

MANOR WOODS WEST FIFTEENTH SUBDIVISION

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as MANOR WOODS WEST FIFTEENTH SUBDIVISION; 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.

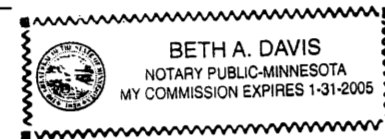
James E. Swanson
James E. Swanson, L.S.
Minnesota License Number 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 18th day of November, 2004.

Beth A. Davis
Notary Public, Dodge County, Minnesota

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 27 day of November, 2004.

Edward P. Kunkle
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 15th day of NOVEMBER, 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 8th day of DECEMBER, 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 13th day of December, 2004.

DOCUMENT NUMBER T-108278

I hereby certify that this instrument was filed in the office of the Registrar of Titles for record on this 13th day of December, 2004, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

By Daniel J. Hall
Registrar of Titles - Property Records & Licensing

Candace Bickness
Deputy

INSTRUMENT OF DEDICATION

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

That part of Section 32, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 32; thence North 02 degrees 29 minutes 44 seconds West, assumed bearing, along the west line of said Northwest Quarter, 556.67 feet to the southwest corner of MANOR WOODS WEST TENTH SUBDIVISION (the next 8 courses are along the southerly boundary of said SUBDIVISION); thence North 87 degrees 30 minutes 16 seconds East, 202.48 feet; thence South 50 degrees 49 minutes 28 seconds East, 85.00 feet; thence North 39 degrees 10 minutes 32 seconds East, 59.46 feet; thence South 50 degrees 49 minutes 28 seconds East, 110.00 feet to the point of beginning; thence North 39 degrees 10 minutes 32 seconds East, 450.43 feet; thence North 34 degrees 18 minutes 30 seconds East, 114.68 feet; thence North 12 degrees 03 minutes 29 seconds East, 65.03 feet; thence South 77 degrees 56 minutes 31 seconds East, 97.66 feet to the southwest corner of Lot 8, Block 3, MANOR WOODS WEST EIGHTH SUBDIVISION; thence South 77 degrees 56 minutes 31 seconds East, along the southerly line of said MANOR WOODS WEST EIGHTH SUBDIVISION, 451.08 feet to the northwest corner of MANOR WOODS WEST TWELFTH SUBDIVISION (the next four courses are along the westerly line of said MANOR WOODS WEST TWELFTH SUBDIVISION); thence South 02 degrees 09 minutes 04 seconds East, 70.17 feet; thence South 17 degrees 26 minutes 32 seconds East, 178.62 feet; thence South 39 degrees 25 minutes 14 seconds East, 487.37 feet; thence South 31 degrees 25 minutes 12 seconds East, 149.57 feet to the northeast corner of Outlot "B", MANOR WOODS WEST FOURTEENTH SUBDIVISION; thence South 68 degrees 10 minutes 22 seconds West, along the north line of said Outlot "B", 215.34 feet; thence South 21 degrees 49 minutes 38 seconds East, along the west line of said Outlot "B", 86.76 feet to the northerly line of MANOR WOODS WEST ELEVENTH SUBDIVISION; thence South 68 degrees 10 minutes 22 seconds West, along said northerly line, 50.00 feet to the most easterly corner of Outlot "A", MANOR WOODS WEST FOURTEENTH SUBDIVISION (the next 12 courses are along the easterly and northerly lines of said MANOR WOODS WEST FOURTEENTH SUBDIVISION); thence North 21 degrees 49 minutes 38 seconds West, 86.76 feet; thence South 68 degrees 10 minutes 22 seconds West, 147.79 feet; thence North 30 degrees 34 minutes 04 seconds West, 248.46 feet; thence North 60 degrees 46 minutes 38 seconds West, 118.03 feet; thence North 42 degrees 20 minutes 41 seconds West, 101.96 feet; thence South 16 degrees 29 minutes 28 seconds West, 94.86 feet; thence South 43 degrees 52 minutes 28 seconds West, 191.68 feet; thence North 79 degrees 33 minutes 50 seconds West, 173.51 feet; thence North 50 degrees 49 minutes 28 seconds West, 256.63 feet; thence North 89 degrees 06 minutes 04 seconds West, 93.50 feet; thence North 26 degrees 34 minutes 13 seconds West, 166.28 feet; thence North 39 degrees 10 minutes 32 seconds East, 56.61 feet to the point of beginning.

Containing 17.34 acres more or less.

have caused the same to be surveyed and platted as MANOR WOODS WEST FIFTEENTH SUBDIVISION and do hereby donate and dedicate to the public for the public use forever the cul-de-sacs and also grant the easements as shown on this plat for drainage and utility purposes only.

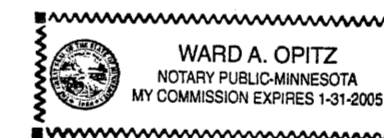
In witness whereof said Forbrook-Bigelow Development LLC a Minnesota limited liability company, has caused these presents to be signed by its Chief Manager this 24 day of November, 2004.

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

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 24 day of November, 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

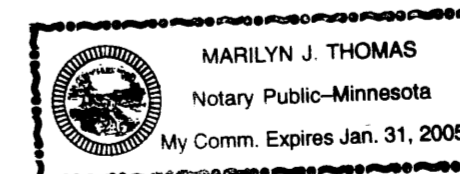
In witness whereof said Kasson State Bank has caused these presents to be signed by its proper officers this 24th day of November, 2004.

By: Richard L. Wagner Mark Shulfer

State of Minnesota
County of Dodge

The foregoing instrument was acknowledge before me this 24th day of November, 2004, by Richard L. Wagner its Asst. Loan Officer and Matt Bradford President, officers of Kasson State Bank on behalf of the corporation.

Marilyn J. Thomas
Notary Public, Dodge County, Minnesota



My commission expires January 31, 2005

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995A

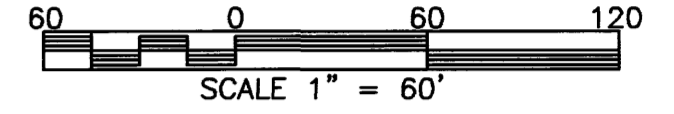
PREPARED BY:
McGHEE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA

MANOR WOODS WEST FIFTEENTH SUBDIVISION



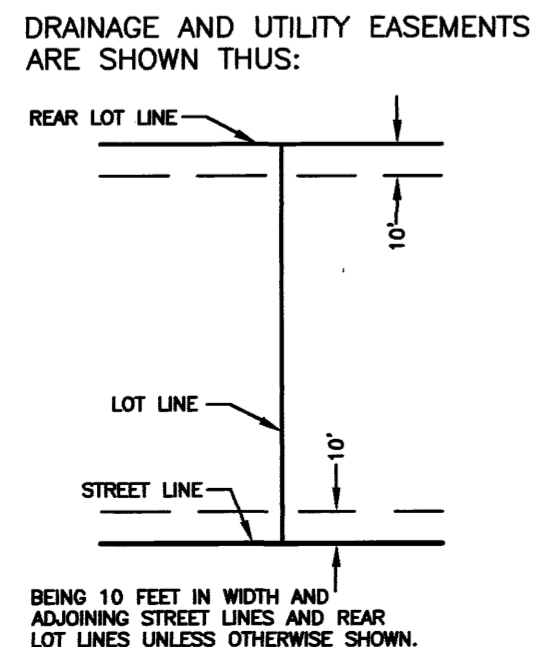
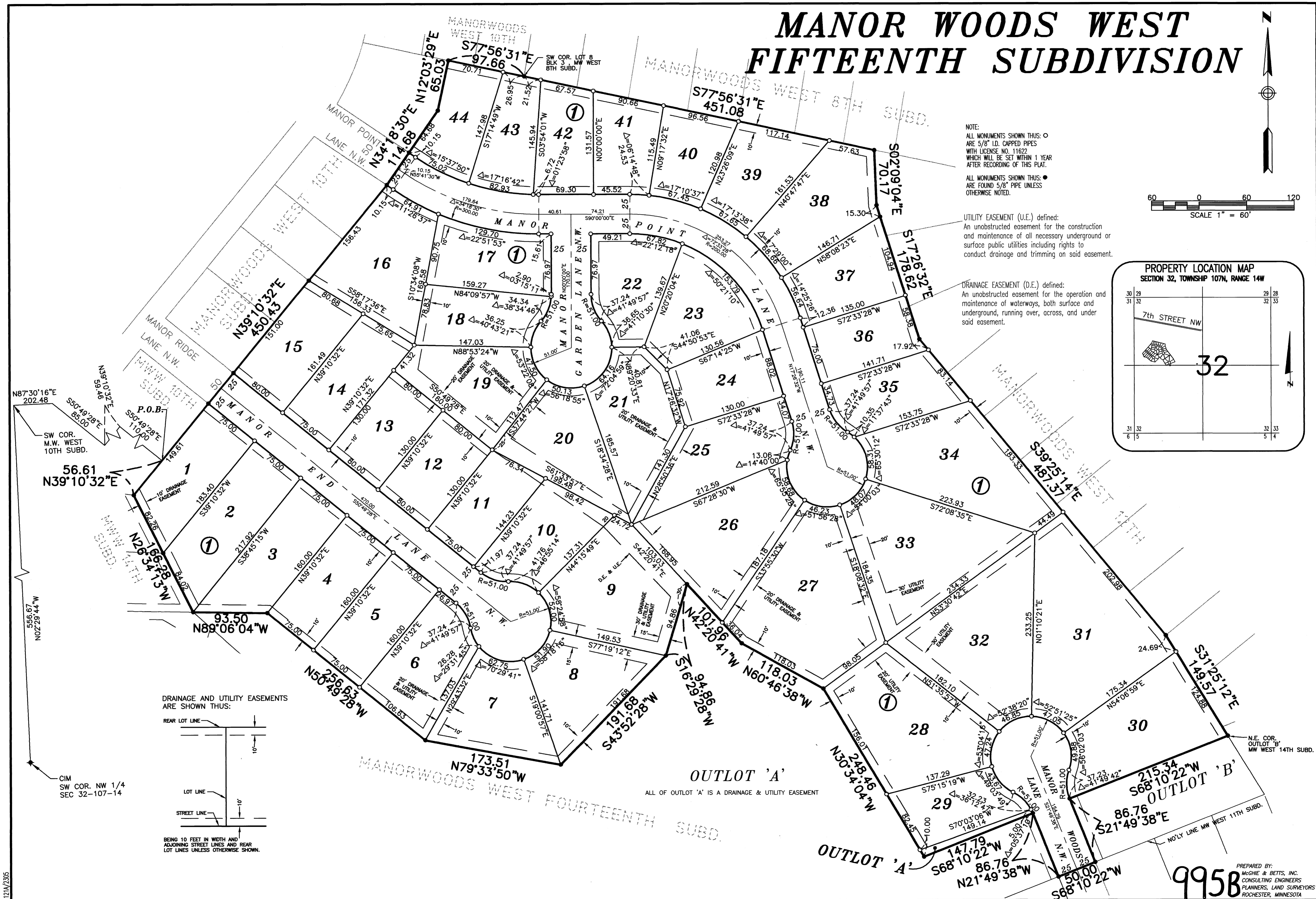
NOTE:
 ALL MONUMENTS SHOWN THUS: ○
 ARE 5/8" I.D. CAPPED PIPES
 WITH LICENSE NO. 11622
 WHICH WILL BE SET WITHIN 1 YEAR
 AFTER RECORDING OF THIS PLAT.

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.



OUTLOT 'A'
 ALL OF OUTLOT 'A' IS A DRAINAGE & UTILITY EASEMENT

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

9958

1121A/2305