

# TUSCANY VILLAGE

PLAT FILE NO. 1395A  
CR DOC. NO. 421240

KNOW ALL MEN BY THESE PRESENTS: That Investment Group, LLC, a Minnesota limited liability company, fee owner, and Lakeland Construction Finance, LLC, a Minnesota limited liability company, mortgagee of the following described property situated in the County of Carver, State of Minnesota, to wit:

The South Half of Southeast Quarter (S 1/2 of SE 1/4) of Section 9, Township 117, Range 25, Carver County, Minnesota, which lies Westerly of a line drawn parallel with and 1696.00 feet Westerly of the East line of said Southeast Quarter, except those parts described as follows, to-wit:

Commencing at the Southwest corner of Southeast Quarter of said Section 9; thence running North 60 rods to a point in the center of the Watertown, Chaska and Carver Road; thence Southeasterly 73 rods to South line of said Southeast Quarter; thence West 44 rods to the place of beginning;

ALSO EXCEPTING THEREFROM that part of the South Half of the Southeast Quarter of Section 9, Township 117 North, Range 25 West, Carver County, Minnesota, described as follows:

Commencing at the South Quarter corner of Section 9; thence on an assumed bearing of East along the South line of said Southeast Quarter 726.00 feet (44 rods) to the point of beginning of the tract to be described; thence North 36 degrees 59 minutes 00 seconds West along a line that would intersect the West line of said Southeast Quarter at a point 990.00 feet (60 rods) North of said South Quarter corner a distance of 267.81 feet; thence on a bearing of East a distance of 493.23 feet; thence on a bearing of South 1 degrees 30 minutes 00 seconds West a distance of 214.00 feet to said South line of the Southeast Quarter; thence on a bearing of West a distance of 326.52 feet to the actual point of beginning;

ALSO EXCEPTING THEREFROM that part of the South Half of the Southeast Quarter of the Southeast Quarter of Section 9, Township 117 North, Range 25 West of the 5th Principal Meridian, described as follows:

Commencing at the Southwest corner of said Southeast Quarter; thence on an assumed bearing of East along the South line of said Southeast Quarter a distance of 726.00 feet; thence North 37 degrees 04 minutes 30 seconds West, along a line that will intersect the West line of said Southeast Quarter at a point 990.00 feet Northerly from said Southwest corner of the Southeast Quarter, a distance of 267.81 feet; thence on a bearing of East a distance of 273.66 feet to the point of beginning of the land to be described; thence continuing on a bearing of East a distance of 219.57 feet; thence on a bearing of South 1 degrees 30 minutes 00 seconds West to said South line of the Southeast Quarter; thence on a bearing of East along said South line a distance of 236.23 feet; thence on a bearing of North a distance of 556.20 feet; thence on a bearing of West a distance of 65.27 feet; thence South 48 degrees 20 minutes 11 seconds West a distance of 515.27 feet to the point of beginning;

ALSO EXCEPTING THEREFROM all that part of the Southwest Quarter of the Southeast Quarter of Section 9, Township 117 North, Range 25 West, Carver County, Minnesota, lying Southwesterly of the Southwesterly right of way line of County State Aid Highway No. 10, as described in Document No. 58827, as recorded in the office of the Carver County Recorder.

AND That part of the South Half of the Southeast Quarter of Section 9, Township 117, Range 25 West, Carver County, Minnesota which lies easterly of a line drawn parallel with and 1696.00 feet westerly of the East line of said Southeast Quarter described as follows:

Commencing at the intersection of the North line of said South Half of the Southeast Quarter with said parallel line; thence on an assumed bearing of South 00 degrees 39 minutes 23 seconds East, along said parallel line, a distance of 197.43 feet to the point of beginning of the land to be described; thence South 79 degrees 54 minutes 38 seconds East a distance of 34.21 feet; thence South 28 degrees 20 minutes 14 seconds East a distance of 72.63 feet; thence South 54 degrees 48 minutes 12 seconds East a distance of 55.17 feet; thence South 26 degrees 16 minutes 09 seconds East a distance of 141.93 feet; thence South 17 degrees 12 minutes 40 seconds West a distance of 46.62 feet; thence South 58 degrees 19 minutes 32 seconds West a distance of 185.67 feet to said parallel line; thence northerly, along said parallel line, to the point of beginning. Has caused the same to be surveyed and platted as TUSCANY VILLAGE and does hereby donate and dedicate to the public for public use forever the road, street, lane, highway, and the easements as shown on the plat for drainage and utility purposes only.

In witness whereof said Investment Group, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 31<sup>st</sup> day of May, 2005.

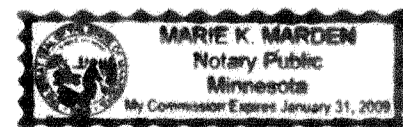
SIGNED: INVESTMENT GROUP, LLC

By [Signature], its CEO

STATE OF MINNESOTA  
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2009, by John Lee TREBSCH, the CEO of Investment Group, LLC, a Minnesota limited liability company, on behalf of the company.

Marie K. Marden  
Notary Public, DAKOTA County, Minnesota  
My Commission expires January 31, 2009



In witness whereof said Lakeland Construction Finance, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 31<sup>st</sup> day of May, 2005.

SIGNED: LAKELAND CONSTRUCTION FINANCE, LLC

By [Signature]  
Robert J. Machacek, Chief Operating Officer

STATE OF MINNESOTA  
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2005, by Robert J. Machacek, the Chief Operating Officer of Lakeland Construction Finance, LLC, a Minnesota limited liability company, on behalf of the company.

Marie K. Marden  
Notary Public, DAKOTA County, Minnesota  
My Commission expires January 31, 2009



I hereby certify that I have surveyed and platted the property described on this plat as TUSCANY VILLAGE; that the plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as shown, in accordance to Minnesota Statutes, Section 505.02, Subd. 1; that the outside boundary lines are correctly designated on the plat and that there are no wet lands as defined in Minnesota Statutes Section 505.02, Subd. 1 or public highways to be designated other than as shown.

Daniel G. Nickols  
Daniel G. Nickols, Land Surveyor  
Minnesota License No. 19839

STATE OF MINNESOTA  
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of MAY, 2005, by Daniel G. Nickols, Land Surveyor.

[Signature]  
Notary Public, DAKOTA County, Minnesota  
My Commission expires JAN. 31<sup>st</sup>, 2010



CITY COUNCIL  
WATERTOWN, MINNESOTA

This plat of TUSCANY VILLAGE was approved and accepted by the City Council of the City of Watertown, Minnesota, at a regular meeting held this 22<sup>nd</sup> day of February, 2005, and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2. All monuments will be set as specified by the City Council and as stated on this plat, according to Minnesota Statute, 505.02, Subd. 1.

CITY COUNCIL OF THE CITY OF WATERTOWN, MINNESOTA

By [Signature], Mayor By [Signature], Clerk

COUNTY SURVEYOR, Carver County, Minnesota

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this 13<sup>th</sup> day of July, 2005.

By [Signature], Ass't. Co. Surveyor  
John E. Freemyer  
Carver County Surveyor

COUNTY AUDITOR, Carver County, Minnesota

I hereby certify that taxes payable in 2005 and prior years have been paid for land described on this plat. Dated this 15<sup>th</sup> day of August, 2005.

Mark Lundgren, County Auditor

By [Signature], Deputy by [Signature]

COUNTY RECORDER, Carver County, Minnesota

I hereby certify that this plat of TUSCANY VILLAGE was filed in this 15<sup>th</sup> day of August, 2005, at 12:00 o'clock P. M. as Document No. 421240.

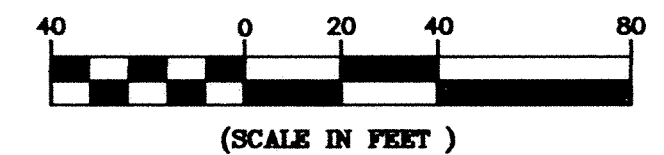
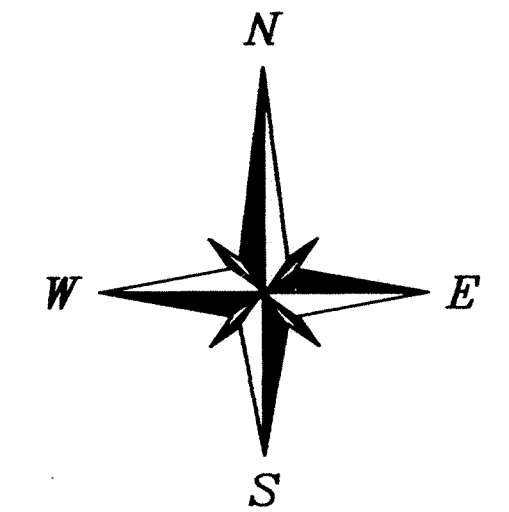
CARL W. HANSON JR.,  
County Recorder

By [Signature]

**SCHOELL & MADSON, INC.**  
ENGINEERS \* SURVEYORS \* PLANNERS

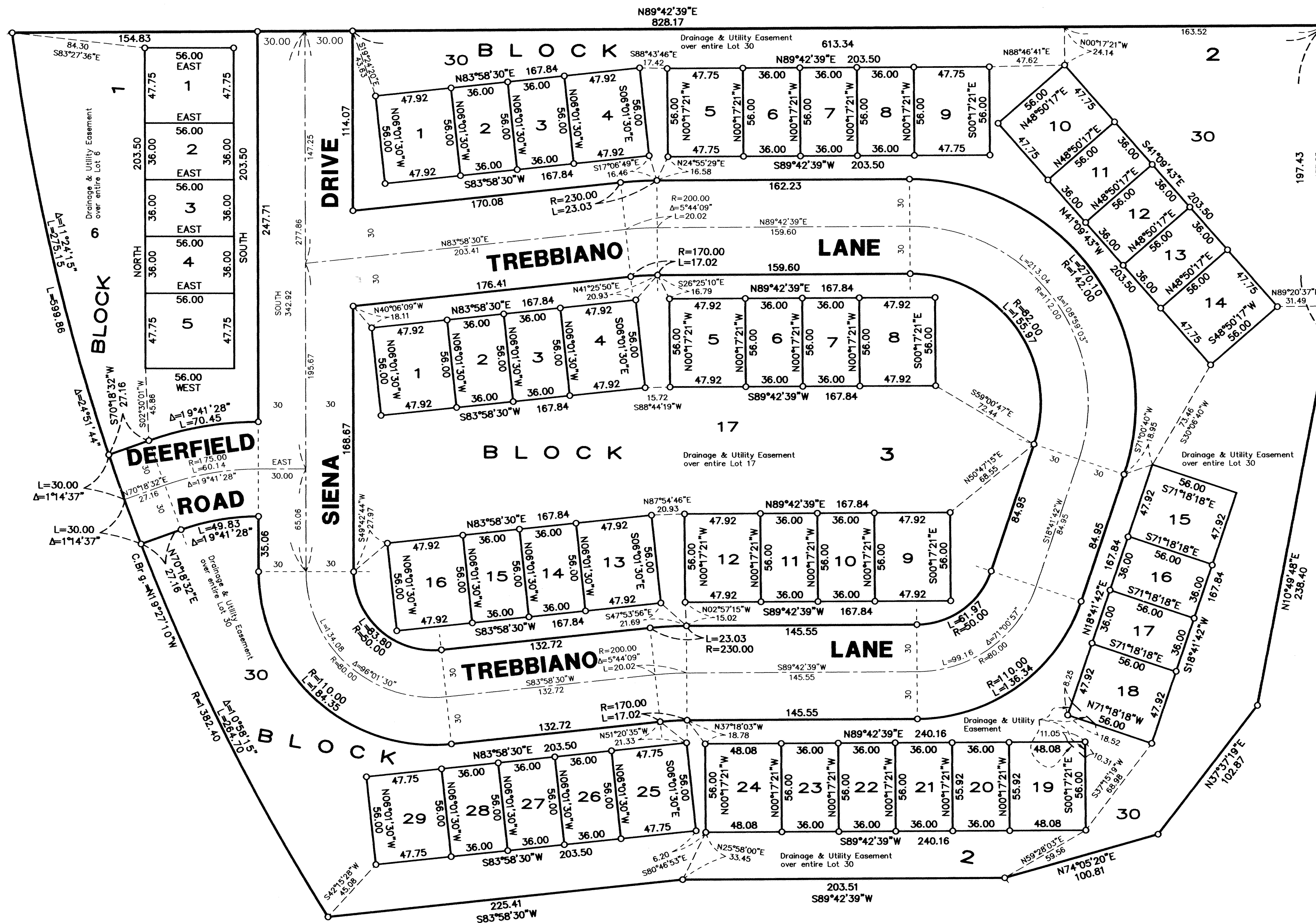
# TUSCANY VILLAGE

## INSET



- - Denotes found iron monument
- - Denotes 1/2-inch x 14-inch set iron pipe marked by License No. 19839

Bearings shown are based on the South line of the Southeast Quarter, Section 9, Township 117, Range 25, which has an assumed bearing of East.



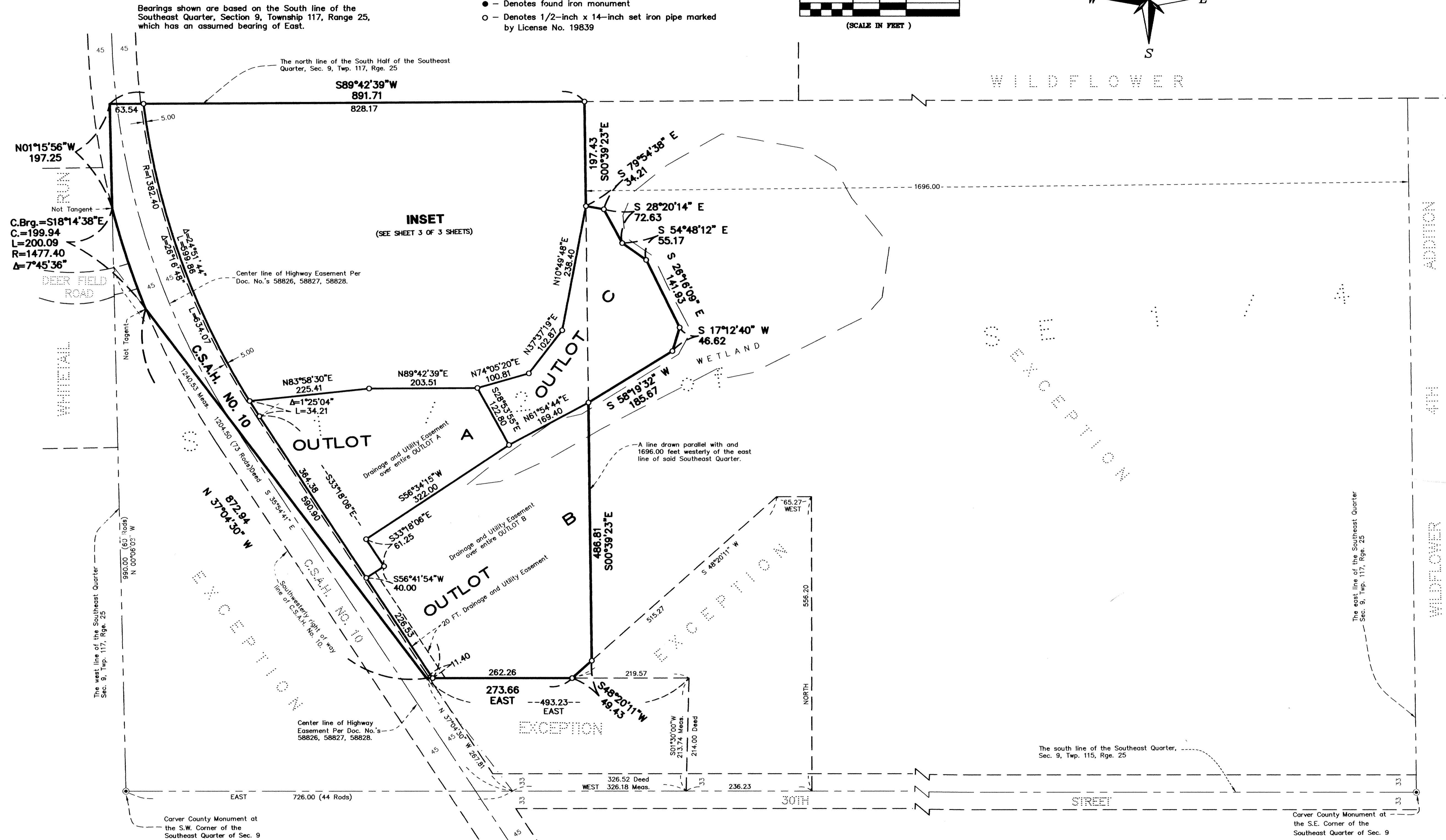
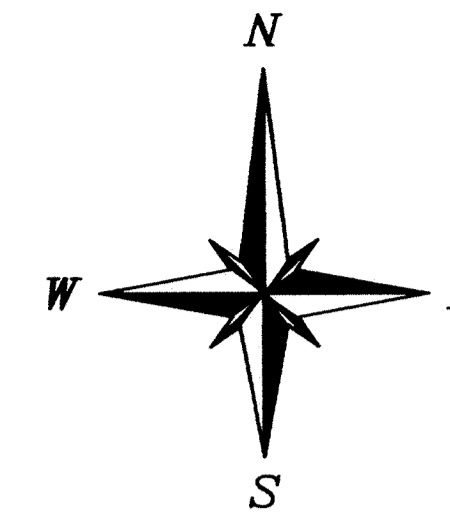
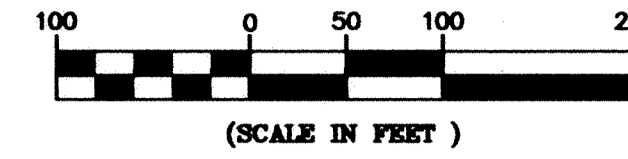
**SCHOELL & MADSON, INC.**  
 ENGINEERS \* SURVEYORS \* PLANNERS  
 SOIL TESTING \* ENVIRONMENTAL SERVICES

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ENGINEERS \* SURVEYORS \* PLANNERS