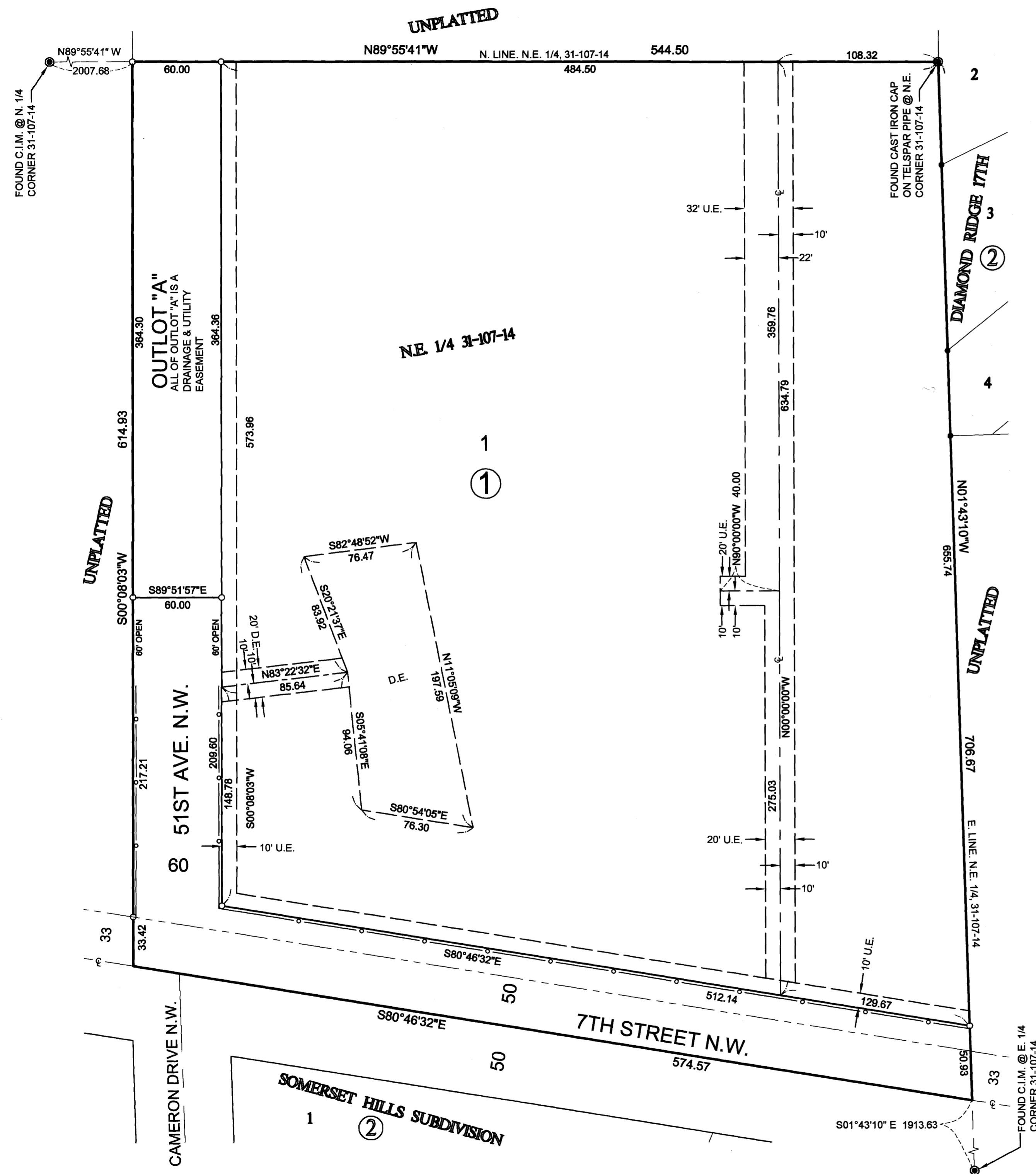


ROCHESTER MONTESSORI SUBDIVISION



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Rochester Montessori School, Inc., a Minnesota Non-Profit Corporation, and Sterling State Bank, a Minnesota Corporation, mortgagee, as owners and proprietors of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 107 NORTH, RANGE 14 WEST, OLMDSTED COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WESTERLY ON AN OLMDSTED COUNTY COORDINATE SYSTEM NAD83 (1996 ADJUSTMENT) BEARING OF NORTH 89°55'41" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 544.50 FEET; THENCE SOUTH 00°08'03" WEST, 614.93 FEET TO THE CENTERLINE OF A TOWNSHIP ROAD; THENCE EASTERLY ALONG SAID CENTERLINE SOUTH 80°46'32" EAST, 574.57 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE NORTH 01°43'10" WEST, 706.67 FEET TO THE POINT OF BEGINNING, CONTAINING 8.42 ACRES OF LAND, MORE OR LESS.

Have caused the same to be surveyed and platted as Rochester Montessori Subdivision and do hereby donate and dedicate to the public for the public use forever the thoroughfares, and do hereby grant the easements and controlled access as shown on this plat.

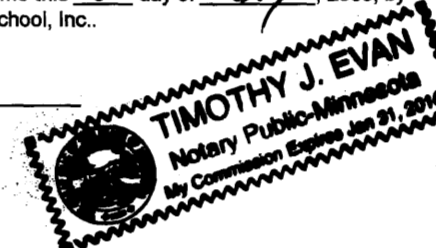
In witness whereof, I, said Rochester Montessori School, Inc. has caused these presents to be signed by its President this 18 day of May, 2005.

Jeffrey Piepho
Jeffrey Piepho, President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 18 day of May, 2005, by Jeffrey Piepho, President of Rochester Montessori School, Inc.

Timothy J. Evan
Notary Public, Olmsted County, Minnesota
My Commission Expires Jan 31, 2010



In witness whereof, said Sterling State Bank, a Minnesota corporation, mortgagee, has caused these presents to be signed by its proper officer this 18 day of May, 2005.

Jay Nelson
Jay Nelson, Executive Vice President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 18 day of May, 2005, by Jay Nelson, Executive Vice President, on behalf of the corporation.

Sigrig Gillispie
Notary Public, Olmsted County, MN
My Commission Expires Jan 31, 2010



CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMDSTED
CITY OF ROCHESTER

Wendi Langseth
I, Wendi Langseth, Deputy City Clerk, in and for the City of Rochester, do hereby certify that on the 15 day of May, 2005, 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 15 day of August, 2005.

Daron Langseth
Judy K. Schaefer
Daron Langseth, Deputy City Clerk
Judy K. Schaefer, Deputy City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2005 on the land herein above described have been paid, there are no delinquent taxes and transfer has been entered this 15 day of Sept, 2005.

DOCUMENT NUMBER: **A-1075918**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 15 day of Sept, 2005, at 1 o'clock P.m. and was duly recorded in the Olmsted County Records.

Daniel G. Hall
Daniel G. Hall, Director of Property Records & Licensing

Wendy von Wald
Wendy von Wald, Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 17 day of May, 2005.

Edward P. Kunde
Edward P. Kunde, County Surveyor

SURVEYOR'S CERTIFICATE

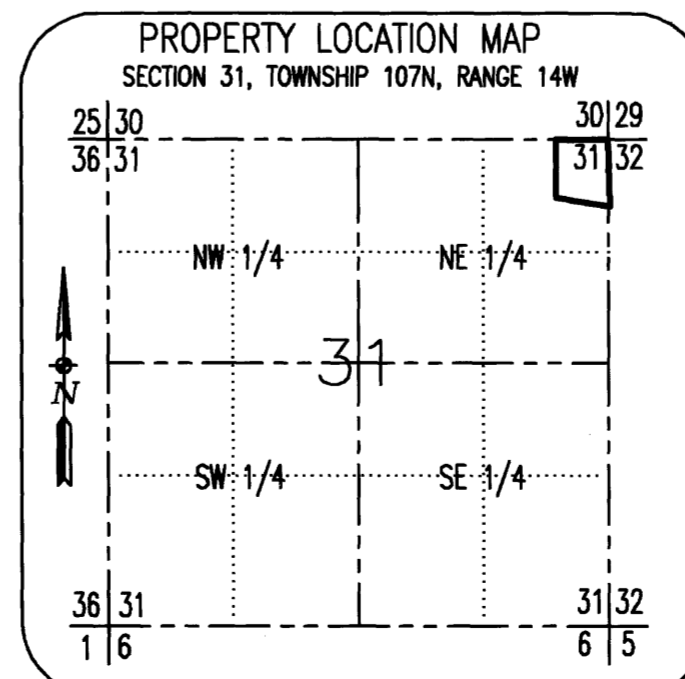
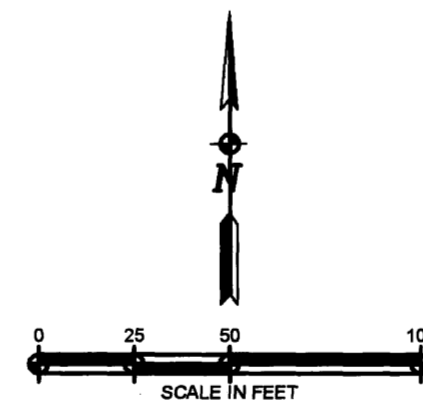
I do hereby certify that I have surveyed and platted the property described on this plat as ROCHESTER MONTESSORI SUBDIVISION, that this plat is a correct representation of the survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat, and that there are no wet lands as defined by MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Kirk L. Pape
Kirk L. Pape, P.L.S.
Minnesota License No. 40317

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 17 day of May, 2005.

Elizabeth A. Warner
Elizabeth A. Warner, Notary Public, Olmsted County, Minnesota
My commission expires: 1-31-2010



DRAINAGE EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND AND SURFACE DRAINAGE FACILITIES AND UTILITY EASEMENT

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

CONTROLLED ACCESS SHOWN AS
THUS:
AND DEFINED AS: INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08

BASIS OF BEARINGS
ALL BEARINGS ARE IN RELATIONSHIP TO THE OLMDSTED COUNTY COORDINATE SYSTEM, NAD 83 (1996 ADJ.)

- LEGEND**
- - SET MONUMENT (5/8" REBAR WITH CAP STAMPED PLS 40317)
 - - FOUND PUBLIC LAND CORNER AS DESCRIBED
 - - FOUND 5/8" IRON PIPE WITH CAP
 - EX - EXISTING
 - U.E. - UTILITY EASEMENT
 - D.E. - DRAINAGE EASEMENT

1045 A

