PHEASANT RUN ESTATES THIRD

YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
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INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Glynn Properties, LLP, a Minnesota limited liability partnership, owner and proprietor of the following described property, situated in Mower County, State of 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 933.88 feet to the northeast corner of PHEASANT RUN ESTATES SECOND, according to the plat thereof on file at the County Recorder's office, Mower County, Minnesota, and to the point of beginning; thence continue northerly 359 degrees 22 minutes 54 seconds azimuth along the east line of said Southwest Quarter 391.28 feet to the northeast corner of said Southeast Quarter of the Southwest Quarter; thence westerly 269 degrees 02 minutes 28 seconds azimuth along the north line of said Southeast Quarter 1323.67 feet to the northwest corner of said Southeast Quarter; thence southerly 179 degrees 20 minutes 25 seconds azimuth along the west line of said Southeast Quarter 385.13 feet; thence easterly 89 degrees 01 minute 54 seconds azimuth 282.20 feet to the northwest corner of PHEASANT RUN TOWNHOMES, according to the plat thereof on file at said County Recorder's office; thence easterly 89 degrees 22 minutes 54 seconds azimuth along the north lines of said PHEASANT RUN TOWNHOMES and the north line of said PHEASANT RUN ESTATES SECOND 1041.17 feet to the point of beginning.

Said tract contains 11.77 acres more or less.

Has caused the same to be surveyed and platted as PHEASANT RUN ESTATES THIRD and does hereby donate and dedicate the public ways and also dedicate the easement as shown on this plat for drainage and utility purposes only.

In witness whereof said Glynn Properties, LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its proper officer this 1st day of October, 2008.

Glynn Properties
By: Terry Jones
Its: partner

STATE OF MINNESOTA
COUNTY OF Mower

The foregoing instrument was acknowledged before me this 1 day of October, 2008, by Terry Jones, _____ of Glynn Properties, LLP, a Minnesota limited liability partnership, on behalf of the partnership.

LAVONNE K. LAKIN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2010

LaVonne K. Lakin
Notary Public, Mower County, MN
My Commission Expires Jan 31, 2010

TITLE OPINION

I, Rodney Peterson, 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.

Rodney Peterson
By Attorney

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PHEASANT RUN ESTATES THIRD; that this plat is a correct representation of said survey: that all mathematical data and labels are correctly designated on the plat; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by October 31, 2008; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Peter G. Oetliker
Peter G. Oetliker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 4th day of March, 2008, by Peter G. Oetliker, L.S. No. 41887.

DOUGLAS G. RUDE
Notary Public-Minnesota
My Commission Expires Jan 31, 2011

Douglas G. Rude
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2011

CITY APPROVAL

We do hereby certify that the within plat of PHEASANT RUN ESTATES THIRD was duly accepted and approved by the City Council of Grand Meadow, on the 14th day of January, 2008.

Jim Baudoin
Jim Baudoin
Mayor

Gloria Olson
Gloria Olson
City Clerk

COUNTY TREASURER

Taxes due and payable for the year 2008 have been paid as of this day of 25 Sept., 2008.

Mower County Treasurer
By_____

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 25 day of Sept., 2008.

Mower County Auditor

COUNTY RECORDER

Document Number A000570723

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 1st day of October, 2008, at 2 o'clock P.m. and was duly recorded in Mower County Records.

Susan M. Davis
Mower County Recorder
By Jeel Corder Deputy

jparkin I:\10140\Cad\Survey\Fnpl\10140FNPL01 Tuesday, February 26, 2008 9:24:20 AM