

# STONEHEDGE TOWNHOMES THIRD COMMON INTEREST COMMUNITY NUMBER 242



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

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Stonehedge Townhouses, LLC, a Minnesota limited liability company, mortgagor, and United Prairie Bank, mortgagee, both being owners and proprietors of the following described property, situated in Olmsted County, State of Minnesota, to wit:

Outlot "A", STONEHEDGE TOWNHOMES, COMMON INTEREST COMMUNITY NUMBER 202, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota.

Said tract contains 9.25 acres more or less.

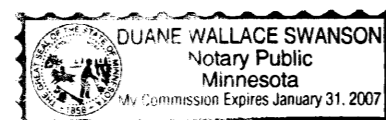
Have caused the same to be surveyed and platted as STONEHEDGE TOWNHOMES THIRD, COMMON INTEREST COMMUNITY NUMBER 242 and do hereby dedicate to the public for public use forever the easements, as shown on this plat for utility purposes only.

In witness whereof said Stonehedge Townhouses, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 23 day of February, 2004.

Sherm W. Stofflet  
Sherm W. Stofflet

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 23 day of February, 2004, by Sherm Stofflet of Stonehedge Townhouses, LLC, on behalf of the company.



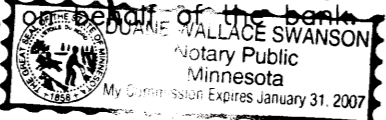
Duane Swanson  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-07

In witness whereof said United Prairie Bank has caused these presents to be signed by its proper officer this 23rd day of February, 2004.

Charles F. Brenner  
Charles F. Brenner  
Vice President

STATE OF MINNESOTA  
COUNTY OF STEELE

The foregoing instrument was acknowledged before me this 23 day of February, 2004, by Charles F. Brenner, Vice President of United Prairie Bank,



Duane Swanson  
Notary Public, Steele County, MN  
My Commission Expires 1-31-07

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 5th day of January, 2004, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 2nd day of MARCH, 2004.

Judy K. Scherr  
Judy K. Scherr  
City Clerk

COUNTY SURVEYOR

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

This 3 day of February, 2004.

Edward P. Kuisle  
Edward P. Kuisle  
Olmsted County Surveyor

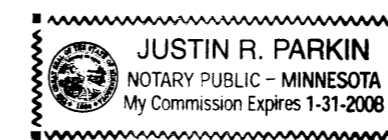
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as STONEHEDGE TOWNHOMES THIRD, COMMON INTEREST COMMUNITY NUMBER 242; 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 by January 28, 2005; 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 OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 2nd day of February, 2004, by Peter G. Oetliker, L.S. No. 41887.



Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2004 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 3rd day of MARCH, 2004.

Document Number A-1013109

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 3rd day of MARCH, 2004, at 12:00 o'clock P.m. and was duly recorded in Olmsted County Records.

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

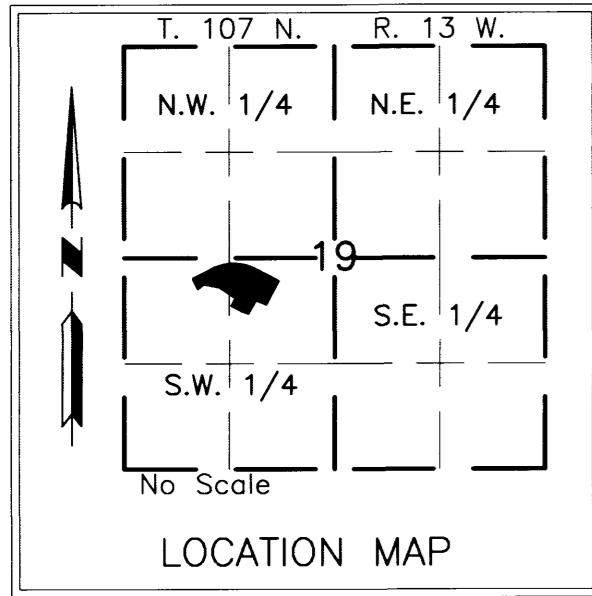
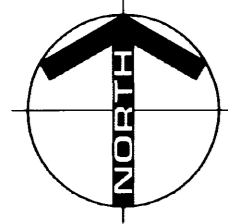
DRAFTSPERSON: JRP

DATE: 01/28/04

COMPUTER FILE: 8423 FNPL01.DWG

PROJECT NUMBER: 8423

# STONEHEDGE TOWNHOMES THIRD COMMON INTEREST COMMUNITY NUMBER 242



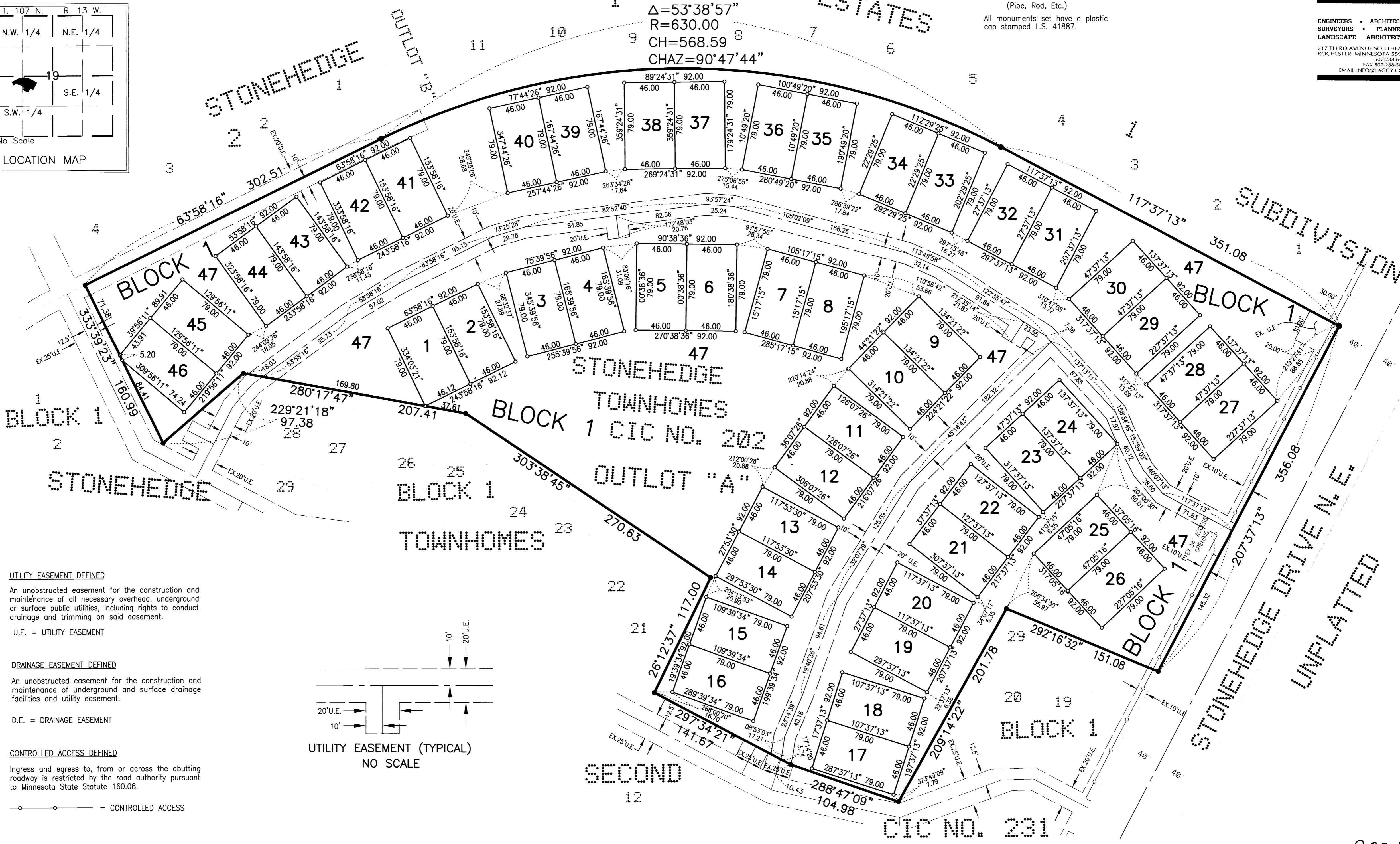
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- MONUMENTS**
- Set 1/2" Rebars
  - Set 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 41887.

**BEARINGS**  
Bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

L=589.90  
Δ=53°38'57"  
R=630.00  
CH=568.59  
CHAZ=90°47'44"

## ESTATES



**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.

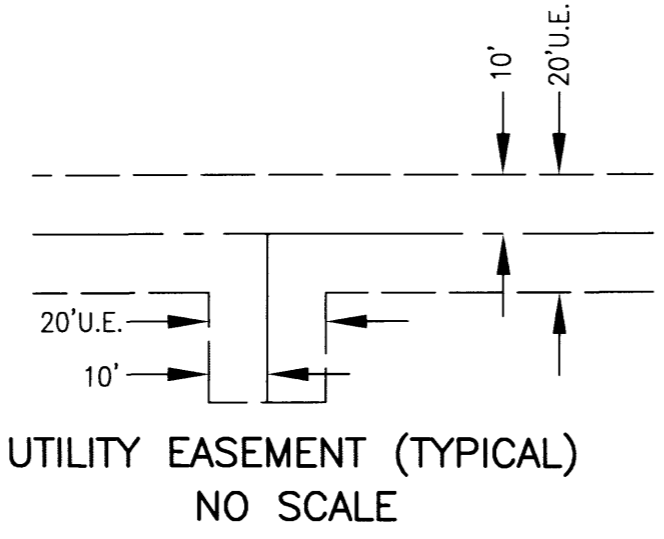
U.E. = UTILITY EASEMENT

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

D.E. = DRAINAGE EASEMENT

**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.

—○— = CONTROLLED ACCESS



UTILITY EASEMENT (TYPICAL)  
NO SCALE

A utility easement is dedicated over all of Lot 47.

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933B