

FOREST KNOLL 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 Arcon Development, Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the North Half of the Northeast Quarter of Section 35, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said Northeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 180 degrees 01 minutes 53 seconds along the east line of said Northeast Quarter 1314.85 feet to the south line of said North Half; thence westerly 270 degrees 09 minutes 55 seconds azimuth along said south line 562.85 feet; thence northeasterly 29 degrees 19 minutes 15 seconds azimuth 225.75 feet; thence northwesterly 300 degrees 09 minutes 55 seconds azimuth 190.92 feet; thence northeasterly 30 degrees 09 minutes 55 seconds azimuth 31.63 feet; thence westerly 270 degrees 09 minutes 55 seconds azimuth along a line being 320.00 feet northerly of and parallel to said south line of the North Half 651.40 feet; thence westerly 287 degrees 41 minutes 06 seconds azimuth 36.86 feet; thence northwesterly 330 degrees 22 minutes 06 seconds azimuth 62.20 feet; thence northwesterly 332 degrees 14 minutes 31 seconds azimuth 80.00 feet; thence northwesterly 334 degrees 28 minutes 05 seconds azimuth 66.62 feet; thence northerly 01 degrees 49 minutes 14 seconds azimuth 49.03 feet; thence northeasterly 33 degrees 25 minutes 55 seconds azimuth 49.03 feet; thence northeasterly 63 degrees 04 minutes 04 seconds azimuth 43.03 feet; thence easterly 77 degrees 57 minutes 52 seconds azimuth 58.29 feet; thence easterly 90 degrees 17 minutes 44 seconds azimuth 290.64 feet; thence northwesterly 328 degrees 47 minutes 05 seconds azimuth 257.83 feet; thence northeasterly 259.79 feet on a nontangential curve concave northwesterly, having a radius of 270.00 feet, a central angle of 55 degrees 07 minutes 41 seconds, and a chord azimuth of 31 degrees 13 minutes 15 seconds; thence westerly 270 degrees 00 minutes 00 seconds azimuth 214.61 feet; thence northerly 355 degrees 39 minutes 01 seconds azimuth 75.94 feet; thence westerly 274 degrees 38 minutes 31 seconds azimuth 278.54 feet; thence northerly 00 degrees 17 minutes 25 seconds azimuth 50.00 feet; thence easterly 90 degrees 17 minutes 44 seconds azimuth 528.82 feet; thence northerly 00 degrees 13 minutes 45 seconds azimuth 100.13 feet to the north line of said Northeast Quarter; thence easterly 90 degrees 17 minutes 44 seconds azimuth along said north line 943.51 feet to the point of beginning.

Said tract contains 30.41 acres more or less.

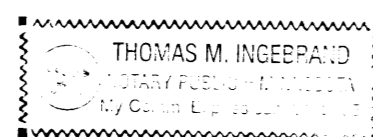
Has caused the same to be surveyed and platted as FOREST KNOLL SUBDIVISION and does hereby donate and dedicate to the public for public use forever the thoroughfares, and cul de sac, and dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said Arcon Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 29th day of JUNE, 2004.

Scott Johnson
By: Scott Johnson
Its: PRESIDENT

STATE OF MINNESOTA
COUNTY OF HEMLOCK

The foregoing instrument was acknowledged before me this 29th day of JUNE, 2004, by Scott Johnson, PRESIDENT of Arcon Development, Inc., a Minnesota corporation, on behalf of the corporation.



Thomas M. Ingemann
Notary Public, HEMLOCK 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 5th day of April, 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 07th day of July, 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 1 day of July, 2004.
Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

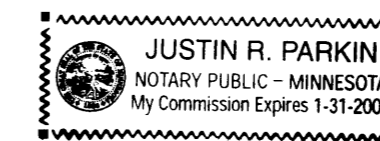
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as FOREST KNOLL 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 April 02, 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 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 28th day of June, 2004, by Peter G. Oetliker, L.S. No. 41887.



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 7th day of July, 2004.

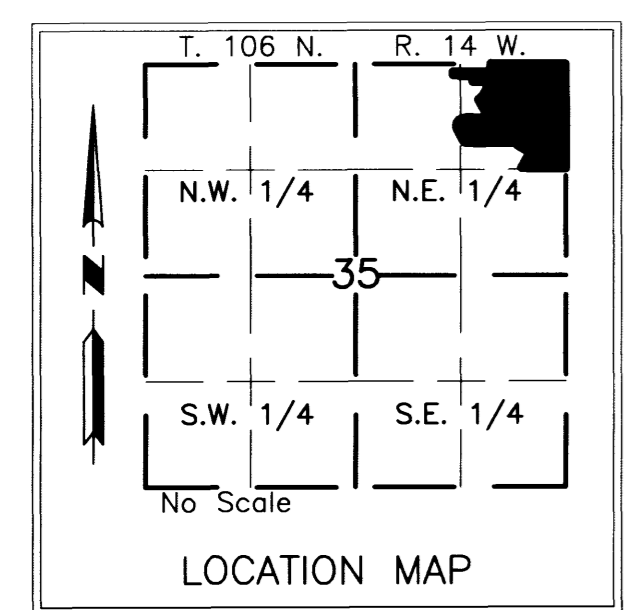
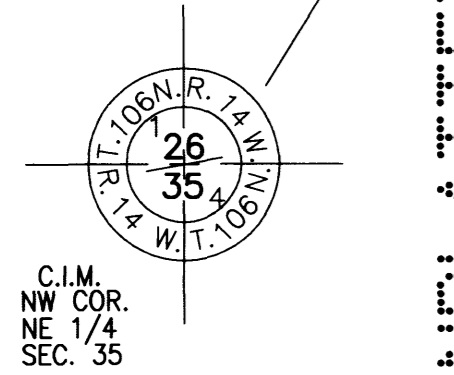
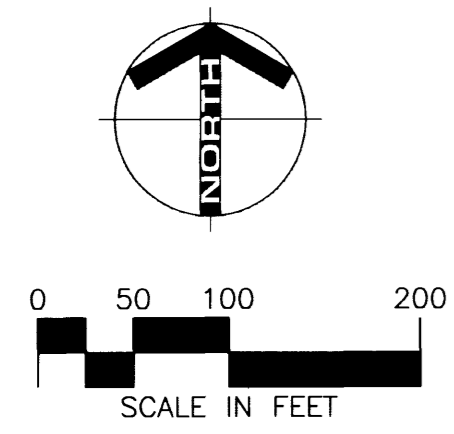
Document Number A-1028773

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7th day of July, 2004, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

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

951A

FOREST KNOLL SUBDIVISION



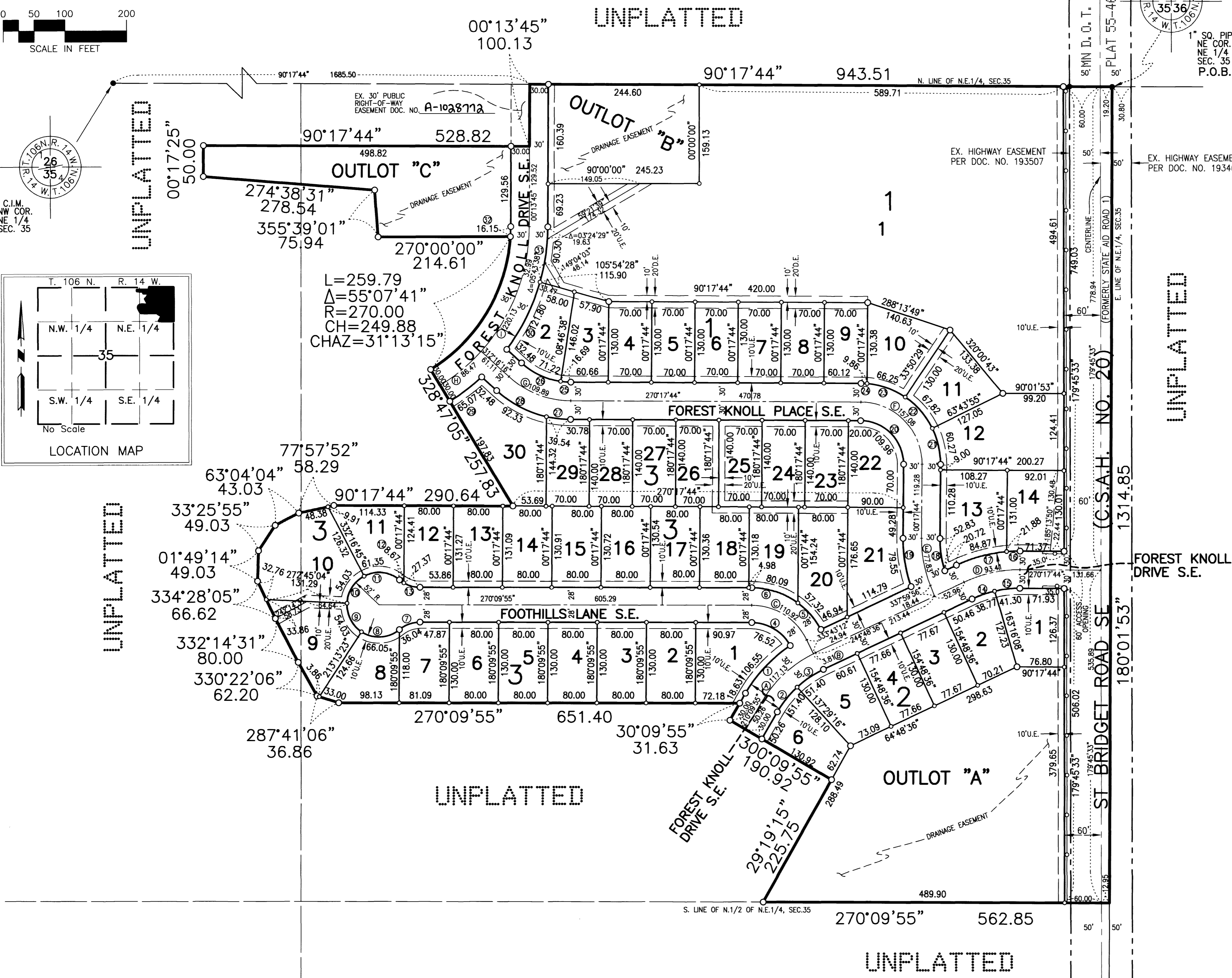
- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 41887.
- BEARINGS**
- Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



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CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	106.55	26°32'34"	230.00	105.60	22°32'12"
2	51.40	17°19'21"	170.00	51.20	21°8'35"
3	51.40	17°19'20"	170.00	51.20	23°08'56"
4	76.52	60°53'42"	72.00	72.97	300°36'46"
5	57.32	25°39'29"	128.00	56.84	318°50'39"
6	80.09	35°50'59"	128.00	78.79	288°05'25"
7	36.04	39°42'55"	52.00	35.33	250°18'28"
8	66.05	72°46'23"	52.00	61.70	266°50'12"
9	54.03	59°31'41"	52.00	51.63	332°59'14"
10	54.03	59°31'41"	52.00	51.63	32°30'55"
11	61.35	67°36'04"	52.00	57.86	96°04'47"
12	8.67	09°33'11"	52.00	8.66	125°06'14"
13	27.37	30°09'44"	52.00	27.06	105°14'47"
14	38.77	12°20'22"	180.00	38.69	250°58'47"
15	41.30	13°08'46"	180.00	41.21	263°43'21"
16	21.88	05°13'26"	240.00	21.87	267°41'01"
17	84.87	20°15'42"	240.00	84.43	254°56'27"
18	52.83	17°48'24"	170.00	52.62	351°23'33"
19	79.55	19°49'03"	230.00	79.16	350°23'13"
20	109.96	90°00'00"	70.00	98.99	315°17'44"
21	60.27	26°33'49"	130.00	59.73	347°00'50"
22	67.82	29°53'27"	130.00	67.05	318°47'12"
23	66.25	29°11'57"	130.00	65.54	289°14'30"
24	9.86	04°20'48"	130.00	9.86	272°28'08"
25	16.69	07°58'08"	120.00	16.68	274°16'48"
26	71.22	34°00'24"	120.00	70.18	295°16'04"
27	39.54	12°35'04"	180.00	39.46	276°35'16"
28	92.33	29°23'28"	180.00	91.33	297°34'32"
29	65.07	11°17'52"	330.00	64.97	53°08'10"
30	121.80	21°08'51"	330.00	121.11	26°28'53"
31	90.30	15°40'43"	330.00	90.02	08°04'06"
32	16.15	03°25'39"	270.00	16.15	01°56'34"
A	117.13	33°33'17"	200.00	115.46	226°56'34"
B	3.81	01°05'24"	200.00	3.81	244°15'54"
C	110.92	63°33'17"	100.00	105.32	301°56'34"
D	93.41	25°29'08"	210.00	92.64	257°33'10"
E	77.83	22°17'48"	200.00	77.34	349°08'50"
F	157.08	90°00'00"	100.00	141.42	315°17'44"
G	109.89	41°58'32"	150.00	107.45	291°17'00"
H	86.47	16°30'49"	300.00	86.17	50°31'41"
I	220.13	42°02'31"	300.00	215.23	21°15'01"



DRAINAGE EASEMENT DEFINED

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

A drainage easement is dedicated over all of Outlots A, B, and C.

D.E. = DRAINAGE EASEMENT

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

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

PROJECT NUMBER: 7568 COMPUTER FILE: 7568F-PLAT.DWG DATE: 6/28/04 DRAFTSPERSON: C.J.N./J.R.P.

951 B