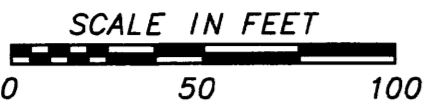
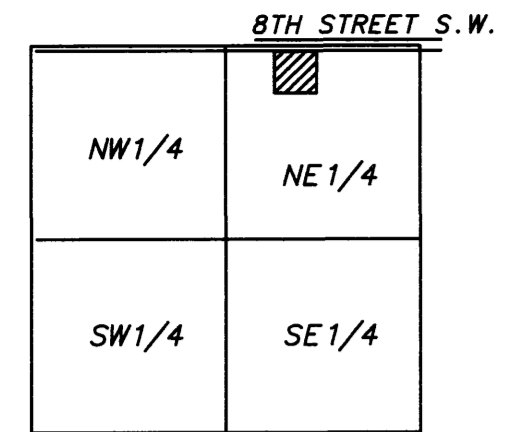


"OFFICIAL PLAT"

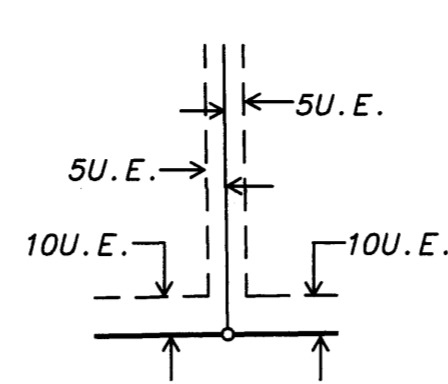
# CHAMPAGNE HILL



SECTION 6 T108N R15W  
VICINITY MAP (NOT TO SCALE)

LINE	BEARING	DISTANCE
L 1	S 89°26'08"W	10.00
L 2	N 52°36'01"W	50.00
L 3	N 02°36'01"W	51.03
L 4	S 89°23'59"W	50.24
L 5	S 52°36'01"E	17.42
L 6	S 02°36'01"E	15.00
L 7	S 27°39'27"E	7.36
L 8	S 37°18'21"E	38.29
L 9	S 37°18'21"E	52.79
L 10	S 28°25'53"E	72.05
L 11	S 28°25'53"E	90.00
L 12	S 37°18'21"E	75.00
L 13	S 37°18'21"E	100.00
L 14	N 52°18'56"E	24.33
L 15	S 27°39'26"E	7.73

DRAINAGE AND UTILITY EASEMENT ARE SHOWN THUS:



Monuments shown thus: ○ are set 1/2" pipes with plastic cap bearing license no. 14888

Monuments shown thus: ● are found monuments as indicated.

BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY LINES, UNLESS OTHERWISE INDICATED. ALSO BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON THE PLAT

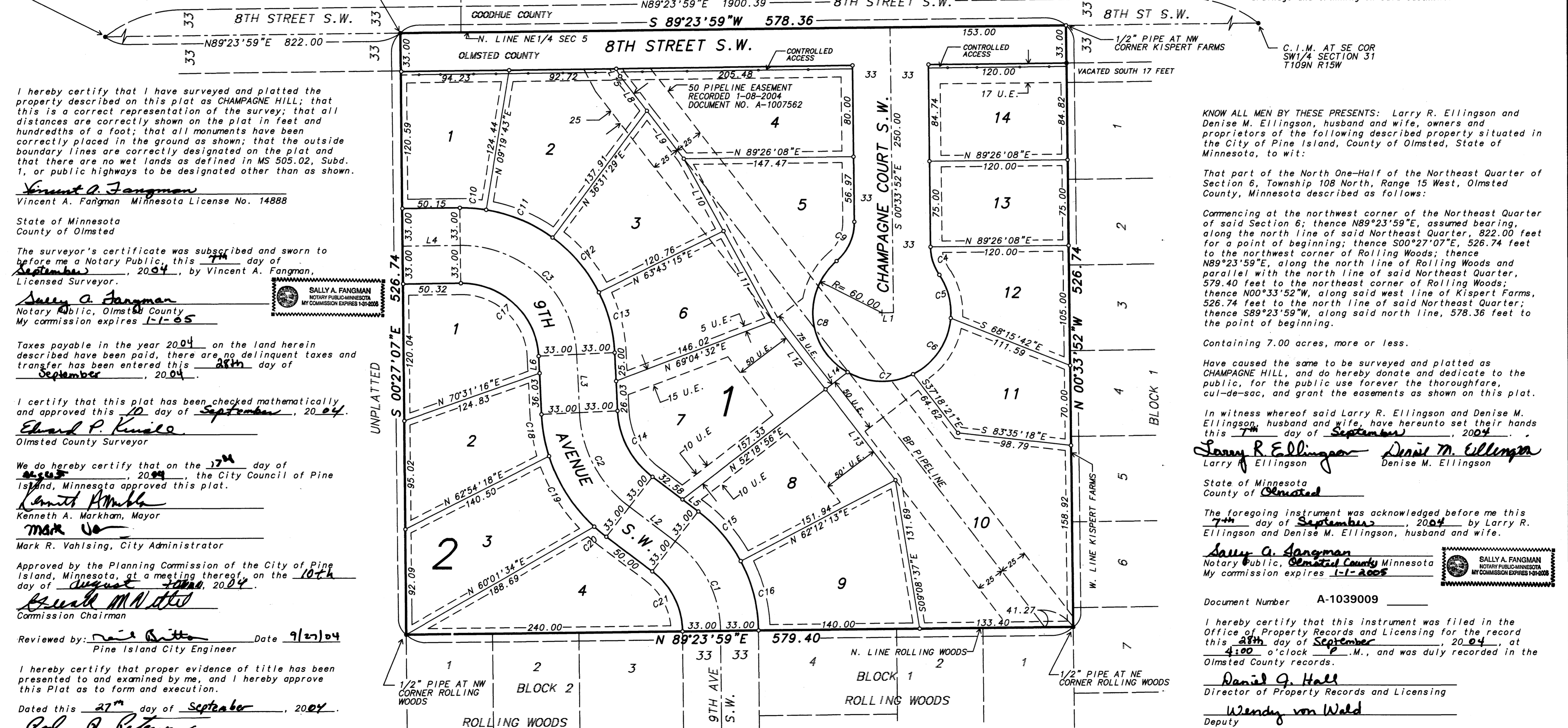
All bearings are in relation to the north line of the Northeast Quarter of Section 6, Township 108 North, Range 15 West, which has an assumed bearing of N89°23'59"E.

Controlled Access Defined: ————  
Ingress and egress to, from or across the abutting roadway is restricted by road authority pursuant to Minnesota Statute 160.08.

Utility easement defined:  
An unobstructed easement for the construction and maintenance of all necessary overhead, underground, or surface public utilities including the rights to conduct drainage and trimming on said easement.

Point of Beginning  
1/2" PIPE

C.I.M. AT NW COR NE1/4 SECTION 6 T108N R15W



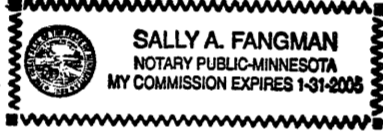
I hereby certify that I have surveyed and platted the property described on this plat as CHAMPAGNE HILL; that this is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; 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.

Vincent A. Fangman  
Vincent A. Fangman Minnesota License No. 14888

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me a Notary Public, this 7<sup>th</sup> day of September, 2004, by Vincent A. Fangman, Licensed Surveyor.

Sally A. Fangman  
Notary Public, Olmsted County  
My commission expires 1-1-05



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 28<sup>th</sup> day of September, 2004.

I certify that this plat has been checked mathematically and approved this 10 day of September, 2004.  
Edward P. Knudle  
Olmsted County Surveyor

We do hereby certify that on the 27<sup>th</sup> day of September, 2004, the City Council of Pine Island, Minnesota approved this plat.

Kenneth A. Markham  
Kenneth A. Markham, Mayor  
Mark R. Vahsing  
Mark R. Vahsing, City Administrator

Approved by the Planning Commission of the City of Pine Island, Minnesota, at a meeting thereof, on the 10<sup>th</sup> day of August, 2004.  
Bruce M. A. Hild  
Commission Chairman

Reviewed by: Rita Bitter Date 9/27/04  
Pine Island City Engineer

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this Plat as to form and execution.

Dated this 27<sup>th</sup> day of September, 2004.  
Rafael J. Peterson  
Pine Island City Attorney

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	52°00'00"	100.00	90.76	87.67	N 26°36'01"W
C 2	50°00'00"	110.30	96.25	93.23	N 27°36'01"W
C 3	88°00'00"	100.00	153.59	138.93	N 46°36'01"W
C 4	33°03'38"	45.00	25.97	25.61	S 17°05'41"E
C 5	38°11'50"	60.00	40.00	39.26	S 14°31'34"E
C 6	58°53'03"	60.00	61.66	58.99	S 34°00'52"W

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 7	56°29'11"	60.00	59.15	56.79	N 88°18'00"W	C 15	24°48'14"	133.00	57.58	57.13	S 40°11'54"E
C 8	109°07'49"	60.00	114.28	97.77	S 05°29'31"E	C 16	27°11'46"	133.00	63.13	62.54	S 14°11'54"E
C 9	49°38'16"	45.00	38.99	37.78	N 24°15'16"E	C 17	88°00'00"	67.00	102.90	93.08	S 46°36'01"E
C 10	09°55'44"	133.00	23.05	23.02	S 85°38'09"E	C 18	14°55'50"	143.30	37.34	37.24	S 10°03'46"E
C 11	27°11'46"	133.00	63.13	62.54	S 67°04'24"E	C 19	29°34'13"	143.30	73.96	73.14	S 32°18'58"E
C 12	27°11'46"	133.00	63.13	62.54	S 39°52'38"E	C 20	05°29'57"	143.30	13.75	13.75	S 49°51'30"E
C 13	23°40'44"	133.00	54.97	54.58	S 14°26'23"E	C 21	52°00'00"	67.00	60.81	58.74	S 26°36'01"E
C 14	50°00'00"	77.30	67.46	65.34	S 27°36'01"E						

KNOW ALL MEN BY THESE PRESENTS: Larry R. Ellingson and Denise M. Ellingson, husband and wife, owners and proprietors of the following described property situated in the City of Pine Island, County of Olmsted, State of Minnesota, to wit:

That part of the North One-Half of the Northeast Quarter of Section 6, Township 108 North, Range 15 West, Olmsted County, Minnesota described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 6; thence N89°23'59"E, assumed bearing, along the north line of said Northeast Quarter, 822.00 feet for a point of beginning; thence S00°27'07"E, 526.74 feet to the northwest corner of Rolling Woods; thence N89°23'59"E, along the north line of Rolling Woods and parallel with the north line of said Northeast Quarter, 579.40 feet to the northeast corner of Rolling Woods; thence N00°33'52"W, along said west line of Kispert Farms, 526.74 feet to the north line of said Northeast Quarter; thence S89°23'59"W, along said north line, 578.36 feet to the point of beginning.

Containing 7.00 acres, more or less.

Have caused the same to be surveyed and platted as CHAMPAGNE HILL, and do hereby donate and dedicate to the public, for the public use forever the thoroughfare, cul-de-sac, and grant the easements as shown on this plat.

In witness whereof said Larry R. Ellingson and Denise M. Ellingson, husband and wife, have hereunto set their hands this 7<sup>th</sup> day of September, 2004.  
Larry R. Ellingson Denise M. Ellingson  
Larry R. Ellingson Denise M. Ellingson

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of September, 2004 by Larry R. Ellingson and Denise M. Ellingson, husband and wife.

Sally A. Fangman  
Notary Public, Olmsted County, Minnesota  
My commission expires 1-1-2005



Document Number A-1039009

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 28<sup>th</sup> day of September, 2004, at 4:00 o'clock P.M., and was duly recorded in the Olmsted County records.

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



975A