

FOLWELL RIDGE TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 215



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 Platinum Development Group, Inc., P.O. Inc., P.O. Lakeland Construction Finance, LLC, a Minnesota limited liability company, mortgagee, both being owners and proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of Outlot Number 1 and 2, HIGHLAND ADDITION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, lying east of a line drawn in a northwesterly and northerly direction, said line described as follows:

Beginning at a point on the south line of said Outlot Number 1, distant 530.00 feet east of the southwest corner thereof; thence northwesterly to a point 14.60 feet south of the north line of said Outlot Number 1, and 314.05 feet east of the west line of said Outlot Number 1; thence northerly, parallel with the west line of said Outlots Number 1 and 2, and the northerly extension thereof to the north line of said Outlot Number 2 and said line there terminating.

TOGETHER WITH the west 20 feet of Lots 12,13,14,15, and 16, Block 5, of said HIGHLAND ADDITION.

TOGETHER WITH that part of the now vacated portion of a 20.00 foot wide alley, as originally dedicated and shown in said HIGHLAND ADDITION, adjoining said Lots 12,13,14,15, and 16, the northerly boundary being the westerly extension of the north line of said Lot 12.

Said tract contains 7.52 acres more or less.

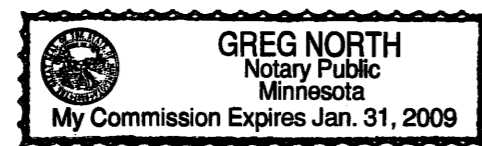
Have caused the same to be surveyed and platted as FOLWELL RIDGE TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 215 and do hereby donate and dedicate to the public for public use forever the cul-de-sac and also dedicate the easements as shown on this plat for utility purposes only.

In witness whereof, said Platinum Development Group, Inc., P.O. Inc., P.O. has caused these presents, to be signed by its proper officer this 13th day of July, 2004.

Mark Hemann
Mark Hemann, President

STATE OF MINNESOTA
COUNTY OF ~~OLMSTED~~

HENNEPSIN
The foregoing instrument was acknowledged before me this 13th day of July, 2004, by Mark Hemann, President of Platinum Development Group, on behalf of the Group.



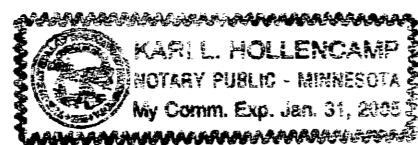
Greg North
Notary Public, ~~Olmsted~~ County, MN
HENNEPSIN
My Commission Expires 1/31/2009

In witness whereof, said Lakeland Construction Finance, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 7th day of July, 2004.

Brad Vernon
By: Brad Vernon
Its: VICE PRESIDENT

STATE OF MINNESOTA
COUNTY OF ~~OLMSTED~~

Benton
The foregoing instrument was acknowledged before me this 7th day of July, 2004, by Brad Vernon, VICE PRESIDENT of Lakeland Construction Finance, LLC, a Minnesota limited liability company, on behalf of the company.



Kari L. Hollencamp
Notary Public, ~~Olmsted~~ County, MN
STREAME
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 21ST day of JUNE, 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 7th day of OCTOBER, 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 29 day of June, 2004.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

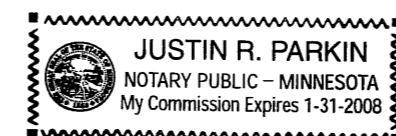
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as FOLWELL RIDGE TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 215; 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 June 28, 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 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 29 day of June, 2004, by Douglas G. Rude, L.S. No. 22422.



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

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 8th day of October, 2004.

Document Number **A-1040103**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 8th day of October, 2004, at 9 o'clock A.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

DRAFTSPERSON:WWE

DATE:06/28/04

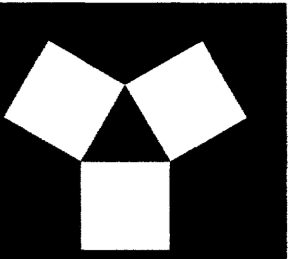
PROJECT NUMBER:7674

COMPUTER FILE:7674 S FNPL 01.dwg

PROJECT NUMBER:7674

979A

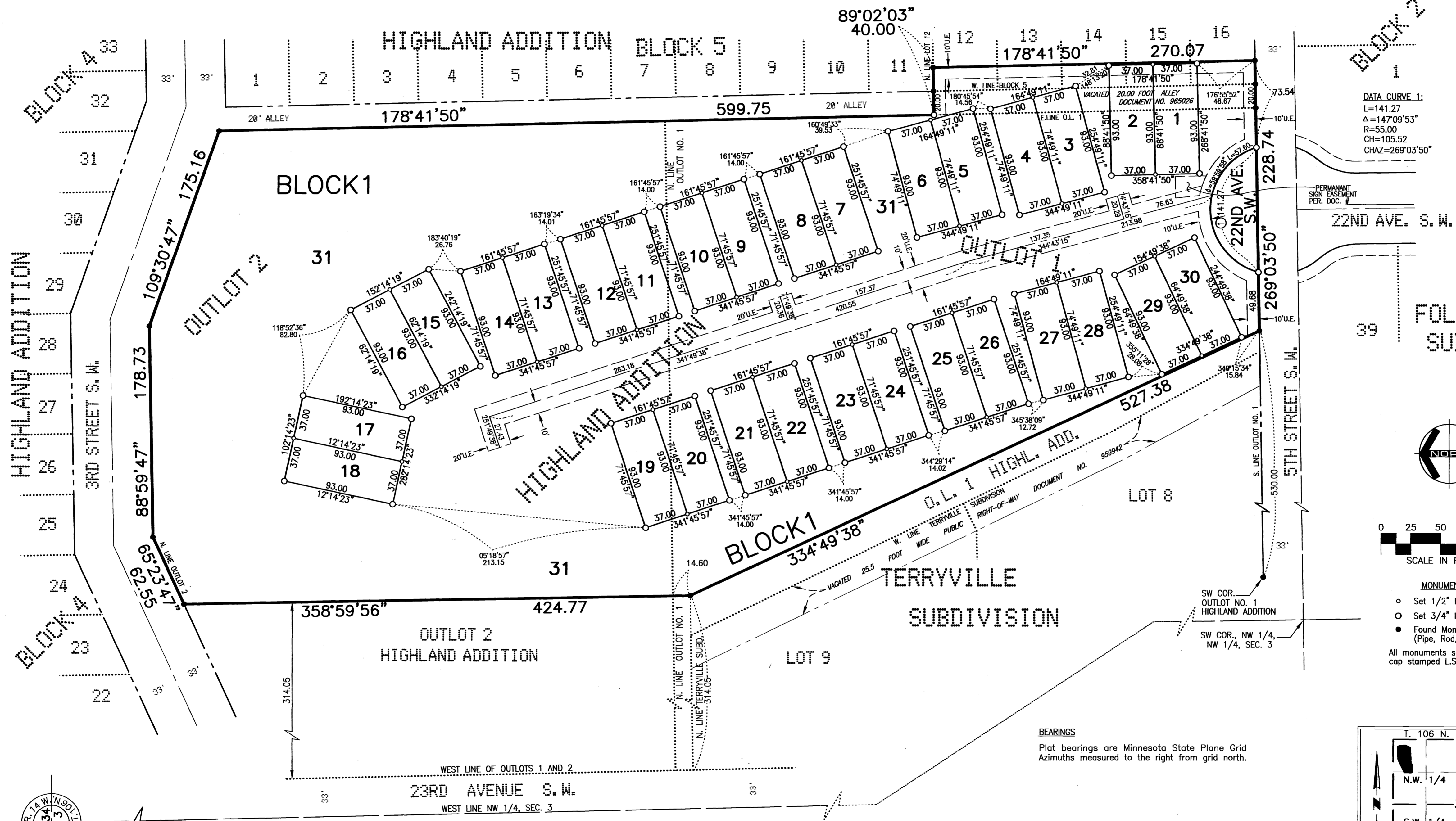
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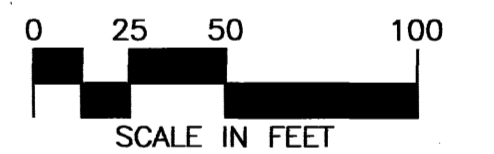
**YAGGY
COLBY
ASSOCIATES**

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DATA CURVE 1:
L=141.27
Δ=147°09'53"
R=55.00
CH=105.52
CHAZ=269°03'50"

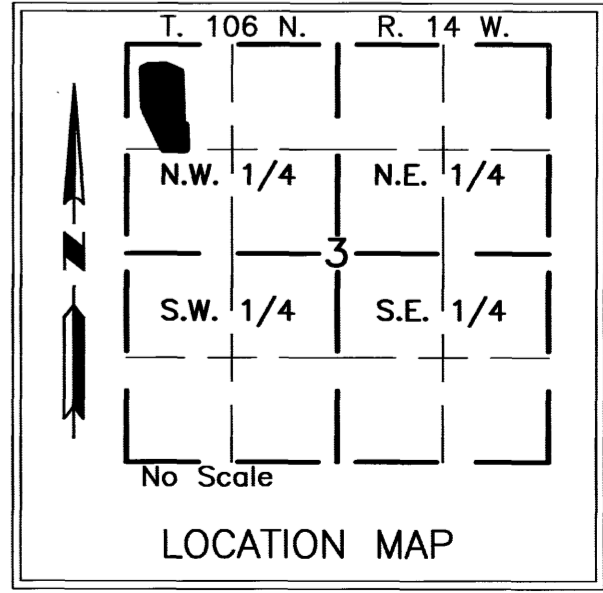


- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

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



PROJECT NUMBER 7674 COMPUTER FILE: 7674 S FNPL 01.dwg DATE: 06/15/04 DRAFTSPERSON: MVE

979B