

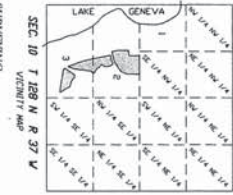
Sheet No. 3, 2002, at 1:5000

File # 1474-A

Travis Stewart, Register of Deeds

GENEVA ESTATES NORTH SECOND ADDITION

COMMON INTEREST COMMUNITY NUMBER 153
A PLANNED COMMUNITY



GENEVA ESTATES NORTH SECOND ADDITION

COMMON INTEREST COMMUNITY NUMBER 153
A PLANNED COMMUNITY

INSTRUMENT OF DEDICATION

B. B. Gary Associates, LLC, a Minnesota limited liability company, is the owner in part, and Riley-Thompson, LLC, a Minnesota limited liability company, is the owner in part, and Glenwood State Bank, a Minnesota corporation, is the mortgagee in part, of the following described tracts:

All of Outlot B of GENEVA ESTATES NORTH, according to the recorded plat thereof;

AND

All of Outlot C of GENEVA ESTATES NORTH, according to the recorded plat thereof;

AND

That part of OUTLOT A of GENEVA ESTATES NORTH, according to the recorded plat thereof, described as follows:

Commencing at the southerly most corner of OUTLOT C of said GENEVA ESTATES NORTH;

thence North 20 degrees 00 minutes 00 seconds East, assumed bearing along the easterly line of said Outlot C, 70.00 feet to the point of beginning of the land to be described;

thence North 06 degrees 40 minutes 50 seconds East, along the easterly line of said Outlot C, 517.63 feet;

thence North 37 degrees 07 minutes 17 seconds East, along the southeasterly line of said Outlot C, 59.11 feet;

thence South 06 degrees 40 minutes 50 seconds West 42.00 feet to a line bearing North 20 degrees 00 minutes 00 seconds East from the point of beginning;

thence South 20 degrees 00 minutes 00 seconds West 130.00 feet to the point of beginning.

AND

All of Outlot D of GENEVA ESTATES NORTH, according to the recorded plat thereof;

AND

That part of Outlot A of GENEVA ESTATES NORTH, according to the recorded plat thereof, described as follows:

Beginning at the westerly most corner of Outlot D of said GENEVA ESTATES NORTH;

thence North 34 degrees 31 minutes 09 seconds East, assumed bearing along the northeasterly line of said Outlot D, 360.00 feet;

thence North 85 degrees 50 minutes 30 seconds West 34.77 feet;

thence South 34 degrees 31 minutes 09 seconds West 340.00 feet to a point on a 142.59 foot radius curve which center of circle bears North 45 degrees 13 minutes 18 seconds East from said point, said curve also being the southeasterly line of acreage Outlot A;

thence southeasterly, along said curve and along said southeasterly line, central angle 12 degrees 07 minutes 01 seconds, 30.16 feet to the point of beginning.

AND

That part of Outlot A of GENEVA ESTATES NORTH, according to the recorded plat thereof, described as follows:

Beginning at the northeasterly most corner of Outlot D of said GENEVA ESTATES NORTH;

thence South 85 degrees 50 minutes 03 seconds East, assumed bearing along the northerly most line of said Outlot D, 42.00 feet;

thence South 31 degrees 18 minutes 44 seconds East, along the northeasterly line of said Outlot D, 38.03 feet to the point of beginning of the land to be described;

thence continuing South 31 degrees 18 minutes 44 seconds East, along said northeasterly line, 68.97 feet;

thence South 57 degrees 05 minutes 39 seconds East, along said northeasterly line, 53.00 feet;

thence South 74 degrees 08 minutes 13 seconds West 143.77 feet;

thence North 74 degrees 08 minutes 13 seconds West 143.77 feet;

thence North 57 degrees 05 minutes 39 seconds West 110.61 feet to the point of beginning.

The entire tract contains 19.70 acres more or less.

Have caused the above described tracts to be surveyed and platted as GENEVA ESTATES NORTH SECOND ADDITION, do hereby denote Lot 15, Block One, Lot 16, Block Two and Lot 18, Block One, as Common Elements, for the common use and enjoyment by the lot owners exclusively, as more fully set forth in the Declaration of Covenants, Conditions and Restrictions, which is a part of the Official Plat One, Lots 1 through 17, Block Two, and the Declaration of Covenants, Conditions and Restrictions, which is a part of the Official Plat One, Lots 1 through 17, Block One, both of which are hereby made a part of this instrument. Said common use to be inclusive of, but not limited to, access, drainage, sewer and watermain systems installation and maintenance, and utility installation and maintenance purposes.

In witness whereof said B. B. Gary Associates, LLC, has caused these presents to be signed by its proper officer this 15th day of March, 2002, and said Riley-Thompson, LLC, has caused these presents to be signed by its proper officer this 15th day of March, 2002, and said Glenwood State Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this 15th day of March, 2002.

B. B. GARY ASSOCIATES, LLC

GLENWOOD STATE BANK

Gary N. Thompson
Gary N. Thompson, President

James M. Murnane
James M. Murnane, Vice-President

RILEY-THOMPSON, LLC

Gary N. Thompson
Gary N. Thompson, President

STATE OF MINNESOTA
COUNTY OF DOUGLAS

The foregoing Instrument of Dedication was acknowledged before me this 15th day of March, 2002, by Gary N. Thompson, President, of B. B. Gary Associates, LLC, on behalf of the Minnesota limited liability company.



Lori A. Aaberg
Notary Public

STATE OF MINNESOTA
COUNTY OF DOUGLAS

The foregoing Instrument of Dedication was acknowledged before me this 15th day of March, 2002, by Gary N. Thompson, President, of Riley-Thompson, LLC, on behalf of the Minnesota limited liability company.



Lori A. Aaberg
Notary Public

STATE OF MINNESOTA
COUNTY OF POPE

The foregoing Instrument of Dedication was acknowledged before me this 15th day of March, 2002, by James M. Murnane, Vice-President, of Glenwood State Bank, a Minnesota corporation, on behalf of the corporation.



Lori A. Aaberg
Notary Public

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as GENEVA ESTATES NORTH SECOND ADDITION and that the same is shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary line is correctly designated on the plat and that there are no well lands as defined in MS 505.02, Sub. 1, or public highways to be designated other than as shown.

Michael H. Nyberg
Michael H. Nyberg, Land Surveyor
Minnesota License No. 13145

STATE OF MINNESOTA
COUNTY OF DOUGLAS

The foregoing Surveyor's Certificate was acknowledged before me this 15th day of March, 2002, by Michael H. Nyberg, License No. 13145.



Virginia L. Murnane
Notary Public

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this plat as to form and execution this 15th day of March, 2002.

Shirley J. Oshrota
Shirley J. Oshrota
Examiner of Titles, Douglas County
Tang for the current year are paid this 3rd day of May, 2002.

This plat has been examined by me, and I hereby recommend approval this 15th day of March, 2002.

Douglas Gary Surveyor
Douglas Gary Surveyor
Minnesota License No. 21200
No delinquent taxes and transfer entered the 11th day of April, 2002.

Douglas W. Binkshnik
Douglas W. Binkshnik
Douglas County Treasurer
Approved by the Board of Commissioners of Douglas County, Minnesota, this 15th day of March, 2002.

Nathan Murnane
Nathan Murnane
Register of Titles, Douglas County, Minnesota

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this plat as to form and execution this 15th day of March, 2002.

James M. Murnane
James M. Murnane
Attorney for Douglas County

Lot	Area(S.E.)	Lot	Area(S.E.)	Lot	Area(S.E.)
1	4,402	1	4,402	1	4,402
2	4,402	2	4,402	2	4,402
3	4,402	3	4,402	3	4,373
4	4,402	4	4,402	4	4,380
5	4,402	5	4,402	5	4,385
6	4,402	6	4,402	6	4,385
7	4,402	7	4,402	7	4,402
8	4,402	8	4,397	8	126,116
9	4,402	9	4,402		
10	4,402	10	4,386		
11	4,402	11	4,402		
12	4,402	12	4,402		
13	4,402	13	4,402		
14	4,402	14	4,402		
15	4,402	15	4,402		
16	337,486	16	4,402		
17		17	4,402		
18		18	227,455		

Total Platted Area: 19,70 Acres ±