LEARNING CENTER SECOND SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That Lourdes High School Rochester, Inc., a Minnesota non-profit corporation, owner of the following described property:

Lot 1, Block 2, LEARNING CENTER SUBDIVISION, Olmsted County, Minnesota.

Containing 23.48 acres, more or less.

Has caused the same to be surveyed and platted as LEARNING CENTER SECOND SUBDIVISION.

In witness whereof, said Lourdes High School Rochester, Inc., a Minnesota non-profit corporation, has caused these presents to be signed by its proper officer this 13th day of August, 2019.

SIGNED: Lourdes High School Rochester, Inc.

Fr. Peter Schuster, Co-Chair

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on Aug 13 2019 by Fr. Peter Schuster, Co-Chair of Lourdes High School Rochester, Inc., a Minnesota non-profit corporation.

Notary Public, Olmsted County, Minnesota — Patrice Steier, Notary Printed Name

My commission expires 1/31/20

PATRICE R STEIER
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/20

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 13 day of AUGUST, 2019.

Jeffrey J. Rolfson, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on August 13, 2019 by Jeffrey J. Rolfson.

Notary Public, Olmsted County, Minnesota — Melissa Bomnick, Notary Printed Name

My commission expires 1/31/24

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 13 day of August, 2019.

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 17 day of September, 2018, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 6 day of September, 2019.

Anissa Hollingshead, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2019 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 13th day of September, 2019.

DOCUMENT NUMBER A1481113

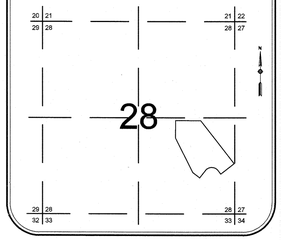
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 13th day of September, 2019, at 10:12 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

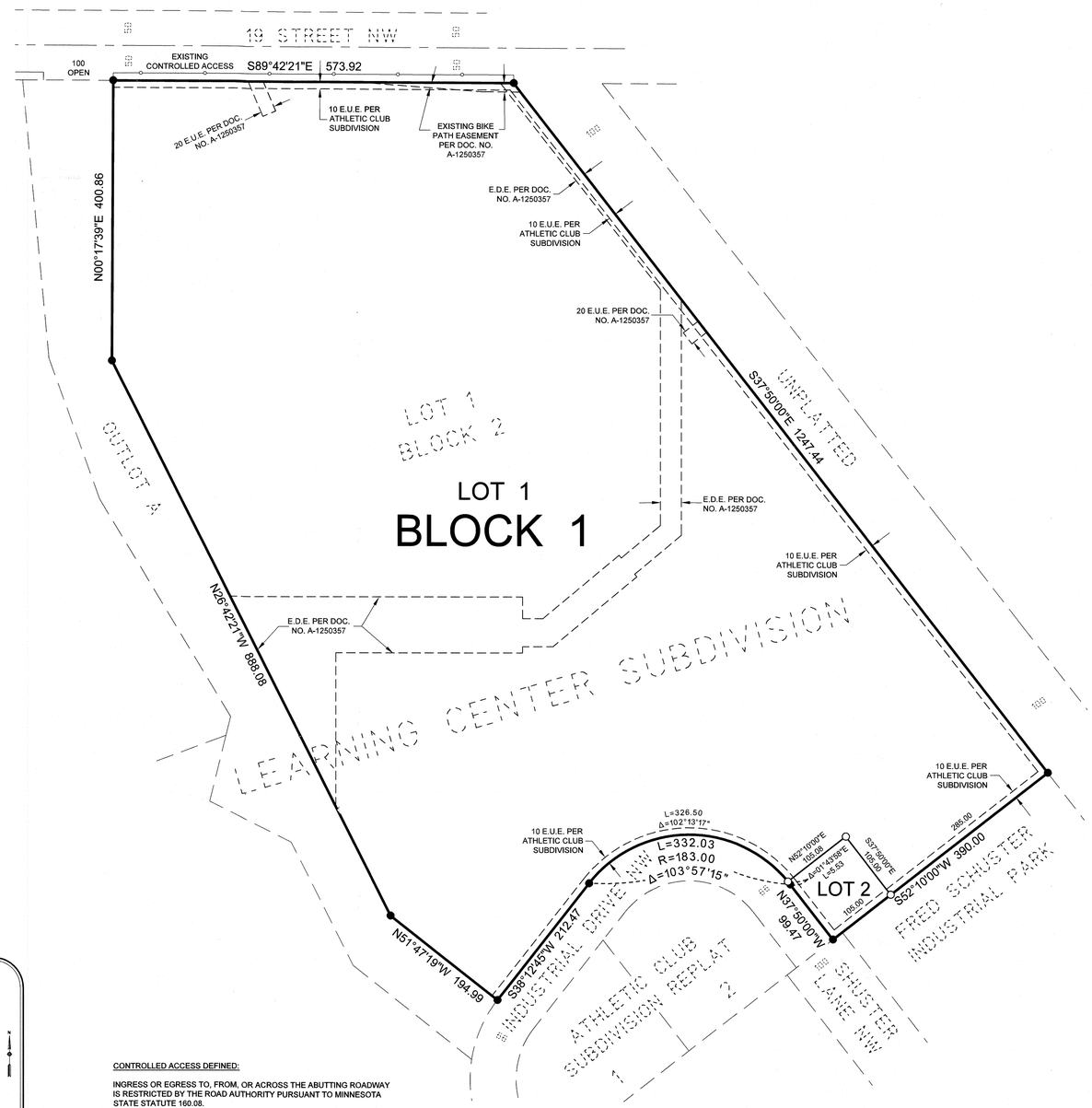
by Wendy von Wald
Deputy

012183-000

PROPERTY LOCATION MAP
SECTION 28, TOWNSHIP 107N, RANGE 14W



1475A



BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE OF LOT 1, BLOCK 2, LEARNING CENTER SUBDIVISION WHICH IS ASSUMED TO BE S89°42'21"E.

CONTROLLED ACCESS DEFINED:

INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

UTILITY EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

DRAINAGE EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

E.U.E. = EXISTING UTILITY EASEMENT

E.D.E = EXISTING DRAINAGE EASEMENT

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WSB