

FOX TRAILS

SURVEYOR'S CERTIFICATE

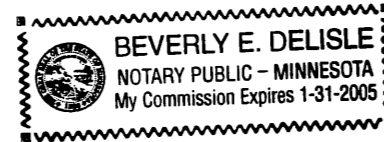
I hereby certify that I have surveyed and platted the property described on this plat as FOX TRAILS; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground 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 5th day of September, 2004.

Beverly E. Delisle
Notary Public, Dodge County, Minnesota
Olmsted
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 8 day of Sept, 2004.

Edward P. Kunk
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 30th day of August, 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 7th day of October, 2004.

Judy K. 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 8th of October, 2004.

DOCUMENT NUMBER A-1040174

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 8th day of October, 2004, at 10 o'clock A M., and was duly recorded in the Olmsted County records.

Daniel G. Hall
Director of Property Records & Licensing

Wendy von Wald
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That West 19 Development, LLC, a Minnesota Limited Liability Company, owner and proprietor, and Merchants Bank National Association, mortgagee of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of said Northwest Quarter; thence South 87 degrees 08 minutes 49 seconds West, assumed bearing, along the south line thereof, 697.41 feet; thence North 48 degrees 27 minutes 32 seconds West, 1286.08 feet; thence North 00 degrees 32 minutes 13 seconds West, 39.94 feet; thence South 73 degrees 51 minutes 44 seconds East, 522.73 feet; thence South 89 degrees 27 minutes 07 seconds East, 173.21 feet; thence North 75 degrees 16 minutes 16 seconds East, 100.36 feet; thence North 38 degrees 34 minutes 04 seconds East, 152.43 feet; thence North 35 degrees 45 minutes 42 seconds West, 283.84 feet; thence North 39 degrees 55 minutes 06 seconds East, 34.44 feet; thence North 46 degrees 29 minutes 11 seconds East, 374.58 feet; thence South 67 degrees 22 minutes 37 seconds East, 261.14 feet; thence South 87 degrees 24 minutes 48 seconds East, 67.81 feet; thence North 02 degrees 35 minutes 12 seconds East, 126.75 feet; thence westerly 23.11 feet along a nontangential curve, concave northerly, central angle of 04 degrees 00 minutes 43 seconds, radius of 330.00, and the chord of said curve bears North 81 degrees 22 minutes 50 seconds West, 23.10 feet; thence North 13 degrees 50 minutes 38 seconds East, 190.92 feet; thence North 00 degrees 19 minutes 16 seconds West, 280.99 feet; thence North 47 degrees 57 minutes 55 seconds West, 61.24 feet; thence North 51 degrees 26 minutes 56 seconds West, 299.18 feet; thence North 37 degrees 21 minutes 34 seconds West, 196.68 feet; thence North 02 degrees 13 minutes 43 seconds West, 130.00 feet; thence South 87 degrees 50 minutes 46 seconds West, 27.00 feet; thence North 02 degrees 13 minutes 43 seconds West, 197.27 feet to the north line of said Northwest Quarter; thence North 87 degrees 50 minutes 46 seconds East, along said north line, 302.00 feet; thence South 02 degrees 13 minutes 43 seconds East, 137.27 feet; thence North 87 degrees 50 minutes 46 seconds East, 12.51 feet; thence South 02 degrees 13 minutes 43 seconds East, 180.00 feet; thence North 87 degrees 50 minutes 46 seconds East, 77.57 feet; thence South 66 degrees 22 minutes 18 seconds East, 383.07 feet to the east line of said Northwest Quarter; thence South 00 degrees 19 minutes 16 seconds East along said east line, 2117.42 feet to the point of beginning.

Containing 42.12 acres.

Have caused the same to be surveyed and platted as FOX TRAILS 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.

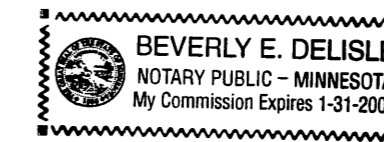
In witness whereof said West 19 Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 7th day of September, 2004.

By Roger Carlsen
Roger Carlsen, Governor

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 7th day of September, 2004, by Roger Carlsen, Governor of West 19 Development, LLC, on behalf of the Company.

Beverly E. Delisle
Notary Public, Olmsted County, Minnesota



My commission expires 1.31.2005

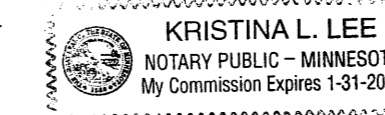
In witness whereof said Merchants Bank National Association has caused these presents to be signed by its proper officers this 7th day of September, 2004.

Merchants Bank National Association
By Kathy L. Jensen, AVP Robert C. Vold, V.P.

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 7th day of September, 2004, by Kathy Jensen and Rob Vold of Merchants Bank National Association, on behalf of the bank.

Kristina L. Lee
Notary Public, Olmsted County, Minnesota



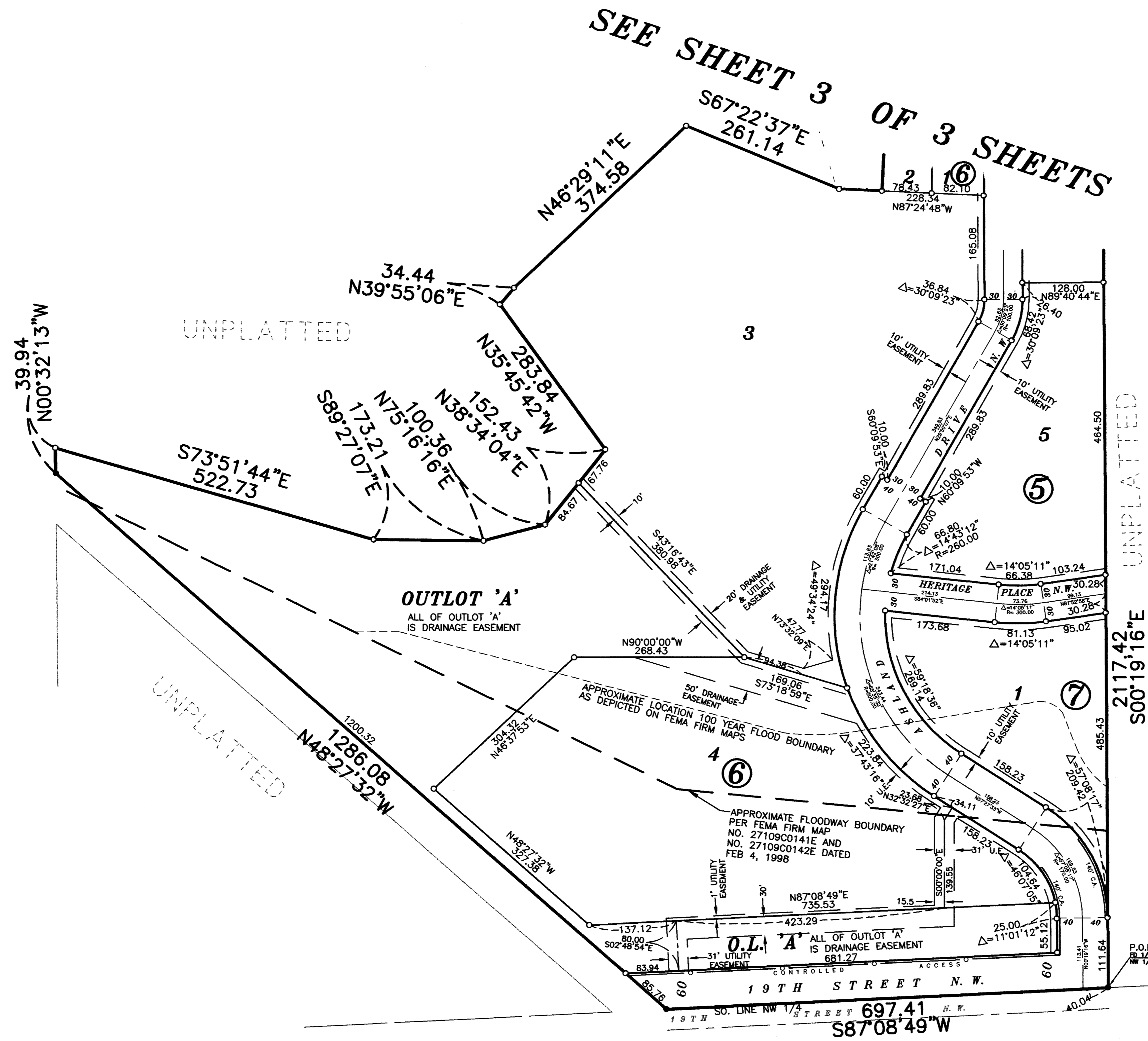
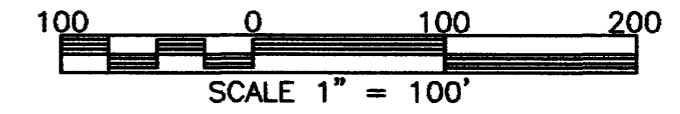
My commission expires 1-31-06

980A

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

FOX TRAILS

SEE SHEET 3 OF 3 SHEETS



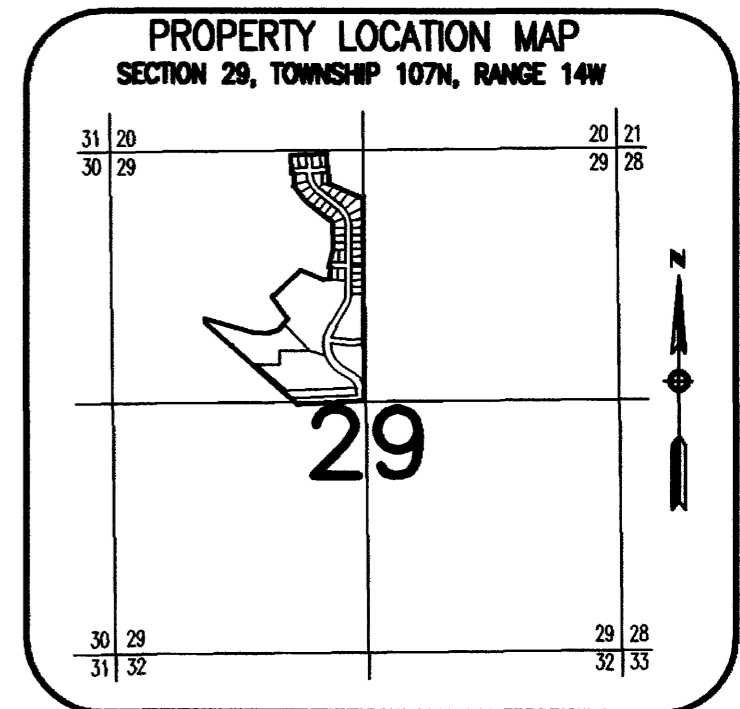
NOTE:
 ALL MONUMENTS SHOWN THUS: ○
 ARE 5/8" I.D. CAPPED PIPES
 WITH LICENSE NO. 11622
 WHICH WILL BE SET WITHIN 1 YEAR
 AFTER RECORDING OF THIS PLAT.

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

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 (C.A.) defined:
 Ingress or egress to, from, or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.



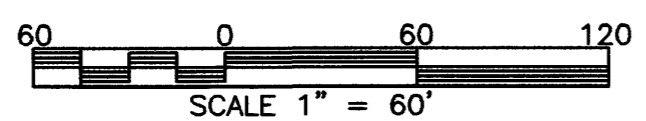
980 B

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

FOX TRAILS

UNPLATTED

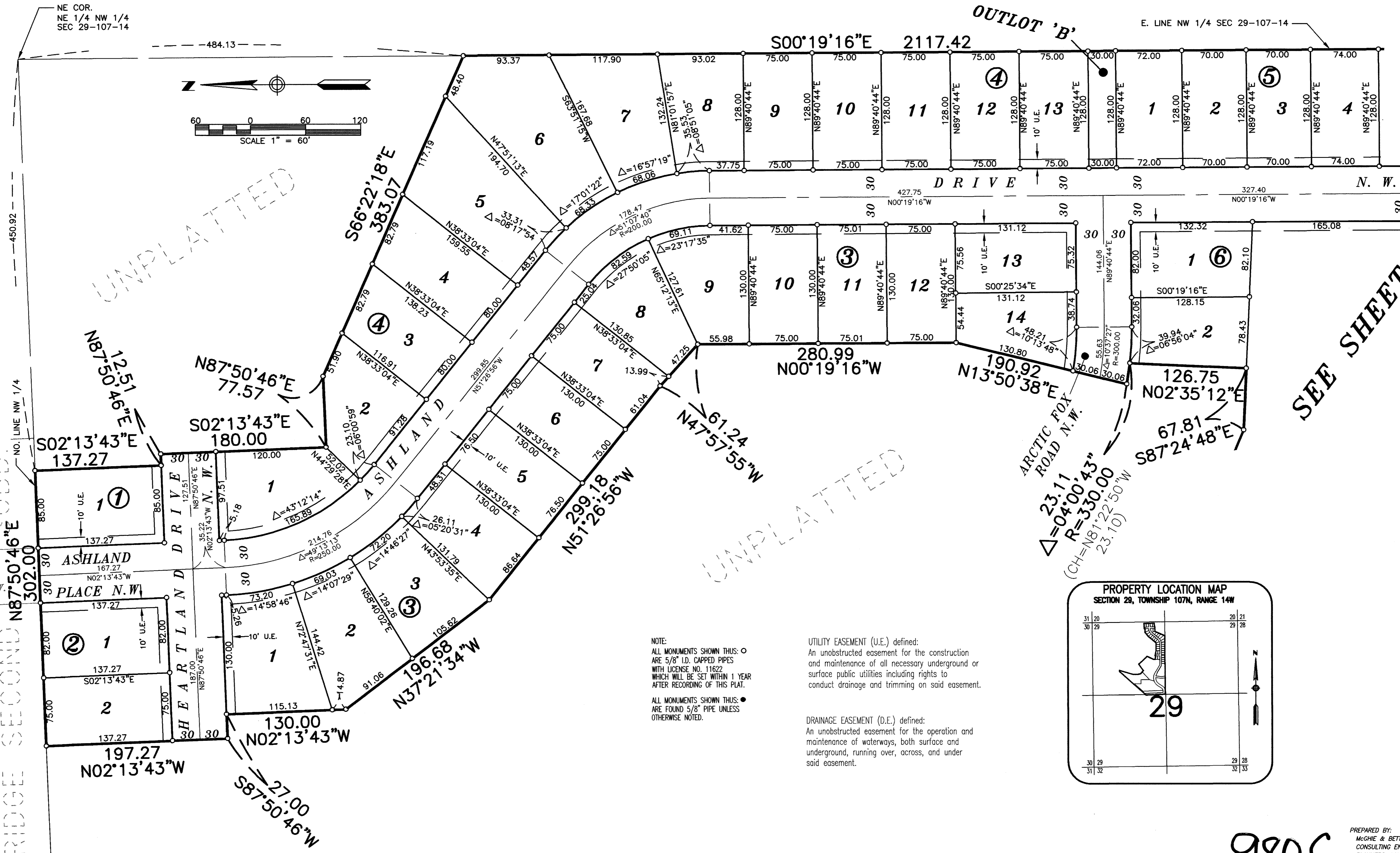
NE COR.
NE 1/4 NW 1/4
SEC 29-107-14



OUTLOT 'B'

E. LINE NW 1/4 SEC 29-107-14

BADGEE RIDGE SUBD.
BADGEE RIDGE SECOND SUBD.
ASHLAND PLACE N.W.
HIGHLAND DRIVE
ARCTIC FOX ROAD N.W.



UNPLATTED

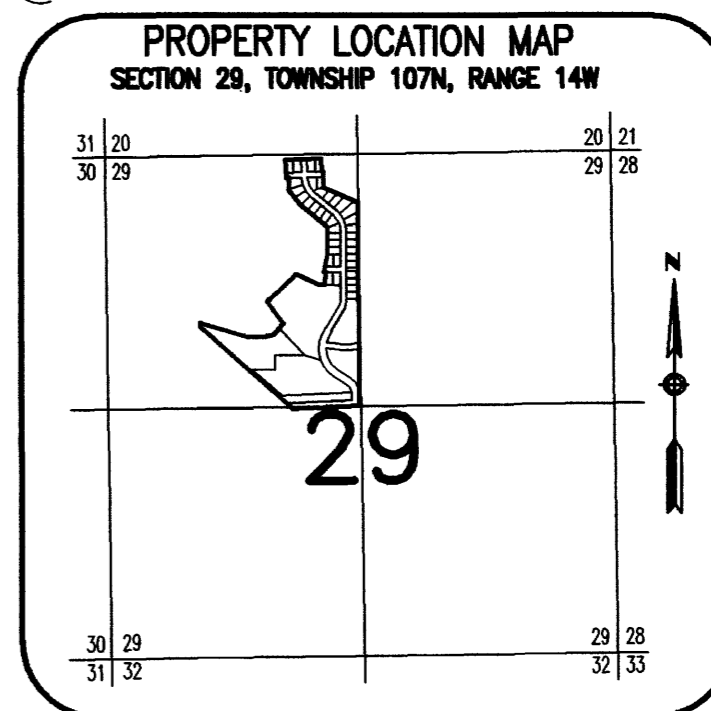
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said easement.



SEE SHEET 2 OF 3 SHEETS

980C

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McGHEE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA