

ESSEX ESTATES FIFTH SUBDIVISION



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 North American Realty, Inc., a Minnesota Corporation, mortgagor, and Home Federal Savings Bank, mortgagee, 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 Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 14, and the Southeast Quarter of the Northeast Quarter of Section 15, all in Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 14; thence easterly on a Minnesota State Plane Grid Azimuth from north of 90 degrees 32 minutes 43 seconds along the south line of said Southwest Quarter 1326.77 feet to the southeast corner of the West Half of the Southwest Quarter of said Section 14; thence northerly 00 degrees 11 minutes 46 seconds azimuth along the east line of said West Half 1584.03 feet to the northeast corner of Lot 7, Block 4 of ESSEX ESTATES THIRD, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, and to the point of beginning; thence continue northerly 00 degrees 11 minutes 46 seconds azimuth along said east line and the east line of said Southwest Quarter of the Northwest Quarter 1418.23 feet; thence westerly 270 degrees 48 minutes 55 seconds azimuth 1587.51 feet to the east line of Outlot A of ESSEX ESTATES TOWNHOMES, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 180 degrees 48 minutes 55 seconds azimuth along said east line 48.07 feet to the north line of Lot 4, Block 1 of ESSEX ESTATES, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 83 degrees 30 minutes 59 seconds azimuth along the north line of Lots 4 and 5 of said Block 1, a distance of 169.81 feet to the northeasterly line of said Lot 5; thence southeasterly 138 degrees 31 minutes 32 seconds azimuth along the northeasterly line of Lots 5 and 6 of said Block 1, a distance of 176.24 feet to the northeasterly line of Lot 7, Block 1 of said ESSEX ESTATES THIRD; thence southeasterly 115 degrees 51 minutes 18 seconds azimuth along said northeasterly line 134.32 feet to the northeasterly line of Lot 8 of said Block 1; thence southeasterly 123 degrees 20 minutes 52 seconds azimuth along said northeasterly line 109.43 feet; thence southeasterly 150 degrees 29 minutes 05 seconds azimuth along said northeasterly line 75.81 feet to the easterly line of Lot 9 of said Block 1; thence southerly 177 degrees 43 minutes 13 seconds azimuth along the easterly line of Lots 9 and 10 of said Block 1, a distance of 181.99 feet to the northerly right-of-way line of Londonderry Drive NW; thence easterly 74 degrees 56 minutes 36 seconds azimuth along said northerly right-of-way line 17.97 feet; thence easterly 186.81 feet along said northerly right-of-way line on a nontangential curve concave northerly, having a radius of 652.00 feet and a central angle of 16 degrees 24 minutes 59 seconds, and a chord azimuth of 66 degrees 44 minutes 13 seconds to the northeast corner of ESSEX ESTATES FOURTH, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southeasterly 148 degrees 31 minutes 40 seconds azimuth along the northeasterly line of said ESSEX ESTATES FOURTH 143.90 feet to the easterly line of said ESSEX ESTATES FOURTH; thence southerly 159 degrees 49 minutes 10 seconds azimuth along said easterly line 209.62 feet; thence southerly 170 degrees 31 minutes 36 seconds azimuth along said easterly line 348.00 feet; thence southerly 180 degrees 31 minutes 36 seconds azimuth along said easterly line 322.51 feet to the north line of Lot 6, Block 4 of said ESSEX ESTATES THIRD; thence easterly 90 degrees 33 minutes 14 seconds azimuth along the north line of Lots 6 and 7 of said Block 4, a distance of 650.75 feet to the point of beginning.

Said tract contains 28.22 acres more or less.

Have caused the same to be surveyed and platted as ESSEX ESTATES FIFTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares, cul de sacs, and also dedicate the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof, said North American Realty, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper Officer this 18th day of February, 2004.

Franklin P. Kottschade
Franklin P. Kottschade
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 18th day of February, 2004, by Franklin P. Kottschade, President of North American Realty Inc., a Minnesota Corporation, on behalf of the corporation.

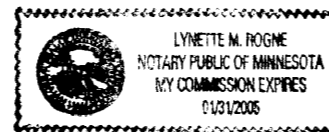
Mary-Margaret Alexander
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2008

In witness whereof, said Home Federal Savings Bank, has caused these presents to be signed by its proper Officer this 17th day of FEBRUARY, 2004.

Jeff Harding
Jeff Harding
Commercial Loan Officer

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 17 day of February, 2004, by Jeff Harding, Commercial Loan Officer of Home Federal Savings Bank on behalf of the bank.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

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 20th day of OCTOBER, 2003, 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 23RD day of MARCH, 2004.

Judy K. Scherr
Judy K. Scherr
City Clerk
City of Rochester

COUNTY SURVEYOR

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

This 24 day of December, 2003

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

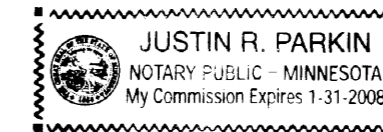
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as ESSEX ESTATES FIFTH 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 by December 15, 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.

Douglas G. Rude
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 23rd day of December, 2003, by Douglas G. Rude, L.S. No. 22422.



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

COUNTY 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 24th day of MARCH, 2004.

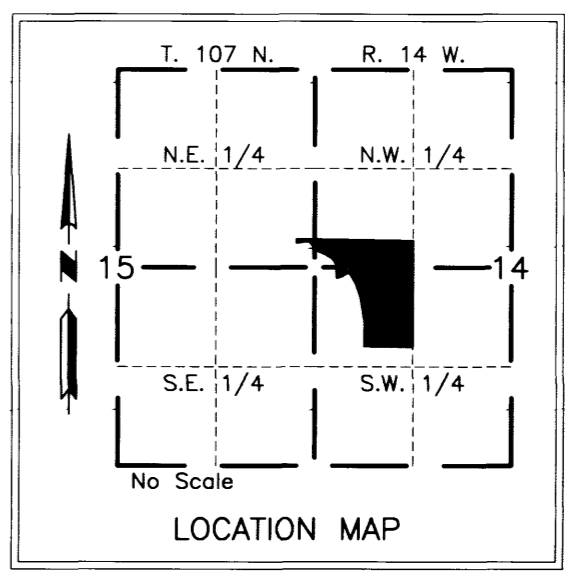
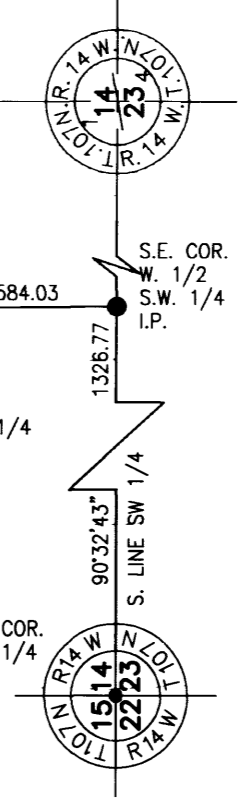
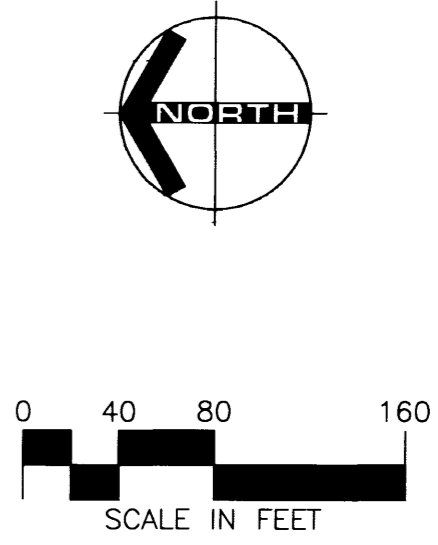
Document Number . **A-1015410**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24th day of MARCH, 2004, at 12 o'clock P.M. and was duly recorded in Olmsted County Records.

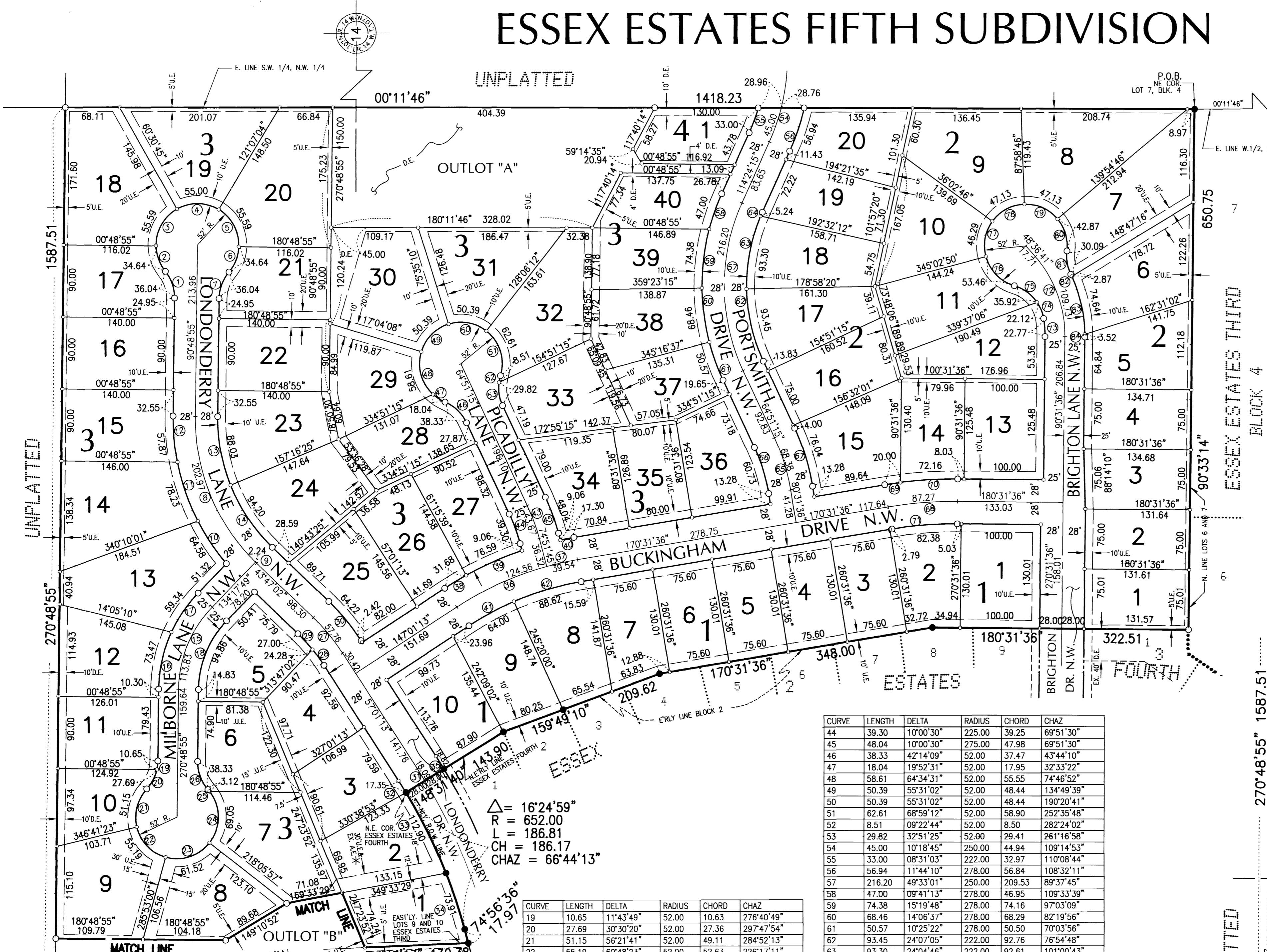
Daniel J. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

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YAGGY COLBY ASSOCIATES
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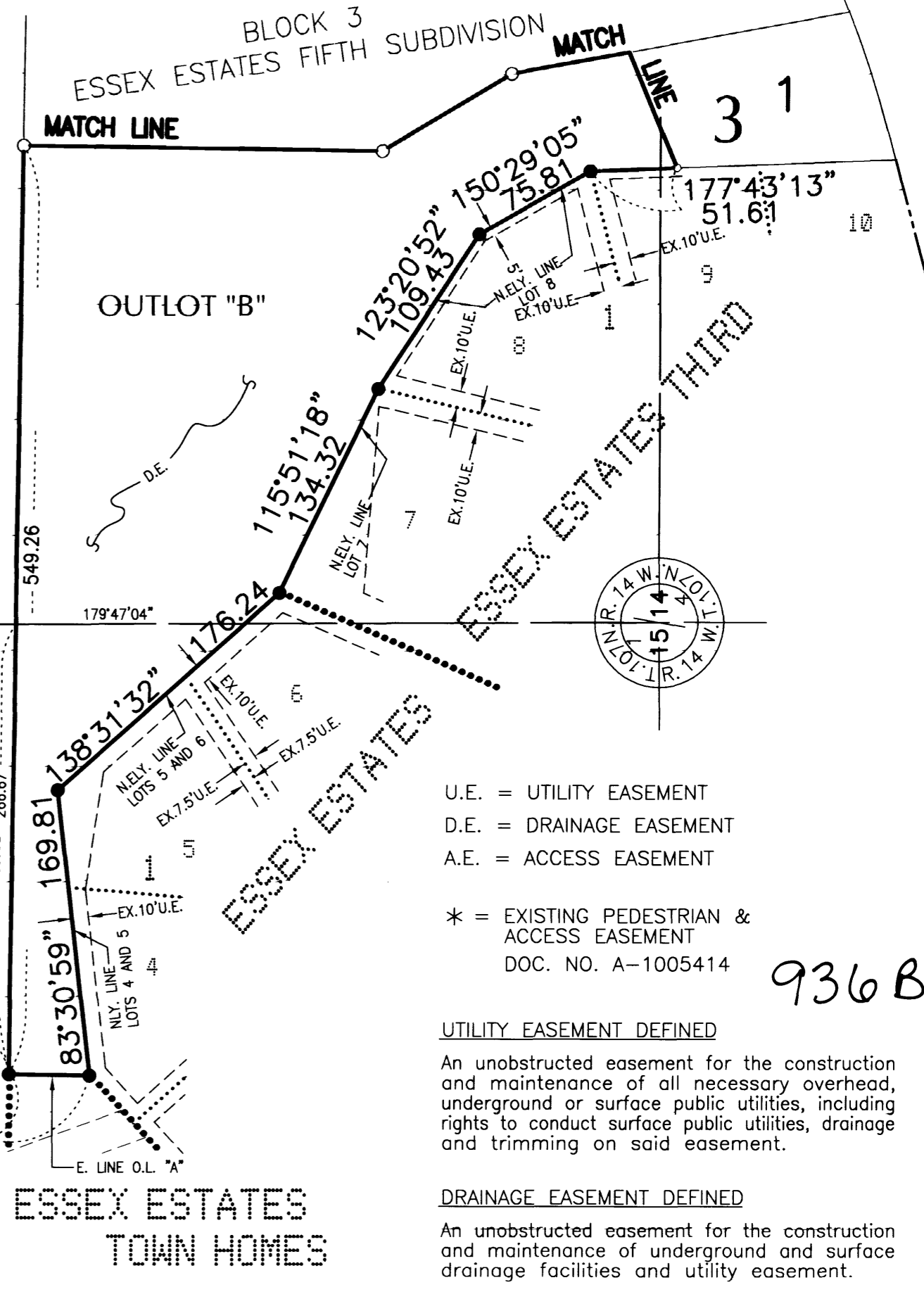
- MONUMENTS**
- SET 1/2" REBARs
 - SET 3/4" IRON PIPES
 - FOUND MONUMENTS (PIPE, ROD, ETC...)
- ALL MONUMENTS SET HAVE A PLASTIC CAP STAMPED L.S. 22422
- BEARINGS**
- Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
44	39.30	10°00'30"	225.00	39.25	69°51'30"
45	48.04	10°00'30"	275.00	47.98	69°51'30"
46	38.33	42°14'09"	52.00	37.47	43°44'10"
47	18.04	19°52'31"	52.00	17.95	32°33'22"
48	58.61	64°34'31"	52.00	55.55	74°46'52"
49	50.39	55°31'02"	52.00	48.44	134°49'39"
50	50.39	55°31'02"	52.00	48.44	190°20'41"
51	62.61	68°59'12"	52.00	58.90	252°35'48"
52	8.51	09°22'44"	52.00	8.50	282°24'02"
53	29.82	32°51'25"	52.00	29.41	261°16'58"
54	45.00	10°18'45"	250.00	44.94	109°14'53"
55	33.00	08°31'03"	222.00	32.97	110°08'44"
56	56.94	11°44'10"	278.00	56.84	108°32'11"
57	216.20	49°33'01"	250.00	209.53	89°37'45"
58	47.00	09°41'13"	278.00	46.95	109°33'39"
59	74.38	15°19'48"	278.00	74.16	97°03'09"
60	68.46	14°06'37"	278.00	68.29	82°19'56"
61	50.57	10°25'22"	278.00	50.50	70°03'56"
62	93.45	24°07'05"	222.00	92.76	76°54'48"
63	93.30	24°04'46"	222.00	92.61	101°00'43"
64	5.24	01°21'10"	222.00	5.24	113°43'41"
65	68.38	15°40'21"	250.00	68.17	72°41'25"
66	60.73	15°40'21"	222.00	60.54	72°41'25"
67	76.04	15°40'21"	278.00	75.81	72°41'25"
68	87.27	10°00'00"	500.00	87.16	175°31'36"
69	20.00	02°10'11"	528.00	19.99	171°36'41"
70	72.16	07°49'49"	528.00	72.10	176°36'41"
71	82.38	10°00'00"	472.00	82.28	175°31'36"
72	109.73	41°54'55"	150.00	107.30	69°34'08"
73	22.77	10°26'09"	125.00	22.74	85°18'31"
74	22.12	24°22'19"	52.00	21.95	67°54'17"
75	35.92	39°34'33"	52.00	35.21	35°55'51"
76	53.46	58°54'15"	52.00	51.14	45°35'43"
77	46.29	50°59'56"	52.00	44.77	100°32'48"
78	47.13	51°56'00"	52.00	45.54	152°00'46"
79	47.13	51°56'00"	52.00	45.54	203°56'46"
80	42.87	47°13'58"	52.00	41.66	253°31'45"
81	30.09	33°08'59"	52.00	29.67	260°34'14"
82	2.87	00°56'23"	175.00	2.87	244°27'56"
83	74.64	24°26'19"	175.00	74.08	257°09'18"
84	3.52	01°09'08"	175.00	3.52	269°57'02"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	36.04	39°42'54"	52.00	35.33	70°57'28"
2	34.64	38°09'54"	52.00	34.00	70°10'57"
3	55.59	61°14'51"	52.00	52.98	119°53'20"
4	55.00	60°36'19"	52.00	52.48	180°48'55"
5	55.59	61°14'51"	52.00	52.98	241°44'30"
6	34.64	38°09'54"	52.00	34.00	291°26'52"
7	36.04	39°42'54"	52.00	35.33	290°40'22"
8	202.97	46°31'06"	250.00	197.45	67°33'22"
9	2.24	00°30'47"	250.00	2.24	44°02'25"
10	64.58	13°18'36"	278.00	64.44	56°06'41"
11	78.23	16°07'22"	278.00	77.97	70°49'40"
12	57.87	11°55'34"	278.00	57.76	84°51'08"
13	88.03	22°43'14"	222.00	87.46	79°27'18"
14	94.20	24°18'39"	222.00	93.49	55°56'21"
15	113.83	43°28'54"	150.00	111.12	112°33'22"
16	73.47	24°03'16"	175.00	72.93	102°50'33"
17	59.34	19°25'38"	175.00	59.05	124°34'59"
18	94.86	43°28'54"	125.00	92.60	112°33'22"

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
19	10.65	11°43'49"	52.00	10.63	276°40'49"
20	27.69	30°30'20"	52.00	27.36	297°47'54"
21	51.15	56°21'41"	52.00	49.11	284°52'13"
22	55.19	60°48'23"	52.00	52.63	226°17'11"
23	61.52	67°47'03"	52.00	57.99	161°59'28"
24	69.05	76°04'55"	52.00	64.09	90°03'29"
25	3.12	03°26'16"	52.00	3.12	50°17'54"
26	38.33	42°14'09"	52.00	37.47	69°41'50"
27	57.76	13°14'12"	250.00	57.63	50°23'32"
28	24.28	06°16'01"	222.00	24.27	53°53'12"
29	27.00	06°58'10"	222.00	26.99	47°16'07"
30	64.22	13°14'11"	278.00	64.08	50°23'32"
31	18.09	01°31'26"	680.00	18.09	57°46'48"
32	17.35	01°31'29"	652.00	17.35	57°46'48"
33	112.90	09°55'16"	652.00	112.76	63°29'23"
34	73.91	06°29'41"	652.00	73.87	71°41'52"
35	18.82	01°31'24"	708.00	18.82	57°46'48"
36	124.56	17°50'32"	400.00	124.06	155°56'29"
37	39.54	05°39'51"	400.00	39.53	167°41'41"
38	31.68	04°14'26"	428.00	31.67	149°08'26"
39	76.59	10°15'11"	428.00	76.49	156°23'15"
40	17.30	02°18'55"	428.00	17.29	169°22'08"
41	64.00	09°51'25"	372.00	63.92	151°56'56"
42	88.62	13°38'57"	372.00	88.41	163°42'07"
43	43.67	10°00'30"	250.00	43.61	69°51'30"



- U.E. = UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 A.E. = ACCESS EASEMENT
- * = EXISTING PEDESTRIAN & ACCESS EASEMENT
 DOC. NO. A-1005414
- UTILITY EASEMENT DEFINED**
 An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct surface public utilities, drainage and trimming on said easement.
- DRAINAGE EASEMENT DEFINED**
 An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

PROJECT NUMBER: 6500
 COMPUTER FILE: 6500SF02.DWG
 DATE: 12/23/2003
 DRAFTSPERSON: JRP