1006154

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of December, 2003, at 2 o'clock P. M., and was duly recorded in the Olmsted County records.

Daniel G. Hall
 Director of Property Records & Licensing

Wendy von Wald
 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 17th day of November, 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 23rd day of December, 2003.

Judy K. Scherr
 Judy K. Scherr, City Clerk

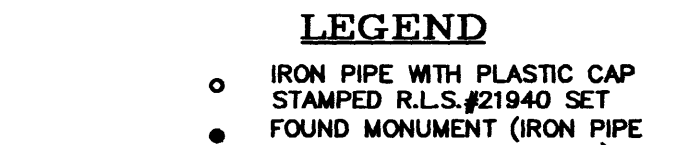
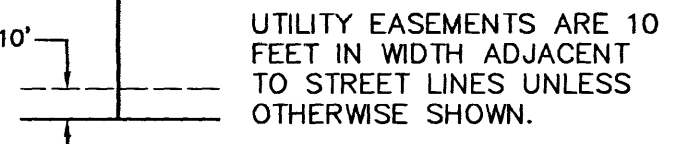
BEARINGS
 ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29 - T107N - R13W WHICH IS ASSUMED TO BEAR DUE WEST.

CONTROLLED ACCESS DEFINED
 INGRESS AND EGRESS 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.

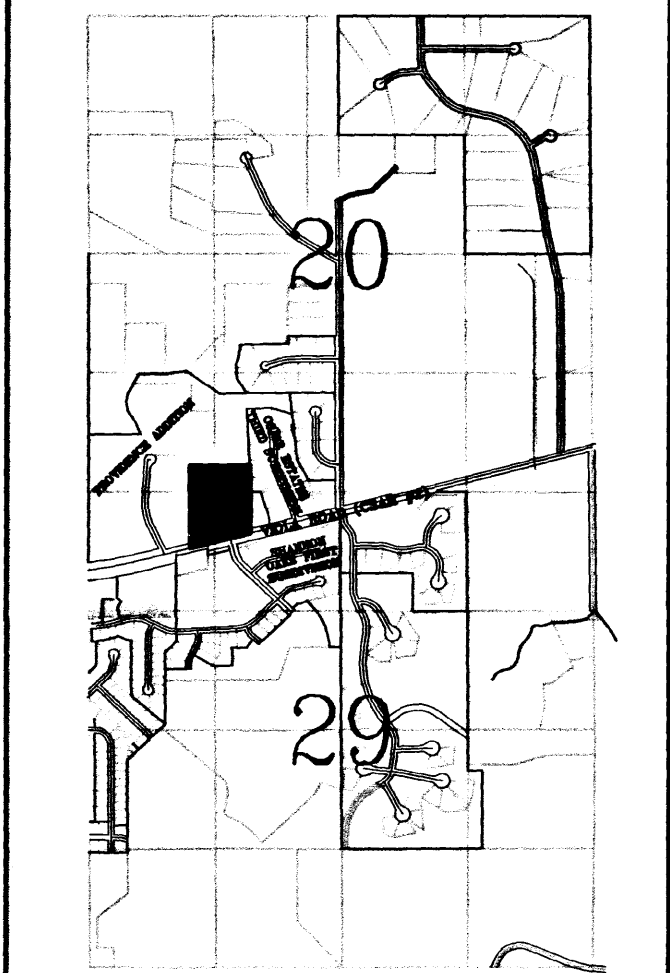
UTILITY EASEMENT DEFINED
 AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	50.79'	128.00'	22°44'02"	N03°13'00"W	50.46'
C2	39.68'	100.00'	22°44'02"	N03°13'00"W	39.42'
C3	28.57'	72.00'	22°44'02"	N03°13'00"W	28.38'
C4	51.17'	203.00'	14°26'35"	N07°13'18"E	51.04'
C5	64.94'	175.00'	21°15'38"	N10°37'49"E	64.57'
C6	16.25'	175.00'	05°19'16"	N23°55'16"E	16.25'
C7	53.44'	147.00'	20°49'49"	N10°24'54"E	53.15'
C8	16.20'	150.00'	06°11'13"	N23°29'18"E	16.19'
C9	78.77'	175.00'	25°47'24"	N13°41'12"E	78.11'
C10	8.93'	175.00'	02°55'29"	N04°41'23"W	8.93'
C11	114.26'	200.00'	32°44'01"	N10°12'54"E	112.71'
C12	19.32'	225.00'	04°55'08"	N24°07'21"E	19.31'
C13	92.01'	225.00'	23°25'51"	N09°56'51"E	91.37'
C14	17.22'	225.00'	04°23'02"	N03°57'36"W	17.21'
C15	13.62'	15.00'	52°01'14"	N32°09'43"W	13.16'
C16	64.48'	50.00'	73°53'15"	N21°13'42"W	60.10'
C17	48.00'	50.00'	55°00'01"	N43°12'56"E	46.17'
C18	48.00'	50.00'	55°00'01"	N81°47'04"W	46.17'
C19	48.00'	50.00'	55°00'01"	N26°47'04"W	46.17'
C20	39.40'	50.00'	45°09'09"	N23°17'31"E	38.39'
C21	13.62'	15.00'	52°01'12"	N19°51'30"E	13.16'
C22	13.62'	15.00'	52°01'12"	S87°13'45"W	13.16'
C23	49.55'	50.00'	56°47'08"	S89°36'42"W	47.55'
C24	43.63'	50.00'	50°00'01"	N36°59'43"W	42.26'
C25	43.63'	50.00'	50°00'01"	N13°00'17"E	42.26'
C26	48.00'	50.00'	55°00'01"	S65°30'17"W	46.17'
C27	63.05'	50.00'	72°15'16"	N50°52'05"W	58.96'
C28	13.62'	15.00'	52°01'12"	N40°45'04"W	13.16'
C29	10.24'	72.00'	08°09'01"	S04°04'30"W	10.23'
C30	14.22'	100.00'	08°09'01"	S04°04'30"W	14.21'
C31	18.21'	128.00'	08°09'01"	S04°04'30"W	18.19'
C32	12.28'	175.00'	04°01'08"	N01°13'04"W	12.27'



GRAPHIC SCALE
 (IN FEET)
 1 IN = 60 FT

VICINITY MAP



SECTION 20 & 29 - TWP. 107 NORTH
 RANGE 13 WEST
 "NOT TO SCALE"

