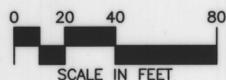


PHEASANT RUN TOWNHOMES



BEARINGS
Bearings are azimuths measured to the right from an assumed north.

- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 22422.

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

A utility easement is dedicated over all of Lot 11.

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

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:

Outlot "A", PHEASANT RUN ESTATES SECOND and Lot 1, Block 1, PHEASANT RUN ESTATES, according to the plats thereof on file at the County Recorder's office, Mower County, Minnesota.

Said tract contains 1.91 acres more or less.

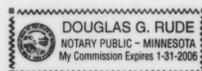
Have caused the same to be surveyed and platted as PHEASANT RUN TOWNHOMES and do hereby dedicate the easements as shown on this plat for utility purposes only.

In witness whereof said Ronald F. Carlsen Enterprises, Inc., a Minnesota Corporation, has caused these presents to be signed this 30th day of October, 2002.

Ronald F. Carlsen
By President
Title

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 30th day of October, 2002, by Ronald F. Carlsen as officer of said Ronald F. Carlsen Enterprises, Inc., a Minnesota Corporation.



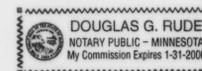
Douglas G. Rude
Notary Public, Olmsted County, MN
My Commission Expires 1-31-06

In witness whereof said Semcac, a Minnesota Corporation, has caused these presents to be signed this 30th day of October, 2002.

Robert E. Blahnik
By EXECUTIVE DIRECTOR
Title

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 30th day of October, 2002, by Robert E. Blahnik as officer of Semcac, a Minnesota Corporation.

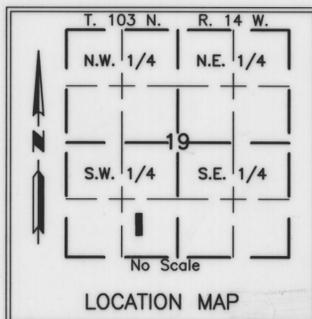


Douglas G. Rude
Notary Public, Olmsted County, MN
My Commission Expires 1-31-06

TITLE OPINION

I, Robert E. Blahnik, 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.

Robert E. Blahnik



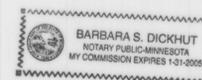
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PHEASANT RUN TOWNHOMES; 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 OCTOBER 18, 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 26th day of November, 2002, by Douglas G. Rude, L.S. No. 22422.



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 TOWNHOMES was duly accepted and approved by the City Council of Grand Meadow, on the 30th 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 27th day of November, 2002.

John H. Schulte IV
John H. Schulte IV
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 Nov, 2002.

Ruth Hanis
Ruth Hanis
Mower County Treasurer

By *[Signature]*

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 27 of Nov, 2002.

Shirley Weidner
Shirley Weidner
Mower County Auditor

COUNTY RECORDER

Document Number 510004

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 27 day of November, 2002 at 2 o'clock P.M. and was duly recorded in Mower County Records.

Susan M. Davis
Susan M. Davis
Mower County Recorder

By _____ Deputy



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
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ROCHESTER, MINNESOTA 55904
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EMAIL INFO@YAGGY.COM

PROJECT NUMBER: 7972 COMPUTER FILE: 7972 S FNPL02.dwg DATE: 10/29/02 DRAFTSPERSON: JRP