

CARRIAGE HOMES SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 146



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Carriage Homes Inc., a Minnesota Corporation and to Zapp National Bank of St. Cloud, Minnesota, a 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 South Half of the Northwest Quarter of Section 16, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence westerly on an assumed azimuth from north of 269 degrees 26 minutes 33 seconds azimuth 102.28 feet; thence northerly 359 degrees 26 minutes 33 seconds azimuth 40.00 feet to the point of beginning; thence westerly 269 degrees 26 minutes 33 seconds azimuth 34.91 feet; thence westerly 88.38 feet along a tangential curve concave northerly, having a radius of 260.00 feet, and a central angle of 19 degrees 28 minutes 35 seconds; thence westerly 288 degrees 55 minutes 07 seconds azimuth 100.00 feet; thence westerly 115.58 feet along a tangential curve concave southerly, having a radius of 340.00 feet, and a central angle of 19 degrees 28 minutes 38 seconds; thence westerly 269 degrees 26 minutes 33 seconds azimuth 608.03 feet; thence northerly 359 degrees 26 minutes 33 seconds azimuth 140.00 feet; thence westerly 269 degrees 26 minutes 33 seconds azimuth 55.42 feet; thence northerly 359 degrees 26 minutes 33 seconds azimuth 615.42 feet to the southerly line of Northwest Plaza Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence easterly 96 degrees 43 minutes 10 seconds azimuth along said southerly line 48.46 feet; thence easterly 169.06 feet along said southerly line on a tangential curve concave northerly, having a radius of 200.00 feet and a central angle of 48 degrees 25 minutes 56 seconds; thence northeasterly 48 degrees 17 minutes 14 seconds azimuth along said southerly line 153.79 feet; thence southeasterly 144 degrees 37 minutes 21 seconds azimuth 1176.66 feet to the point of beginning.

Said tract contains 12.32 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That Cordul Establishment Inc., a Minnesota Corporation and Carriage Homes Inc. a Minnesota Corporation, being Owners and Proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Northwest Quarter of Section 16, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence westerly on an assumed azimuth from north of 269 degrees 26 minutes 33 seconds azimuth 102.28 feet; thence northerly 359 degrees 26 minutes 33 seconds azimuth 40.00 feet; thence westerly 269 degrees 26 minutes 33 seconds azimuth 34.91 feet; thence westerly 88.38 feet along a tangential curve concave northerly, having a radius of 260.00 feet, and a central angle of 19 degrees 28 minutes 35 seconds; thence westerly 288 degrees 55 minutes 07 seconds azimuth 100.00 feet; thence westerly 115.58 feet along a tangential curve concave southerly, having a radius of 340.00 feet, and a central angle of 19 degrees 28 minutes 38 seconds; thence westerly 269 degrees 26 minutes 33 seconds azimuth 608.03 feet to the point of beginning; thence continue westerly 269 degrees 26 minutes 33 seconds azimuth 703.91 feet; thence northerly 359 degrees 25 minutes 41 seconds azimuth 625.00 feet; thence northerly 30 degrees 51 minutes 55 seconds azimuth 247.38 feet to the southerly line of Northwest Plaza Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence easterly 75.83 feet along said southerly line on a nontangential curve concave northerly, having a radius of 200.00 feet, a central angle of 21 degrees 43 minutes 28 seconds and chord azimuth of 107 degrees 34 minutes 52 seconds; thence easterly 96 degrees 43 minutes 10 seconds azimuth along said southerly line 451.69 feet; thence southerly 179 degrees 26 minutes 33 seconds azimuth 615.42 feet; thence easterly 89 degrees 26 minutes 33 seconds azimuth 55.42 feet; thence southerly 179 degrees 26 minutes 33 seconds azimuth 140.00 feet to the point of beginning.

Said tract contains 11.76 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That Cordul Establishment Inc., a Minnesota Corporation, being Owners and Proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Northwest Quarter, and of the North Half of the Southwest Quarter of Section 16, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence westerly on an assumed azimuth from north of 269 degrees 26 minutes 33 seconds azimuth 102.28 feet; thence northerly 359 degrees 26 minutes 33 seconds azimuth 40.00 feet to the point of beginning; thence westerly 269 degrees 26 minutes 33 seconds azimuth 34.91 feet; thence westerly 88.38 feet along a tangential curve concave northerly, having a radius of 260.00 feet, and a central angle of 19 degrees 28 minutes 35 seconds; thence westerly 288 degrees 55 minutes 07 seconds azimuth 100.00 feet; thence westerly 115.58 feet along a tangential curve concave southerly, having a radius of 340.00 feet, and a central angle of 19 degrees 28 minutes 38 seconds; thence westerly 269 degrees 26 minutes 33 seconds azimuth 1311.94 feet; thence southerly 179 degrees 25 minutes 41 seconds azimuth 66.00 feet; thence easterly 89 degrees 26 minutes 33 seconds azimuth 1311.92 feet; thence easterly 81.16 feet along a tangential curve concave southerly, having a radius of 217.00 feet, and a central angle of 21 degrees 25 minutes 42 seconds; thence easterly 110 degrees 52 minutes 17 seconds azimuth 100.32 feet; thence easterly 124.54 feet along a tangential curve concave northerly, having a radius of 333.00 feet and a central angle of 21 degrees 25 minutes 45 seconds; thence southerly 179 degrees 26 minutes 33 seconds azimuth 7.00 feet; thence easterly 89 degrees 26 minutes 33 seconds azimuth 137.15 feet to the easterly line of said Southwest Quarter; thence northerly 359 degrees 29 minutes 22 seconds azimuth along said easterly line 40.00 feet to the northeast corner of said Southwest Quarter; thence continue northerly 359 degrees 29 minutes 22 seconds azimuth along the easterly line of said Northwest Quarter 33.01 feet to the most southerly corner of Lot 1, Block 1, The Arboretum First Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence northwesterly 324 degrees 37 minutes 21 seconds azimuth along the southwesterly line of said Lot 1, and along a northwesterly extension of said southwesterly line 1249.70 feet to the southerly line of Northwest Plaza Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence southwestwesterly 228 degrees 17 minutes 14 seconds azimuth along said southeasterly line 80.49 feet; thence southeasterly 144 degrees 37 minutes 21 seconds azimuth 1176.66 feet to the point of beginning.

Said tract contains 4.94 acres more or less.

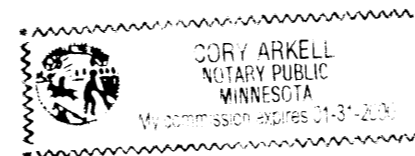
Have caused the same to be surveyed and platted as CARRIAGE HOMES SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 146 and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof, said Carriage Homes, has caused these presents to be signed by its proper Officers this 17 day of April, 1997.

John Arkell
John Arkell, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 17 day of April, 1997, by John Arkell, President of Carriage Homes Inc., a Minnesota Corporation, on behalf of the corporation.



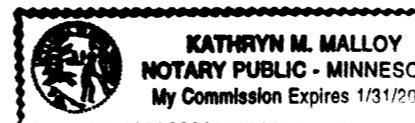
Cory Arkell
Notary Public, Olmsted County, MN
My Commission Expires 12/31/2000

In witness whereof, said Cordul Establishment, has caused these presents to be signed by its proper Officers this 16 day of April, 1997.

Robert T. Ward
Robert T. Ward, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 16th day of April, 1997, by Robert T. Ward, President of Cordul Establishment, Inc., a Minnesota Corporation, on behalf of the corporation.



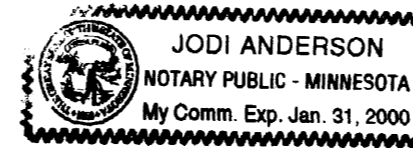
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2000

In witness whereof, said Zapp National Bank of St. Cloud, Minnesota, has caused these presents to be signed by its proper Officers this 18th day of April, 1997.

William H. Anderson
President

STATE OF MINNESOTA
COUNTY OF STEARNS

The foregoing instrument was acknowledged before me this 18th day of April, 1997, by Zapp National Bank of St. Cloud.



Jodi Anderson
Notary Public, Stearns County, MN
My Commission Expires _____

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1997 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24th day of April, 1997.

Douglas G. Rude
Olmsted County Auditor/Treasurer
By John P. C. C. Deputy

COUNTY RECORDER

Document Number 748521

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 14th day of April, 1997, at 5 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel J. Wallberg
Olmsted County Recorder
Patricia J. Hamer Deputy

COUNTY SURVEYOR

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

This 16 day of April, 1997.

Edward P. Kinsale
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy Scheer, City Clerk, in and for the City of Rochester, do hereby certify that on the 6th day of JANUARY, 1997, 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 24th day of APRIL, 1997.

Judy Scheer
City Clerk

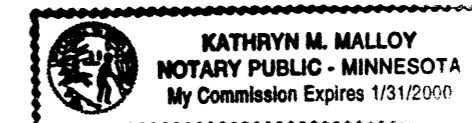
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CARRIAGE HOMES SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 146, 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 August 1, 1997; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MN 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

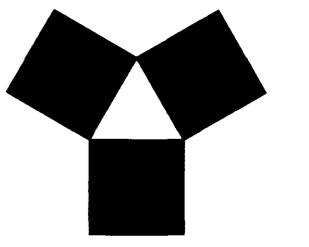
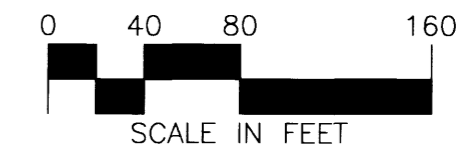
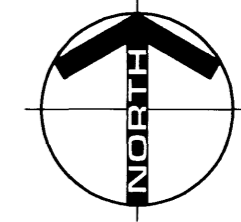
STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 16th day of April, 1997, by Douglas G. Rude, L.S. No. 22422.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2000

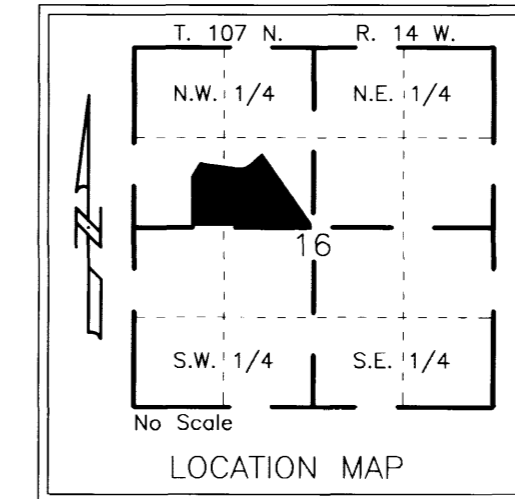
CARRIAGE HOMES SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 146



**YAGGY
COLBY
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-4464
FAX 507-288-5058



$\Delta = 21^{\circ}43'28''$
 $R = 200.00$
 $L = 75.83$
 $CH\ AZ = 107^{\circ}34'52''$

$\Delta = 48^{\circ}25'56''$
 $R = 200.00$
 $L = 169.06$

$\Delta = 89^{\circ}18'03''$
 $R = 58.00$
 $L = 90.40$

100 YEAR FLOODLINE
ELEV. 1013.75

- MONUMENTS**
- 1/2" Rebars
 - 3/4" Iron Pipes
 - Found Monuments (3/4" Pipe unless otherwise noted)

All monuments set have a plastic cap stamped R.L.S. 22422.

BEARINGS

Plat bearings are Azimuths measured to the right from an assumed North.

EASEMENT NOTE

A utility easement is granted over all of Lots 67, 68, 69, 70, 71, 72, 73. A drainage easement is granted over all of Outlot A.

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.

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

U.E. = UTILITY EASEMENT

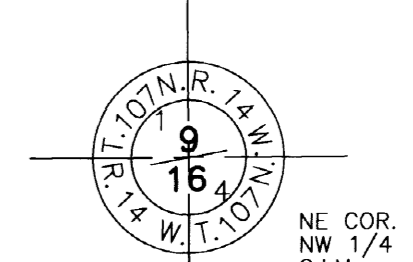
D.E. = DRAINAGE EASEMENT

BENCH MARK

S. bolt hydrant E. side of 31 st Ave., 750± NW of 48th St. NW (near driveway to Cov. Church). 1022.00

VERTICAL CONTROL

The elevations on this plat are based on the National Geodetic Vertical Datum of 1929.



NE COR. NW 1/4 C.I.M.

E. LINE NW 1/4

S. COR. LOT 1, BLOCK 1 ARBORETUM 1ST SUBDIVISION

P.O.B. 34.91

359'29'22" 33.01

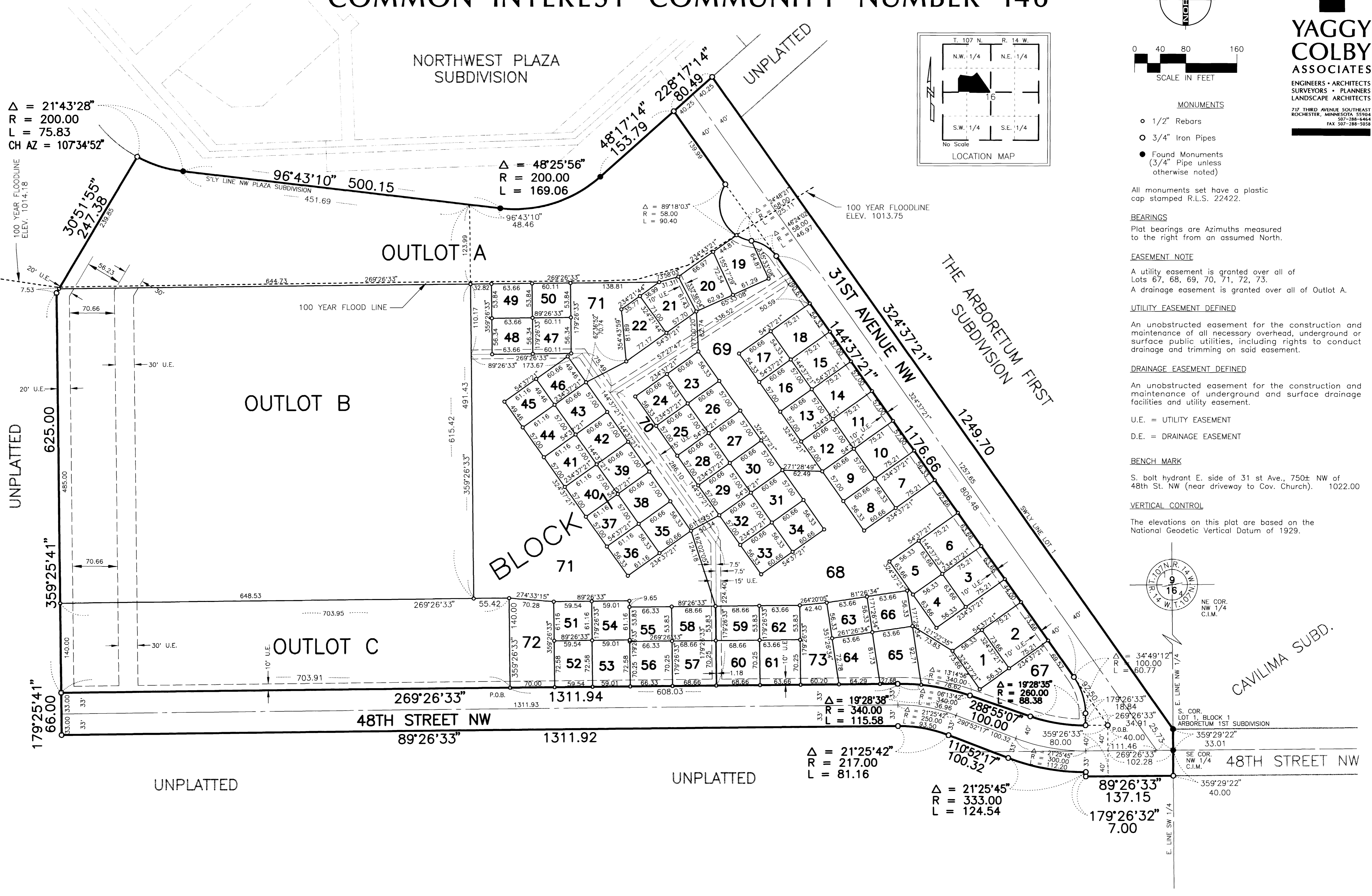
269'26'33" 102.28

SE COR. NW 1/4 C.I.M.

359'29'22" 40.00

179'26'32" 7.00

E. LINE SW 1/4



PROJECT NUMBER 5201-96
COMPUTER FILE: 5201SPR2.DWG
DATE: 03/24/97
DRAFTSPERSON: R.A.S.