PHEASANT RUN ESTATES SECOND

YAGGY COLBY ASSOCIATES
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 Ronald F. Carlsen Enterprises, Inc., a Minnesota Corporation, and Semcac, a Minnesota Corporation, as tenants in common, of the following described property, situated in Mower County, Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 19, Township 103 North, Range 14 West, Mower County, Minnesota, described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence northerly on an assumed azimuth from grid north of 359 degrees 22 minutes 54 seconds along the east line of said Southwest Quarter 545.16 feet to the northeast corner of PHEASANT RUN ESTATES, according to the plat thereof on file at the County Recorder's office, Mower County, Minnesota, and the point of beginning; thence continue northerly 359 degrees 22 minutes 54 seconds azimuth along said east line 388.72 feet; thence westerly 269 degrees 22 minutes 54 seconds azimuth 1041.17 feet; thence southerly 179 degrees 17 minutes 28 seconds azimuth 437.44 feet to the north line of said PHEASANT RUN ESTATES; thence easterly 89 degrees 04 minutes 01 seconds azimuth along said north line 216.16 feet; thence northerly 359 degrees 17 minutes 28 seconds azimuth along said north line 43.00 feet; thence easterly 89 degrees 04 minutes 01 seconds azimuth along said north line 824.40 feet to the point of beginning.

Said tract contains 9.57 acres more or less.

Have caused the same to be surveyed and platted as PHEASANT RUN ESTATES SECOND and do hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said Ronald F. Carlsen Enterprises, Inc., a Minnesota Corporation, has caused these present to be signed this 3 day of October, 2002.

Ronald F Carlsen
By
Title President

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 3rd day of October, 2002, by Ronald F. Carlsen as officer of said Ronald F. Carlsen Enterprises, Inc., a Minnesota Corporation.

DOUGLAS G. RUDE
NOTARY PUBLIC – MINNESOTA
My Commission Expires 1-31-2006

Douglas G. Rude
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2006

In witness whereof said Semcac, a Minnesota Corporation, has caused these presents to be signed this 03 day of OCTOBER, 2002.

By
Title EXECUTIVE DIRECTOR

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 3rd day of October 2002, by Brent Ehlers as officer of Semcac, a Minnesota Corporation.

DOUGLAS G. RUDE
NOTARY PUBLIC – MINNESOTA
My Commission Expires 1-31-2006

Douglas G. Rude
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2006

TITLE OPINION

I, Robert E. Blahnik licensed attorney, State of Minnesota, do hereby certify that the owner, as indicted hereon, represents all ownership interests in the land encompassed by this plat.

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PHEASANT RUN ESTATES SECOND; 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 September 30, 2003; 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 2nd day of October, 2002, by Douglas G. Rude, L.S. No. 22422.

BARBARA S. DICKHUT
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

CITY APPROVAL

We do hereby certify that the within plat of PHEASANT RUN ESTATES SECOND was duly accepted and approved by the City Council of Grand Meadow, on the 3rd day of October, 2002.

Jim Baudoin
Jim Baudoin
Mayor

Gloria Olson
Gloria Olson
City Administrator

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 3 day of OCT, 2002.

John H. Schulte
Mower County Surveyor
Minnesota L.S. No. 13807

COUNTY TREASURER

Taxes due and payable for the year 2002 have been paid as of this day of 3rd Oct, 2002.

Ruth E. Harris
Mower County Treasurer

By

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 3rd of Oct, 2002.

Mower County Auditor

COUNTY RECORDER

Document Number 508118

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 3 day of October, 2002, at 6 o'clock P.m. and was duly recorded in Mower County Records.

Susan M. Davis
Mower County Recorder

By_____Deputy

DRAFTSPERSON: J.K.S.
DATE: 9/16/02
COMPUTER FILE: 7887 S FNPL.DWG
PROJECT NUMBER: 7972