

WHISPERING OAKS

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as WHISPERING OAKS; 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 thereon.

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 27th day of August, 2004.

Beverly E. Delisle
Notary Public, Dodge County, Minnesota
OLMSTED 1-31-2005
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 6 day of Sept, 2004.

Edward P. Kinsle
Olmsted 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 16th 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 14th day of OCTOBER, 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 16th day of October, 2004.

DOCUMENT NUMBER A-1041009

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18th day of October, 2004, at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

By Daniel G. Hall
Director of Property Records & Licensing

Wendy von Wald
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Forbrook-Bigelow Development LLC, a Minnesota limited liability company, owner and proprietor, and Premier Bank Rochester, a Minnesota corporation, mortgagee of the following described property situated in the City of Rochester, Olmsted County, State of Minnesota, to wit:

That part of the South Half of the Northwest Quarter and of the North Half of the Southwest Quarter of Section 33, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence South 89 degrees 06 minutes 40 seconds West, assumed bearing, along the north line thereof, 1112.70 feet to the most northerly corner of Lot 11, Block 1, MANORWOOD LAKES for the point of beginning (the next eight courses are along the northerly line of said MANORWOOD LAKES); thence South 49 degrees 22 minutes 40 seconds West, 218.00 feet; thence South 57 degrees 36 minutes 40 seconds West, 70.00 feet; thence South 70 degrees 06 minutes 40 seconds West, 94.00 feet; thence South 86 degrees 06 minutes 40 seconds West, 100.00 feet; thence North 78 degrees 53 minutes 40 seconds West, 100.00 feet; thence North 65 degrees 53 minutes 40 seconds West, 80.00 feet; thence North 54 degrees 23 minutes 20 seconds West, 80.00 feet; thence North 45 degrees 53 minutes 40 seconds West, 125.02 feet to the east line of COUNTY STATE AID HIGHWAY NO. 22 as defined on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 66; thence North 02 degrees 04 minutes 15 seconds West, along said east line, 21.20 feet to the south line of the Northwest Quarter of said Section 33; thence North 89 degrees 06 minutes 40 seconds East, along the east line of said RIGHT OF WAY PLAT NO. 66 and along the south line of said Northwest Quarter, 20.01 feet (the next seven courses are along the east line of said RIGHT OF WAY PLAT NO. 66); thence North 02 degrees 05 minutes 28 seconds West, 183.80 feet; thence North 87 degrees 54 minutes 32 seconds East, 20.00 feet; thence North 02 degrees 05 minutes 28 seconds West, 450.00 feet; thence South 87 degrees 54 minutes 32 seconds West, 20.00 feet; thence North 02 degrees 05 minutes 28 seconds West, 180.00 feet; thence South 87 degrees 54 minutes 32 seconds West, 40.00 feet; thence North 02 degrees 05 minutes 41 seconds West, 486.02 feet to the centerline of 7th Street NW as dedicated on WESTWAY MANOR FIRST SUBDIVISION (the next two courses are along said centerline); thence South 88 degrees 10 minutes 13 seconds East, 0.69 feet; thence easterly 239.70 feet along a tangential curve, concave to the north, central angle of 17 degrees 58 minutes 39 seconds, radius of 763.94 feet and the chord of said curve bears North 82 degrees 50 minutes 28 seconds East, 238.72 feet to the north line of the South Half of the Northwest Quarter of said Section 33; thence North 89 degrees 00 minutes 30 seconds East, along said north line, 92.50 feet to the westerly line of MANORWOOD LAKES THIRD; thence South 17 degrees 38 minutes 38 seconds East, along the westerly line of MANORWOOD LAKES THIRD, MANORWOOD LAKES SIXTH and MANORWOOD LAKES SECOND, 1383.64 feet to the southwest corner of Lot 2, Block 1, MANORWOOD LAKES SECOND; thence North 89 degrees 06 minutes 40 seconds East, along the south line thereof, 57.49 feet to the point of beginning.

Containing 17.08 acres more or less.

have caused the same to be surveyed and platted as WHISPERING OAKS 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.

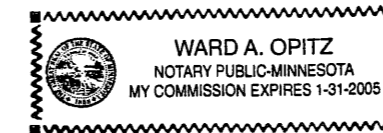
In witness whereof said Forbrook-Bigelow Development LLC a Minnesota limited liability company, has caused these presents to be signed by its Chief Manager this 1 day of September, 2004.

By: Joel O. Bigelow CM
Joel O. Bigelow, Chief Manager

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 1 day of September, 2004, by Joel O. Bigelow, Chief Manager of Forbrook-Bigelow Development LLC, a Minnesota limited liability company,

Ward A. Opitz
Notary Public, Olmsted County, Minnesota
My commission expires 1-31-2005



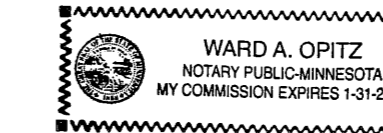
In witness whereof said Premier Bank Rochester, a Minnesota corporation has caused these presents to be signed by its proper officer this 7 day of September, 2004.

Premier Bank Rochester
By: Wallace Nigbur

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 7 day of September, 2004, by Wallace Nigbur of Premier Bank Rochester, on behalf of the corporation.

Ward A. Opitz
Notary Public, Olmsted County, Minnesota
My commission expires 1-31-2005

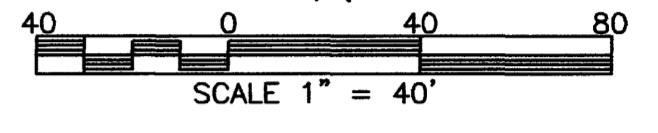
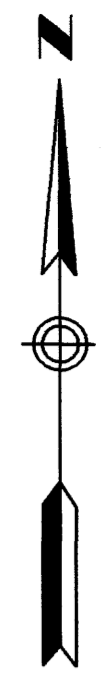


982 A

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

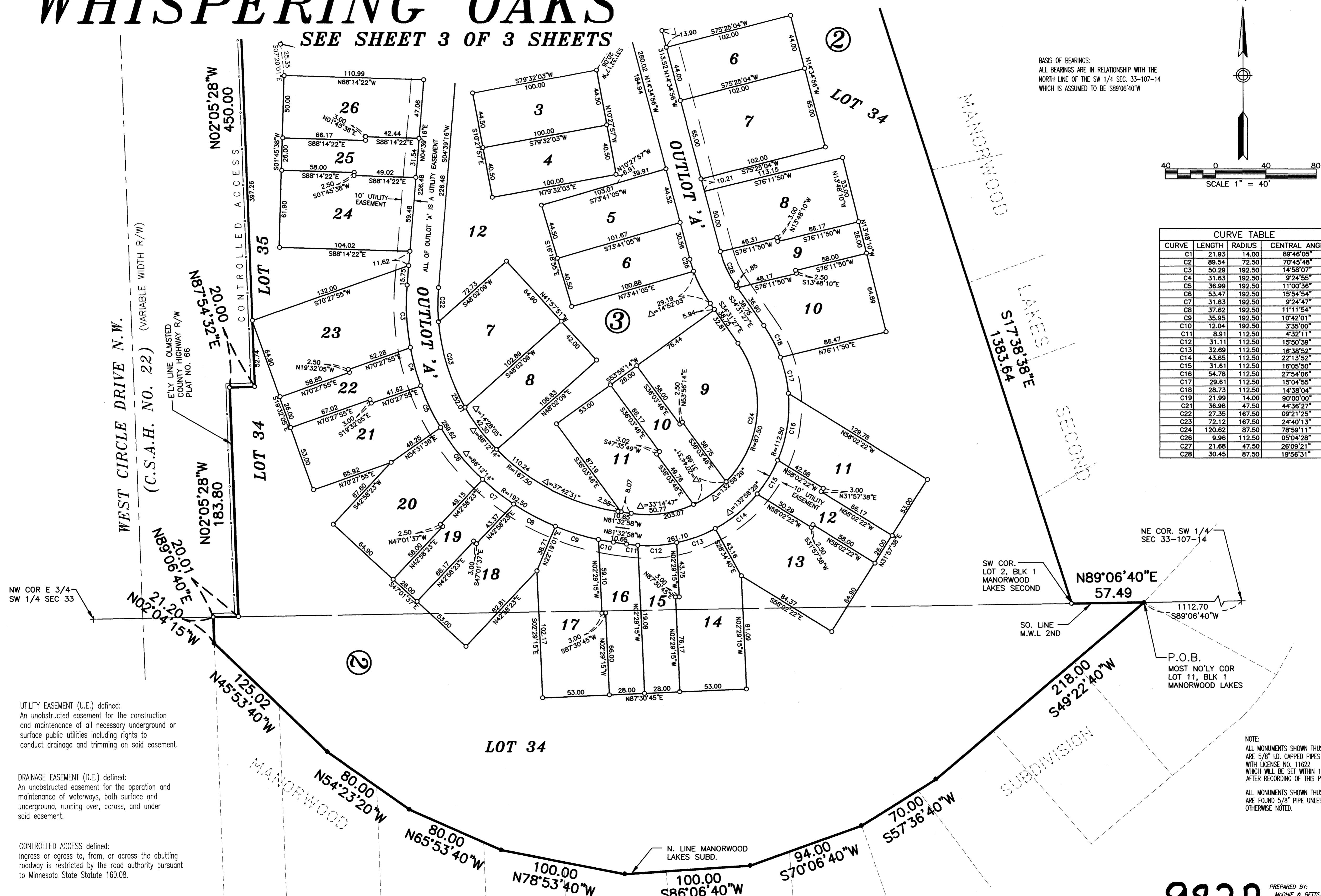
WHISPERING OAKS

SEE SHEET 3 OF 3 SHEETS



BASIS OF BEARINGS:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
NORTH LINE OF THE SW 1/4 SEC. 33-107-14
WHICH IS ASSUMED TO BE S89°06'40"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	CENTRAL ANGLE
C1	21.93	14.00	89°46'05"
C2	89.54	72.50	70°45'48"
C3	50.29	192.50	14°58'07"
C4	31.63	192.50	9°24'55"
C5	36.99	192.50	11°00'36"
C6	53.47	192.50	15°54'54"
C7	31.63	192.50	9°24'47"
C8	37.62	192.50	11°11'54"
C9	35.95	192.50	10°42'01"
C10	12.04	192.50	3°35'00"
C11	8.91	112.50	4°32'11"
C12	31.11	112.50	15°50'39"
C13	32.69	112.50	16°38'52"
C14	43.65	112.50	22°13'52"
C15	31.61	112.50	16°05'50"
C16	54.78	112.50	27°54'06"
C17	29.61	112.50	15°04'55"
C18	28.73	112.50	14°38'04"
C19	21.99	14.00	90°00'00"
C21	36.98	47.50	44°36'27"
C22	27.35	167.50	09°21'25"
C23	72.12	167.50	24°40'13"
C24	120.62	87.50	78°59'11"
C26	9.96	112.50	05°04'28"
C27	21.68	47.50	26°09'21"
C28	30.45	87.50	19°56'31"



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.

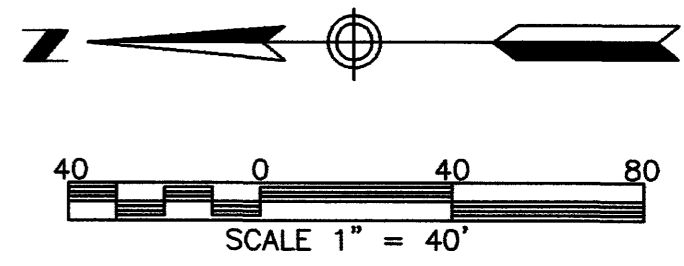
NE COR. SW 1/4 SEC 33-107-14
SW COR. LOT 2, BLK 1 MANORWOOD LAKES SECOND
SO. LINE M.W.L. 2ND
P.O.B. MOST NO'LY COR LOT 11, BLK 1 MANORWOOD LAKES

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.

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

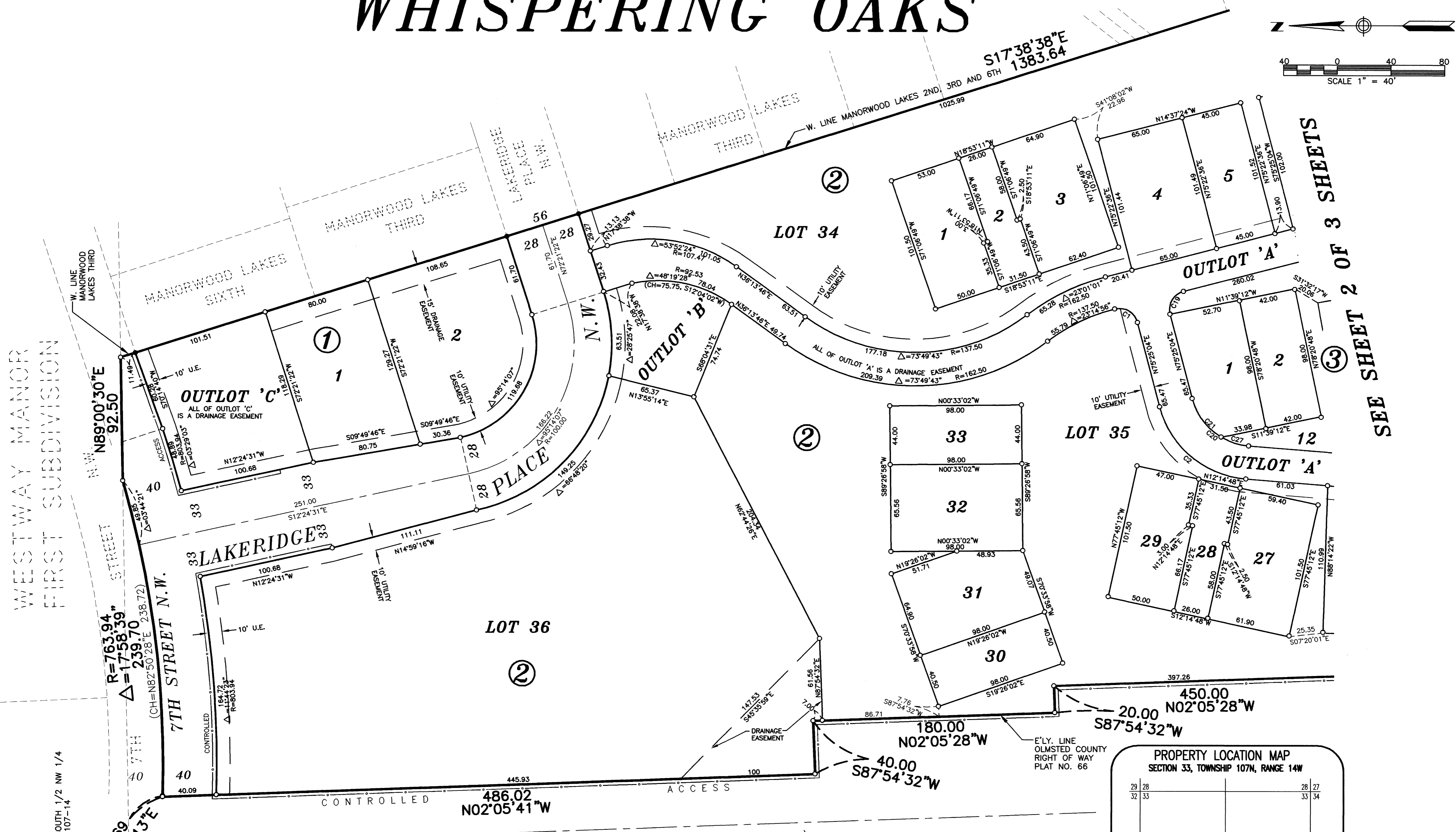
982B

WHISPERING OAKS



WESTWAY MANOR
FIRST SUBDIVISION

SEE SHEET 2 OF 3 SHEETS



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.

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.



982C

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

11214/3052