MEADOWVIEW SECOND SUBDIVISION

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 R & M Development of Racine, L.L.C., a Minnesota limited liability company, mortgagor, and First Federal Capital Bank, mortgagee, both being owners and proprietors of the following described property situated in the County of Mower, State of Minnesota, to wit:

That part of the North Half of the Southwest Quarter of Section 26, Township 104 North, Range 14 West, Mower County, Minnesota, described as follows:

Beginning at the southwest corner of Lot 1, Block 2, MEADOWVIEW SUBDIVISION, according to the plat thereof on file at the County Recorders office, Mower County, Minnesota; thence westerly on an assumed azimuth from north of 268 degrees 52 minutes 56 seconds along the north line of the south 400.00 feet of said North Half 735.05 feet to a point on the east right-of-way line of the Chicago and Greatwestern Railway (now abandoned); thence northerly 342 degrees 10 minutes 56 seconds azimuth along said east right-of-way line 968.97 feet to the north line of said Southwest Quarter; thence easterly 88 degrees 57 minutes 17 seconds azimuth along said north line 1066.63 feet; thence southerly 178 degrees 58 minutes 15 seconds azimuth 335.43 feet; thence southwesterly 211 degrees 17 minutes 57 seconds azimuth 166.90 feet; thence southeasterly 121 degrees 54 minutes 05 seconds azimuth 220.52 feet; thence southwesterly 20.58 feet on a nontangential curve concave southeasterly having a radius of 358.83 feet, a central angle of 03 degrees 17 minutes 09 seconds, and a chord azimuth of 210 degrees 15 minutes 30 seconds to the most easterly corner of Lot 2, Block 3 of said MEADOWVIEW SUBDIVISION; thence northwesterly 298 degrees 36 minutes 56 seconds azimuth along the northeasterly line of said Lot 2 a distance of 121.10 feet; thence southwesterly 203 degrees 37 minutes 35 second azimuth along the northwesterly line of said Lot 2 a distance of 67.90 feet to the northeast corner of Lot 1, Block 3 of said MEADOWVIEW SUBDIVISION; thence westerly 268 degrees 55 minutes 31 seconds azimuth along the north line of said Lot 1 a distance of 59.65 feet to the northwest corner of said Lot 1; thence southerly 178 degrees 55 minutes 31 seconds azimuth along the west line of said MEADOWVIEW SUBDIVISION 186.00 feet to the southerly right-of-way line of Lincoln Drive N.E. of said MEADOWVIEW SUBDIVISION; thence easterly 88 degrees 55 minutes 31 seconds azimuth along said southerly right-of-way line 55.93 feet to the northwest corner of Lot 1, Block 2 of said MEADOWVIEW SUBDIVISION; thence southerly 178 degrees 50 minutes 23 seconds azimuth along the west line of said Lot 1, Block 2, a distance of 125.09 feet to the point of beginning.

Said tract contains 18.93 acres more or less.

Have caused the same to be surveyed and platted as MEADOWVIEW SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfare and also dedicate the easements as shown on the plat for drainage and utility proposes only.

In witness whereof said R & M Development of Racine, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 28th day of June, 2004.

Leslie J. Radcliffe

Clair A. Mrotek

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 28th day of June, 2004, by Leslie J. Radcliffe and Clair A. Mrotek, Partners of R & M Development of Racing, L.L.C., a Minnesota limited liability company, on behalf of company.

JEANNE JO KLUG
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2006

Jeanne Klug
Notary Public, Olmsted County, MN
My Commission Expires 1-31-06

In witness whereof said First Federal Capital Bank has caused these presents to be signed by its proper officer this 28 day of June, 2004.

Stephen F. Knox
Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30th day of June, 2004, by Stephen F. Knox, Vice President of First Federal Capital Bank, on behalf of the bank.

JEANNE JO KLUG
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2006

Jeanne Klug
Notary Public, Olmsted County, MN
My Commission Expires 1-31-06

CITY APPROVAL

We do hereby certify that the within plat of MEADOWVIEW SECOND SUBDIVISION was duly accepted and approved by the City Council of the City of Racine, on the 5th day of July, 2004.

Mayor

Attest
City Clerk

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 30th day of July, 2004

Mower County Auditor

COUNTY TREASURER

Taxes due and payable for the year 2004, have been paid as of this day of July 30, 2004.

Mower County Treasurer

TITLE OPINION

I, Timothy J Hansen, licensed attorney, State of Minnesota, do hereby certify that the owner, as indicated hereon, represents all ownership interests in the land encompassed by this plat.

BY:

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as MEADOWVIEW SECOND SUBDIVISION, 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 or will be correctly placed in the ground as shown by May 01, 2005; 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.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 28th day of June, 2004, by Peter G. Oetliker.

JUSTIN R. PARKIN
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2008

Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

COUNTY RECORDER

Document Number 531779

I hereby certify that this instrument was filed in the Office of the County Recorder for the record on this 30 day of July, 2004, at 12 o'clock p.m. and was duly recorded in Mower County Records.

Mower County Recorder

PROJECT NUMBER: 8439 COMPUTER FILE: 8439F-PLAT.DWG DATE: 02/10/03 DRAFTSPERSON: JRP