

OFFICIAL PLAT

BAMBER VALLEY ESTATES SECOND

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as BAMBER VALLEY ESTATES SECOND; 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 will be correctly placed in the ground as designated; 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.

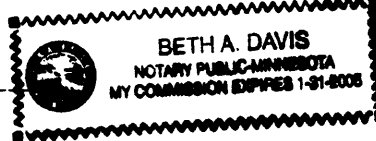
James E. Swanson
James E. Swanson, L.S.
Minnesota License Number 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 11 day of June, 2004.

Beth A. Davis
Notary Public, Dodge County, Minnesota

My commission expires 1-31-2005



COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 17 day of June, 2004.

Edward P. Kinske
County Surveyor

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 7th day of June, 2004, 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 said City of Rochester this 29th day of June, 2004.

Judy Kay Scherr
City Clerk

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 day 29th of June, 2004.

DOCUMENT NUMBER A-1027652

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 29th day of June, 2004, at 9 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel G. Hale
Director of Property Records & Licensing

Wendy von Wald
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Bamber Valley Development, LLC, a Limited Liability Company, and First Baptist Church, a Minnesota non profit corporation, owners and proprietors, and Sterling State Bank, mortgagee, and Wells Fargo Bank Minnesota, N.A., a National Association, mortgagees of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

That part of the East Half of Section 8, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 8; thence South 88 degrees 12 minutes 26 seconds West, assumed bearing, along the north line of said Northeast Quarter, 824.95 feet to the west line of the East 824.90 feet of said Northeast Quarter; thence South 01 degree 09 minutes 03 seconds East, along said west line, 2012.94 feet to the centerline of the old Rochester to Salem Road (also formerly referred to as S.A.R. #3 and presently known as C.S.A.H. No. 25), for the point of beginning; thence South 64 degrees 14 minutes 06 seconds West along said centerline, 475.07 feet to the southeasterly corner of BAMBER VALLEY ESTATES (the next 30 courses are along the easterly and northerly boundary of said BAMBER VALLEY ESTATES); thence North 21 degrees 35 minutes 08 seconds West, 272.61 feet; thence northeasterly 35.10 feet along a nontangential curve concave northwesterly, central angle of 16 degrees 29 minutes 12 seconds West, radius of 122.00 feet, and the chord of said curve bears North 60 degrees 10 minutes 16 seconds East, 34.98 feet; thence North 38 degrees 04 minutes 20 seconds West, not tangent to said curve, 144.20 feet; thence North 28 degrees 53 minutes 51 seconds East, 61.74 feet; thence North 19 degrees 30 minutes 39 seconds East, 183.79 feet; thence North 34 degrees 03 minutes 55 seconds East, 335.80 feet; thence North 50 degrees 37 minutes 10 seconds East, 128.11 feet; thence North 19 degrees 07 minutes 07 seconds East, 39.78 feet; thence North 06 degrees 04 minutes 02 seconds East, 100.80 feet; thence North 06 degrees 00 minutes 17 seconds West, 200.72 feet; thence North 63 degrees 55 minutes 40 seconds West, 65.39 feet; thence South 86 degrees 00 minutes 29 seconds West, 66.45 feet; thence South 69 degrees 43 minutes 59 seconds West, 65.98 feet; thence South 54 degrees 36 minutes 38 seconds West, 65.80 feet; thence South 38 degrees 47 minutes 57 seconds West, 274.96 feet; thence South 26 degrees 08 minutes 59 seconds West, 184.17 feet; thence South 30 degrees 19 minutes 40 seconds West, 212.36 feet; thence North 57 degrees 39 minutes 45 seconds West, 140.00 feet; thence North 69 degrees 18 minutes 34 seconds West, 57.18 feet; thence North 57 degrees 39 minutes 45 seconds West, 196.75 feet; thence North 64 degrees 51 minutes 52 seconds West, 222.05 feet to the easterly line of BAMBER VALLEY FARMS SECOND SUBDIVISION (the next six courses are along said easterly line); thence North 25 degrees 08 minutes 08 seconds East, 243.70 feet; thence northeasterly 148.35 feet along a tangential curve concave southeasterly, central angle of 17 degrees 00 minutes 00 seconds, and radius of 500.00 feet; thence North 42 degrees 08 minutes 08 seconds East, tangent to said curve, 270.00 feet; thence northeasterly 41.04 feet along a tangential curve concave southeasterly, central angle of 39 degrees 11 minutes 42 seconds, radius of 60.00 feet, and the chord of said curve bears North 61 degrees 43 minutes 59 seconds East, 40.25 feet to a point of reverse curvature; thence northerly 127.56 feet along a curve concave northwesterly, central angle of 121 degrees 48 seconds 21 seconds, radius of 60.00 feet, and the chord of said curve bears North 20 degrees 25 minutes 39 seconds East, 104.86 feet; thence North 15 degrees 35 minutes 17 seconds East, not tangent to said curve, 248.78 feet; thence South 48 degrees 56 minutes 38 seconds East, 261.38 feet; thence South 00 degrees 34 minutes 24 seconds West, 150.33 feet; thence South 34 degrees 01 minute 46 seconds East, 166.76 feet; thence northeasterly 30.02 feet along a nontangential curve concave southeasterly, central angle of 04 degrees 01 minute 10 seconds, radius of 428.00 feet, and the chord of said curve bears North 53 degrees 57 minutes 39 seconds East, 30.02 feet; thence North 34 degrees 01 minute 46 seconds West, not tangent to said curve, 164.69 feet; thence North 57 degrees 54 minutes 43 seconds East, 195.78 feet; thence North 82 degrees 51 minutes 07 seconds East, 215.50 feet; thence South 70 degrees 19 minutes 57 seconds East, 193.86 feet; thence North 01 degree 09 minutes 03 seconds West, 73.07 feet; thence northerly 86.14 feet along a tangential curve concave westerly, central angle of 28 degrees 41 minutes 40 seconds, radius of 172.00 feet, and the chord of said curve bears North 15 degrees 29 minutes 53 seconds West, 85.24 feet; thence North 60 degrees 09 minutes 17 seconds East, not tangent to said curve, 56.00 feet to the west line of the East 824.90 feet of the Northeast Quarter of said Section 8; thence southerly 114.18 feet along a nontangential curve concave westerly, central angle of 28 degrees 41 minutes 40 seconds, radius of 228.00 feet, and the chord of said curve bears South 15 degrees 29 minutes 53 seconds East, 113.00 feet; thence South 01 degree 09 minutes 03 seconds East, 1101.11 feet; thence southerly 32.90 feet along a tangential curve concave westerly, central angle of 10 degrees 35 minutes 27 seconds, and radius of 178.00 feet; thence South 09 degrees 26 minutes 24 seconds West, 135.85 feet; thence South 01 degree 09 minutes 03 seconds East, 263.94 feet to the point of beginning.

Containing 28.05 acres.

Have caused the same to be surveyed and platted as BAMBER VALLEY ESTATES SECOND and do hereby donate and dedicate to the public for the public use forever the thoroughfares, and also grant the easements as shown on this plat for drainage and utility purposes only. Also dedicating to the City of Rochester the right to control access in the areas shown on the plat.

In witness whereof said Bamber Valley Development, LLC, a Limited Liability Company, has caused these presents to be signed by its proper officer this 11th day of June, 2004.

By Roger Carlsen, Governor

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 11th day of June, 2004, by Roger Carlsen, Governor of Bamber Valley Development, LLC, on behalf of the Company

Notary Public, Olmsted County, Minnesota

My commission expires 1-31-2008



In witness whereof said Sterling State Bank, a Minnesota financial Corporation has caused these presents to be signed by its proper officers this 17th day of June, 2004.

Sterling State Bank

By Lenny Hickey and Stephen Callahan

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 11th day of June, 2004, by Lenny Hickey and Stephen Callahan of Sterling State Bank, on behalf of the corporation.

Notary Public, Olmsted County, Minnesota

My commission expires 1-31-2008



In witness whereof said First Baptist Church, a Minnesota non profit corporation, has caused these presents to be signed by its proper officers this 14th day of June, 2004.

First Baptist Church

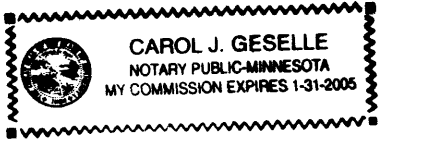
By Charles E. Tjeden, Building Implementation Committee Vice-Chair

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 14th day of June, 2004, by Charles E. Tjeden and of First Baptist Church, on behalf of the Church.

Notary Public, Olmsted County, Minnesota

My commission expires 1-31-05



In witness whereof said Wells Fargo Bank Minnesota N. A., a National Association, has caused these presents to be signed by its proper officers this 16th day of June, 2004.

Wells Fargo Bank Minnesota, N.A.

By Donovan R. Paulson and Jennifer Schulerberg

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 16th day of June, 2004, by Donovan R. Paulson and Jennifer Schulerberg of Wells Fargo Bank Minnesota, N.A. on behalf of the Association.

Notary Public, Olmsted County, Minnesota

My commission expires 1-31-2005

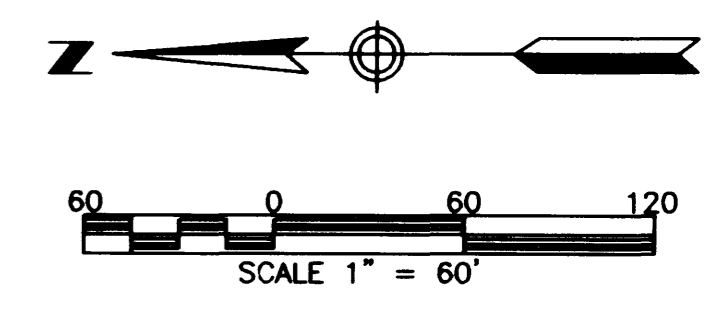
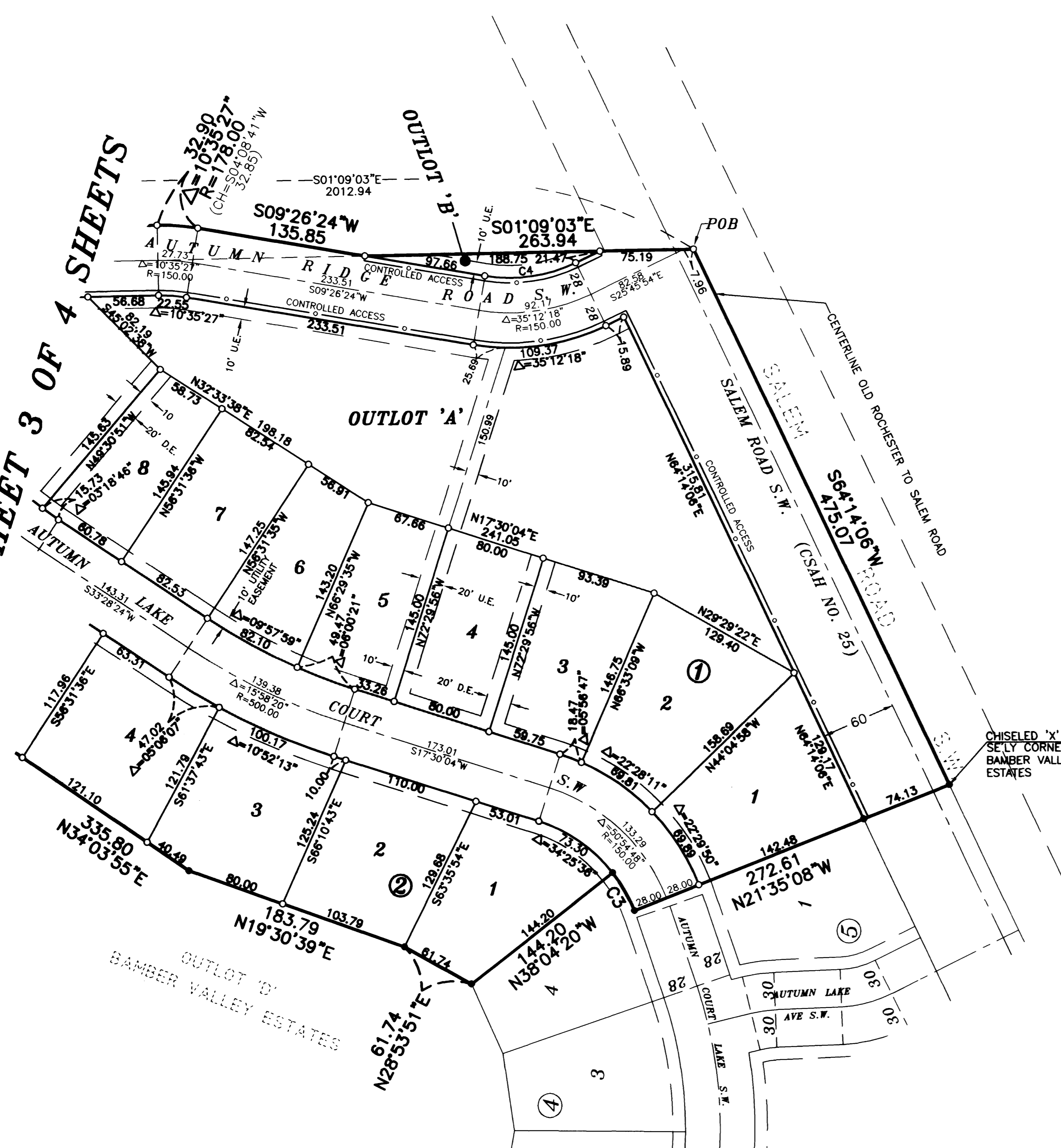


950 A

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

# BAMBER VALLEY ESTATES SECOND

SEE SHEET 3 OF 4 SHEETS



LINE	LENGTH	BEARING
L1	166.76	S34°01'46"E
L2	164.69	N34°01'46"W

CURVE NO.	ARC LENGTH	CENTRAL ANGLE	RADIUS	CHORD LENGTH	CHORD BEARING
C1	30.02	04°01'10"	428.00	30.02	N53°57'39"E
C2	86.14	28°41'40"	172.00	85.24	N15°29'53"W
C3	35.10	16°29'12"	122.00	34.98	N60°10'16"E
C4	74.96	35°12'18"	122.00		

NOTE:  
 ALL MONUMENTS SHOWN THUS: ○  
 ARE 5/8" I.D. CAPPED PIPES  
 WITH LICENSE NO. 11622  
 WHICH WILL BE SET WITHIN 1 YEAR  
 AFTER RECORDING OF THIS PLAT.

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

BASIS OF BEARINGS:  
 ALL BEARINGS ARE IN RELATIONSHIP  
 WITH THE NORTH LINE OF THE NE 1/4  
 SEC 08-106-14 AND IS ASSUMED TO BE  
 S88°12'26"W

UTILITY EASEMENT (U.E.) defined:  
 An unobstructed easement for the construction  
 and maintenance of all necessary underground or  
 surface public utilities including rights to  
 conduct drainage and trimming on said easement.

DRAINAGE EASEMENT (D.E.) 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.

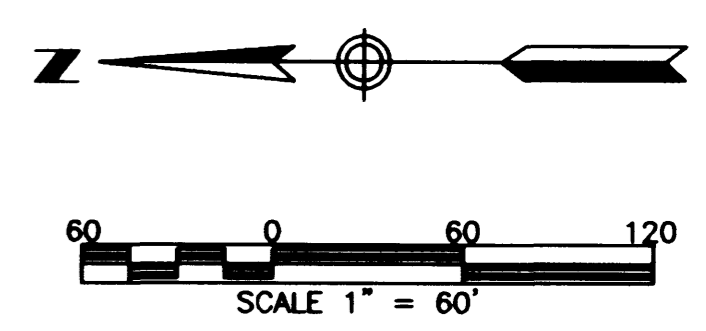
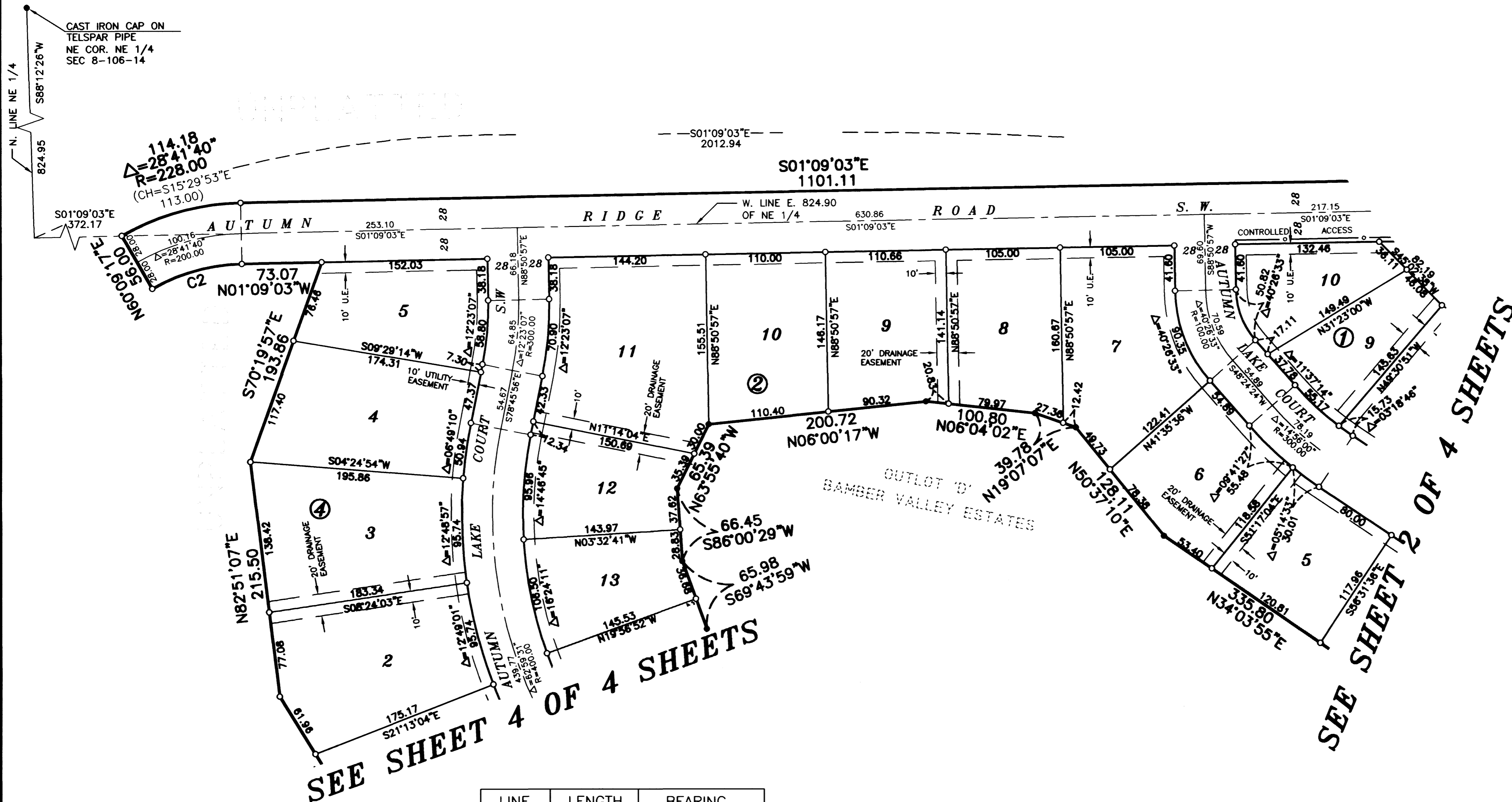
CHISELED 'X'  
 SE'LY CORNER  
 BAMBER VALLEY  
 ESTATES

950 B

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 ROCHESTER, MINNESOTA

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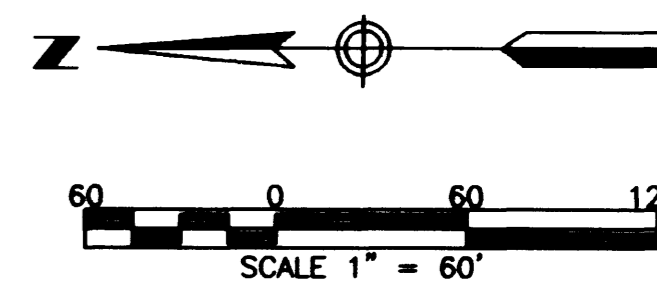
950C

PREPARED BY:  
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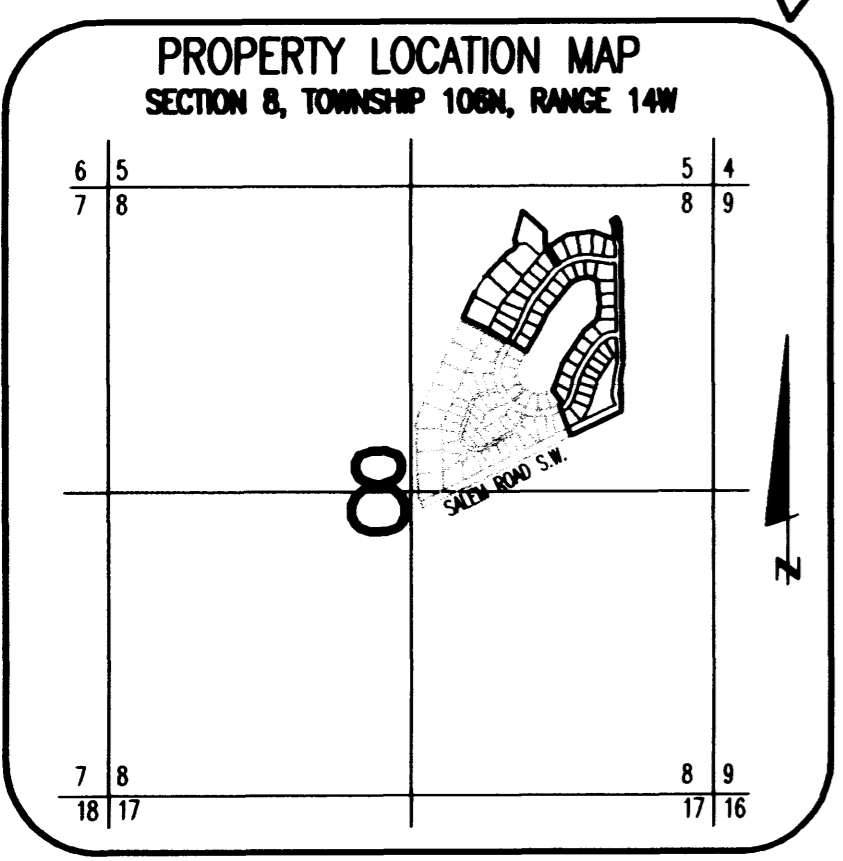
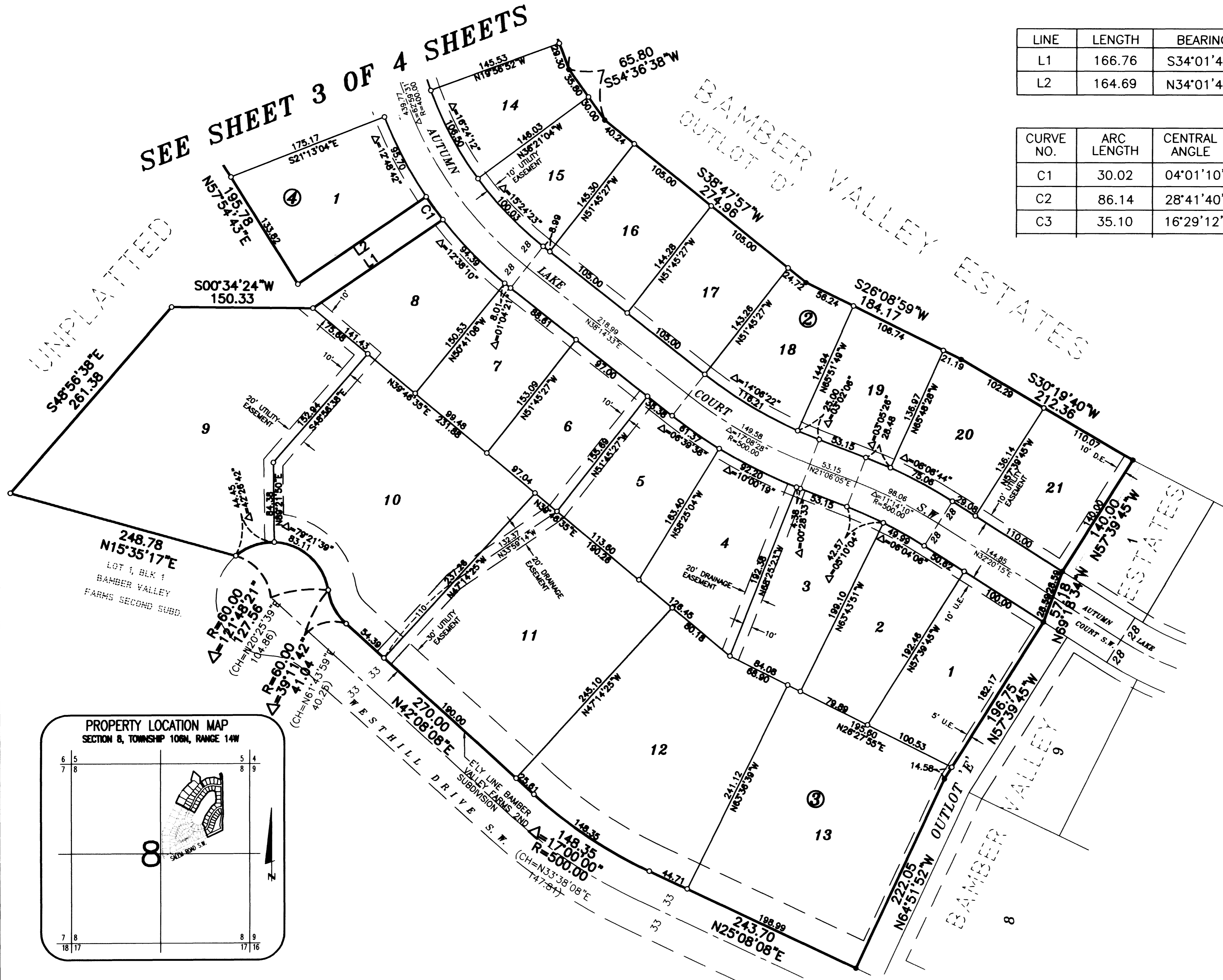
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UNPLATTED



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