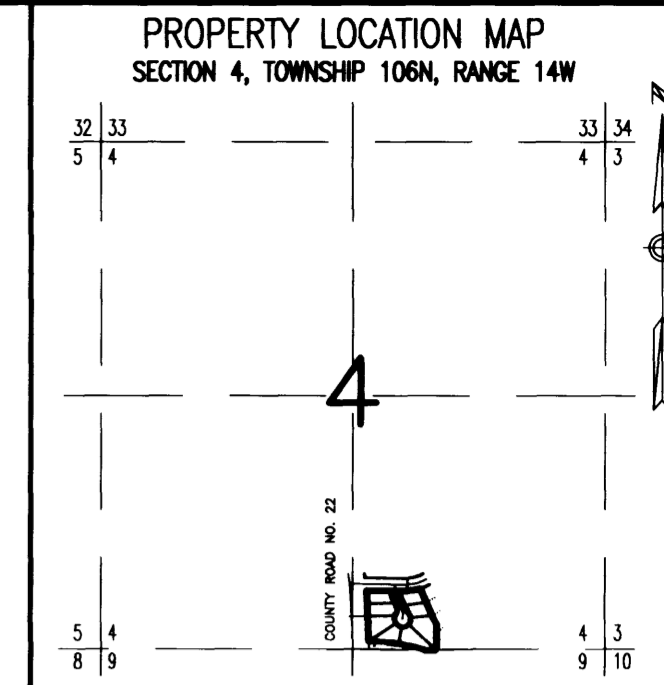


OFFICIAL PLAT

FOXCROFT SOUTH



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as FOXCROFT SOUTH; 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.

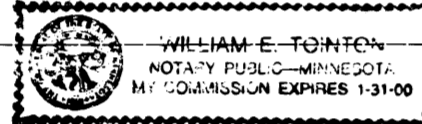
James E. Swanson
James E. Swanson, L.S.
Minnesota License No. 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 14th day of October, 1996.

William E. Tinton
Notary Public, Olmsted County, Minnesota

My commission expires: _____



COUNTY SURVEYOR

I hereby certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 14th day of October, 1996.

Edward P. Knott
Olmsted County Surveyor

TAX STATEMENTS

Taxes due and payable in the year 1997 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22nd day of April, 1997.

Bob Ryan
Olmsted County Auditor/Treasurer

By *Susan M. Marney* Deputy

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMDSTED
CITY OF ROCHESTER

I, Judy K. Scherr, Acting City Clerk in and for the City of Rochester, do hereby certify that on the 7th day of OCTOBER, 1996, 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 the said City of Rochester this 21st day of APRIL, 1997.

Judy K. Scherr
Judy K. Scherr, Acting City Clerk

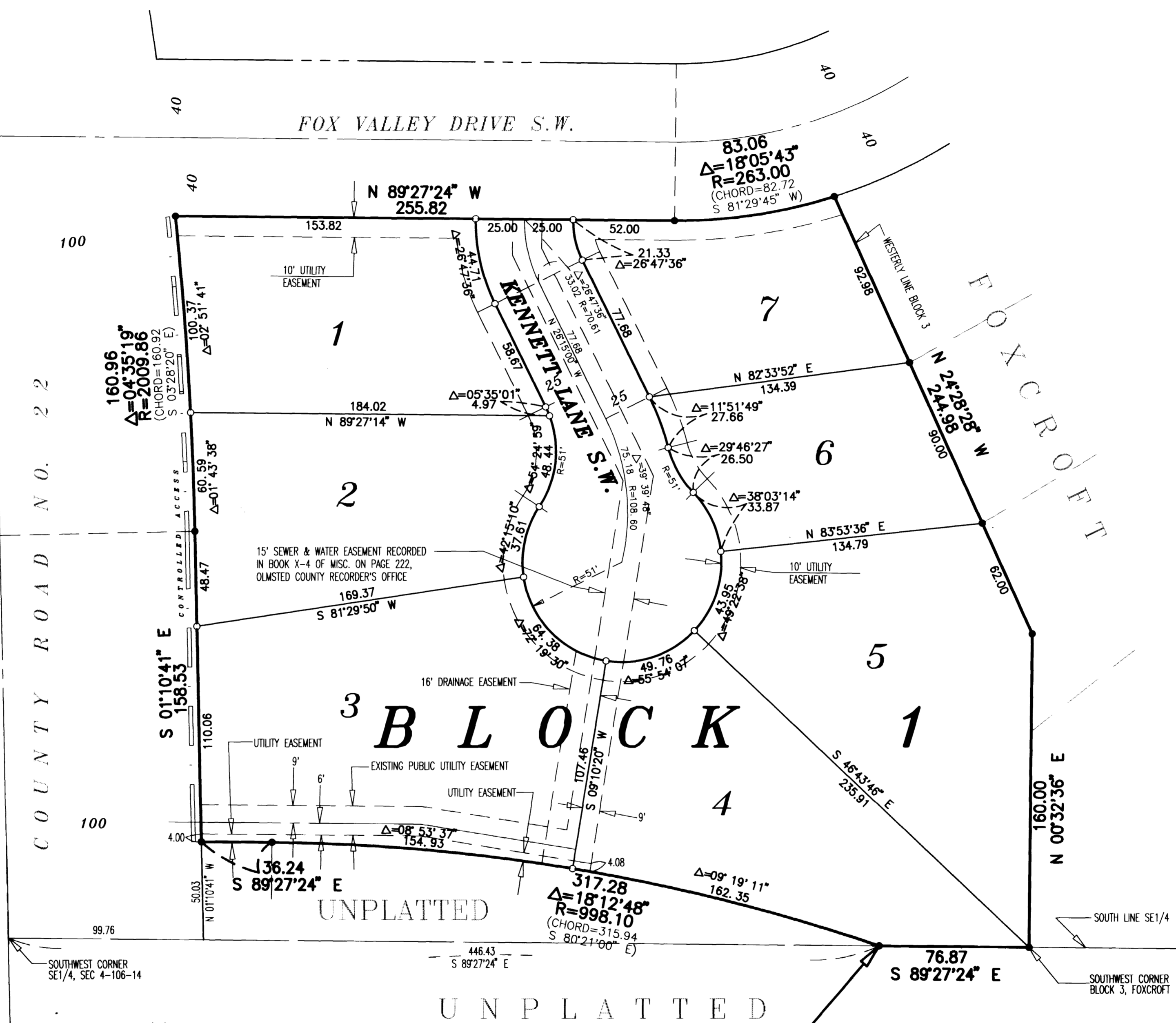
COUNTY RECORDER

Document Number 749585
749585

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 22nd day of April, 1997, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

By *Daniel J. Hall*
County Recorder

Danny Johnson
Deputy



NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 11622.

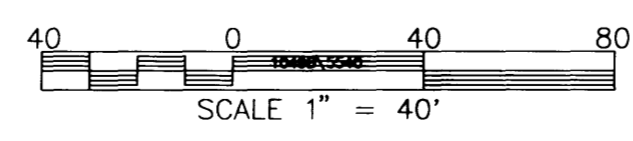
ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPE.

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE SOUTH LINE SE 1/4, SEC 4-106-14
WHICH IS ASSUMED TO BE S 89°27'24" E.

UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground and 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.



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Foxcroft Corporation, a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of the west one-half of the Southeast Quarter of Section 4, Township 106 North, Range 14 West, Rochester, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence South 89 degrees 27 minutes 24 seconds East, assumed bearing, along the south line of said Southeast Quarter, 446.43 feet for the point of beginning; thence continue South 89 degrees 27 minutes 24 seconds East along said south line, 76.87 feet to the southwest corner of Block 3, FOXCROFT (the next two courses are along the westerly line of said Block 3); thence North 00 degrees 32 minutes 36 seconds East, 160.00 feet; thence North 24 degrees 28 minutes 28 seconds West, 244.98 feet to the southerly line of Fox Valley Drive SW as dedicated in said FOXCROFT (the next two courses are along said southerly line); thence westerly 83.06 feet along a nontangential curve concave northerly, central angle of 18 degrees 05 minutes 43 seconds, radius of 263.00 feet, and the chord of said curve bears South 81 degrees 29 minutes 45 seconds West, 255.82 feet; thence southerly 160.96 feet along a nontangential curve concave westerly, central angle of 04 degrees 35 minutes 19 seconds, radius of 2009.86 feet, and the chord of said curve bears South 03 degrees 28 minutes 20 seconds East, 160.92 feet; thence South 01 degree 10 minutes 41 seconds East, 158.53 feet; thence South 89 degrees 27 minutes 24 seconds East, 36.24 feet; thence easterly 317.28 feet along a tangential curve concave southerly, central angle of 18 degrees 12 minutes 48 seconds, and radius of 998.10 feet to the point of beginning.

Containing 3.14 acres more or less.

has caused the same to be surveyed and platted as FOXCROFT SOUTH and does hereby donate and dedicate to the public for the public use forever the cul-de-sac and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Foxcroft Corporation has caused these presents to be signed by its proper officer this 11 day of October, 1996.

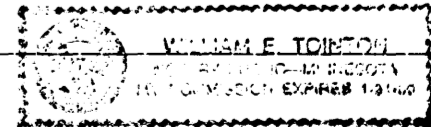
John A. Klopp, Jr.
John A. Klopp, Jr., President

STATE OF MINNESOTA
COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this 23rd day of October, 1996, by John A. Klopp, Jr., President of Foxcroft Corporation, on behalf of the corporation.

William E. Tinton
Notary Public, Olmsted County, Minnesota

My commission expires: _____



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

FOXCROFT SOUTH