OFFICIAL PLAT

ROYAL PLAZA

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on the plat as ROYAL PLAZA; that this 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 have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02. Subd. 1, or public highways to be designated other than as shown thereon.

James E. Swanson

James E. Swanson, LS
Minnesota License Number 11622

State of Minnesota
County of ~~Dodge~~ ~~OLMSTED~~ Dodge

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 20th 2nd day of ~~July~~ August, 2000.

Beverly L. Deliste Beth A. Davis

Notary Public, ~~Olmsted~~ Dodge County, Minnesota

My commission expires 1-31-05

BETH A. DAVIS
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 27 day of July, 2000.

Edward P. Knaile

Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, ~~Judy K. Scherr~~, Valori Langseth Deputy, City Clerk, in and for the City of Rochester, do hereby certify that on the 27th day of ~~December~~ July, 2000, 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 27th day of December, 2000.

Valori Langseth

City Clerk, Deputy

TAX STATEMENTS

Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes, and transfer had been entered this 27th day of December, 2000.

Daniel J. Hall

Olmsted County Auditor/Treasurer

By Pam Hemeister
Deputy

COUNTY RECORDER

DOCUMENT NUMBER ~~_____~~ A-860595

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 27th day of December, 2000, at 3 o'clock P. M., and was duly recorded in the Olmsted County records.

By Daniel J. Hall
County Recorder

Pam Hemeister
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Dakota of Rochester, Inc., a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the West 5/8 of the East Half of Section 15, Township 107 North, Range 14 West, Rochester, Minnesota, described as follows:

Commencing at the northwest corner of the East Half of said Section 15; thence South 00 degrees 25 minutes 28 seconds East, assumed bearing, along the west line of the Northeast Quarter of said Section 15 a distance of 75.00 feet for the point of beginning; thence North 89 degrees 33 minutes 34 seconds East, 693.02 feet to the westerly line of KINGS RUN FOURTH (the next two courses are along said westerly line); thence South 32 degrees 56 minutes 14 seconds East, 59.28 feet; thence South 00 degrees 26 minutes 25 seconds East, 410.12 feet; thence South 89 degrees 34 minutes 08 seconds West along the north line of KINGS RUN SECOND and KINGS RUN, a distance of 725.00 feet to the west line of the Northeast Quarter of said Section 15; thence North 00 degrees 25 minutes 28 seconds West along said west line, 460.00 feet to the point of beginning.

Containing 7.64 acres more or less.

Has caused the same to be surveyed and platted as ROYAL PLAZA and does hereby donate and dedicate to the public for the public use forever the thoroughfares and also dedicate the easements as shown on the plat for drainage and utility purposes only.

In witness whereof said ~~Dakota~~ of Rochester, Inc. has caused these presents to be signed by its proper officer this 25 day of July, 2000.

By Roger A Carlsen
Roger A. Carlsen, Chief Financial Officer

State of Minnesota
County of ~~Olmsted~~ Dodge.

The foregoing instrument was acknowledged before me this 25 day of July, 2000, by Roger A. Carlsen, Chief Financial Officer of Dakota of Rochester, Inc., a Minnesota Corporation, on behalf of the corporation.

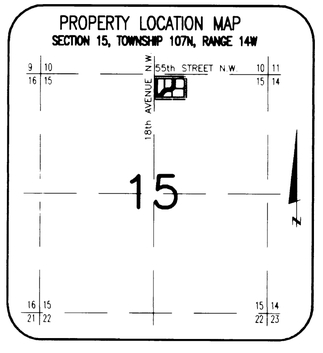
Beth A. Davis

Notary Public, Dodge County, Minnesota

My commission expires 1-31-2005

BETH A. DAVIS
NOTARY PUBLIC-MINNESOTA
MY COMMISSION EXPIRES 1-31-2005

PROPERTY LOCATION MAP
SECTION 15, TOWNSHIP 107N, RANGE 14W



PREPARED BY
McGHIE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA

ROYAL PLAZA

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.

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.

NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622.

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

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE NE 1/4, SEC 15-107-14 WHICH IS ASSUMED TO BE N 89°33'34" E.

40 0 40 80
SCALE 1" = 40'

N

NORTHWEST CORNER
E 1/2 SEC 15-107-14

S 00°25'28" E
75.00

P.O.B.

N 89°33'34" E

NORTH LINE NE 1/4 SEC 15

55th STREET N.W.

CITY OF ROCHESTER RIGHT OF WAY PLAT NO. 13

75

CONTROLLED ACCESS

N 89°33'34" E
693.02

S 32°56'14" E
59.28

50.00 | 192.00 | 184.00 | 28.00 | 28.00 | 211.02

45' UTILITY EASEMENT

34' UTILITY EASEMENT

150' CONTROLLED ACCESS

172.42

N 00°26'26" W
172.42

30' UTILITY EASEMENT

10' UTILITY EASEMENT

258.81
S 00°26'26" E

382.01

195.12

WESTERLY LINE KING'S RUN FOURTH

410.12
S 00°26'25" E

N 00°25'28" W
460.00

410.00

18th AVENUE N.W.

CONTROLLED ACCESS

10' UTILITY EASEMENT

Δ=90° 00' 58"
113.12

Δ=27° 27' 48"
61.35

52.94

Δ=90° 00' 58"
157.11 R=100.00

ROYAL LANE N.W.

52.94
N 89°34'32" E

Δ=27° 06' 44"
60.57

Δ=54° 34' 32"
95.25 R=100.00

65.78

Δ=54° 34' 32"
68.58

65.78
N 35°00'00" E

52.94

69.26
Δ=31° 00' 11"

10' UTILITY EASEMENT

41.84
Δ=18° 43' 37"

S 71°42'48" E
98.44

N 89°33'35" E
156.41

Δ=40° 17' 10"
90.00

44' UTILITY EASEMENT

177.92
S 00°25'52" E

215.00

31' DRAINAGE AND UTILITY EASEMENT

20' UTILITY EASEMENT

100.00
N 89°34'32" E

50.00

22.00

30'

121.92
Δ=54° 34' 32"

92.12

EXISTING 5' UTILITY EASEMENT

50.00 | 370.00 | 125.00 | 305.00

725.00
S 89°34'08" W

NORTH LINE KINGS RUN

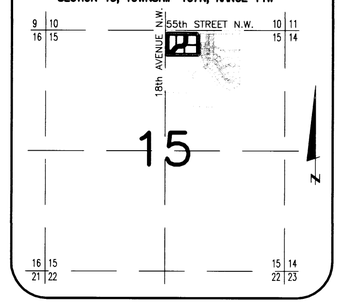
NORTH LINE KINGS RUN SECOND

WEST LINE NE1/4 SEC 15

1 2 3

28 50

PROPERTY LOCATION MAP
SECTION 15, TOWNSHIP 107N, RANGE 14W



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