

# ROCHESTER TOWNE CLUB

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the City of Rochester, a Minnesota Municipal Corporation, Platinum Development Group Inc., a Minnesota Limited Liability Company, mortgagor, Lakeland Construction Finance, LLC, a Minnesota Limited Liability Company, mortgagee, and LCF Development, LLC, a Minnesota Limited Liability Company, mortgagee, of the following described property, situated in Olmsted County, Minnesota, described as follows:

The East 442.86 feet of the Southeast Quarter of the Southeast Quarter, Section 6, Township 106 North, Range 13 West, Olmsted County, Minnesota.

Said tract contains 13.39 acres more or less.

AND ALSO part of the Southwest Quarter, and part of the Southwest Quarter of the Southeast Quarter, all in Section 5, Township 106 North, Range 13 West, Olmsted County, Minnesota, and part of the Northeast Quarter and part of the East Half of the Northwest Quarter, all in Section 8, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of the Northwest Quarter of said Section 8; thence easterly on a Minnesota State Plane Grid Azimuth from north of 90 degrees 24 minutes 15 seconds along the north line of said Northwest Quarter 1810.80 feet; thence southerly 164 degrees 53 minutes 13 seconds azimuth 158.90 feet; thence southwesterly 208 degrees 50 minutes 29 seconds azimuth 329.97 feet; thence southerly 183 degrees 15 minutes 02 seconds azimuth 979.87 feet; thence easterly 92 degrees 55 minutes 30 seconds azimuth 323.35 feet; thence easterly 75 degrees 20 minutes 10 seconds azimuth 132.61 feet; thence northeasterly 40 degrees 09 minutes 15 seconds azimuth 126.82 feet; thence northerly 10 degrees 03 minutes 27 seconds azimuth 366.86 feet; thence northeasterly 24 degrees 33 minutes 24 seconds azimuth 399.24 feet; thence northeasterly 66 degrees 56 minutes 10 seconds azimuth 93.45 feet; thence easterly 95 degrees 49 minutes 24 seconds azimuth 170.00 feet; thence northerly 57.49 feet on a nontangential curve concave easterly, having a radius of 460.00 feet, a central angle of 07 degrees 09 minutes 40 seconds and a chord azimuth of 09 degrees 24 minutes 14 seconds; thence northerly 12 degrees 59 minutes 04 seconds azimuth 158.60 feet; thence easterly 102 degrees 59 minutes 04 seconds azimuth 50.00 feet; thence southeasterly 157 degrees 16 minutes 45 seconds azimuth 316.02 feet; thence southeasterly 113 degrees 26 minutes 12 seconds azimuth 357.42 feet; thence southeasterly 129 degrees 07 minutes 48 seconds azimuth 250.55 feet; thence southerly 179 degrees 53 minutes 04 seconds azimuth 73.42 feet; thence easterly 89 degrees 53 minutes 04 seconds azimuth 1015.83 feet; thence southerly 173 degrees 55 minutes 28 seconds azimuth 224.78 feet; thence southerly 201 degrees 10 minutes 00 seconds azimuth 507.07 feet; thence westerly 279 degrees 12 minutes 59 seconds azimuth 276.33 feet; thence southeasterly 140 degrees 13 minutes 24 seconds azimuth 309.27 feet; thence southerly 201 degrees 10 minutes 00 seconds azimuth 70.86 feet; thence southeasterly 151 degrees 31 minutes 20 seconds azimuth 109.14 feet; thence easterly 94 degrees 16 minutes 50 seconds azimuth 330.11 feet; thence northeasterly 64 degrees 51 minutes 32 seconds azimuth 78.76 feet; thence northeasterly 35 degrees 26 minutes 14 seconds azimuth 801.70 feet; thence northerly 21 degrees 07 minutes 55 seconds azimuth 557.97 feet to the east line of the Northeast Quarter of said Section 8; thence northerly 359 degrees 32 minutes 42 seconds azimuth along said east line 707.21 feet; thence westerly 270 degrees 25 minutes 03 seconds azimuth 1496.78 feet; thence northerly 00 degrees 20 minutes 42 seconds azimuth 163.38 feet to the north line of the Northeast Quarter of said Section 8; thence westerly 270 degrees 25 minutes 03 seconds azimuth along said north line 880.21 feet; thence northerly 340 degrees 24 minutes 46 seconds azimuth 108.75 feet; thence northwesterly 325 degrees 51 minutes 03 seconds azimuth 167.79 feet; thence northeasterly 35 degrees 22 minutes 55 seconds azimuth 22.62 feet; thence northerly 10 degrees 51 minutes 27 seconds azimuth 142.98 feet; thence northwesterly 319 degrees 04 minutes 14 seconds azimuth 115.80 feet; thence southwesterly 234 degrees 18 minutes 25 seconds azimuth 119.69 feet; thence westerly 272 degrees 51 minutes 40 seconds azimuth 117.88 feet; thence westerly 287 degrees 53 minutes 46 seconds azimuth 80.42 feet; thence southwesterly 221 degrees 34 minutes 00 seconds azimuth 69.20 feet; thence westerly 260 degrees 04 minutes 43 seconds azimuth 95.62 feet; thence westerly 270 degrees 00 minutes 00 seconds azimuth 109.49 feet; thence westerly 259 degrees 27 minutes 12 seconds azimuth 122.15 feet; thence westerly 247 degrees 35 minutes 50 seconds azimuth 257.38 feet; thence northwesterly 329 degrees 53 minutes 04 seconds azimuth 903.53 feet; thence westerly 279 degrees 23 minutes 44 seconds azimuth 359.02 feet; thence southwesterly 214 degrees 38 minutes 41 seconds azimuth 71.63 feet; thence southwesterly 243 degrees 26 minutes 33 seconds azimuth 178.59 feet; thence westerly 286 degrees 39 minutes 18 seconds azimuth 126.52 feet; thence westerly 268 degrees 39 minutes 40 seconds azimuth 122.95 feet; thence northwesterly 330 degrees 41 minutes 02 seconds azimuth 201.97 feet; thence northerly 354 degrees 29 minutes 34 seconds azimuth 179.73 feet; thence westerly 287 degrees 04 minutes 07 seconds azimuth 259.11 feet; thence westerly 259 degrees 01 minute 52 seconds azimuth 122.00 feet; thence southwesterly 216 degrees 53 minutes 39 seconds azimuth 80.64 feet; thence westerly 269 degrees 27 minutes 37 seconds azimuth 63.07 feet to the west line of the Southwest Quarter of said Section 5; thence southerly 178 degrees 52 minutes 04 seconds azimuth along said west line 1317.11 feet to the point of beginning.

Said tract contains 139.78 acres more or less.

Have caused the same to be surveyed and platted as ROCHESTER TOWNE CLUB and do hereby donate and dedicate to the public for public use forever the thoroughfares, cul de sac, and also dedicate the easements as shown on this plat for utility and drainage purposes only.

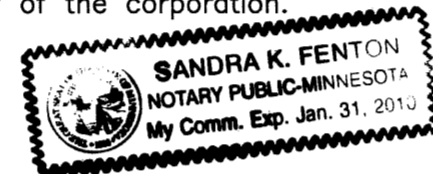
In witness whereof, said City of Rochester, a Minnesota Municipal Corporation, has caused these presents to be signed by its proper officers this 07th day of July, 2006.

Ardell F. Brede  
Ardell F. Brede  
Mayor  
City of Rochester

Judy Kay Scherr  
Judy Kay Scherr  
City Clerk  
City of Rochester

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this 07th day of July, 2006, by Ardell F. Brede and Judy Kay Scherr, Mayor and City Clerk respectively of the City of Rochester, a Minnesota Municipal Corporation, on behalf of the corporation.



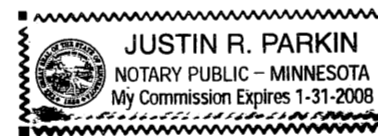
Sandra K. Fenton  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2010

In witness whereof said Platinum Development Group Inc., LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 26th day of June, 2006.

Mark Hemann  
Mark Hemann  
President

STATE OF MINNESOTA  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 26 day of June, 2006, by Mark Hemann, the President of Platinum Development Group Inc., LLC, on behalf of the company.



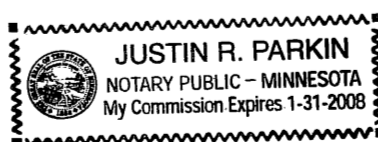
Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

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 day of June 22, 2006.

Brad Percht  
By:  
Its: VICE PRESIDENT

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this 22 day of June, 2006, by Brad Percht, Vice President of Lakeland Construction Finance, LLC, a Minnesota Limited Liability Company, on behalf of the company.



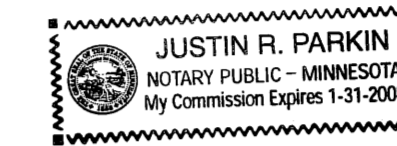
Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

In witness whereof, said LCF Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this day of June 22, 2006.

Brad Percht  
By:  
Its: VICE PRESIDENT

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this 22 day of June, 2006, by Brad Percht, Vice President of LCF Development, LLC, a Minnesota Limited Liability Company, on behalf of the company.



Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

STATE OF MINNESOTA  
COUNTY OF OLMDSTED  
CITY OF ROCHESTER

I, Judy Kay Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 15th day of July, 2006, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 07th day of July, 2006.

Judy Kay Scherr  
Judy Kay Scherr  
City Clerk  
City of Rochester

### COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 27 day of June, 2006.

Edward P. Kuisle  
Edward P. Kuisle  
Olmsted County Surveyor

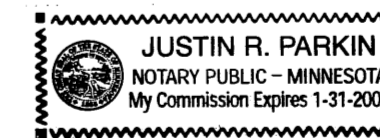
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as ROCHESTER TOWNE CLUB; that this plat is a correct representation of said 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 or will be correctly placed in the ground by June 20, 2007; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Douglas G. Rude  
Douglas G. Rude  
Minnesota L.S. No. 22422

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

The foregoing Surveyor's Certificate was acknowledged before me this 20 day of June, 2006, by Douglas G. Rude, L.S. No. 22422.



Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2006 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 10th day of July, 2006.

Document Number **A-1105552**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 10th day of July, 2006, at 9 o'clock A.m. and was duly recorded in Olmsted County Records.

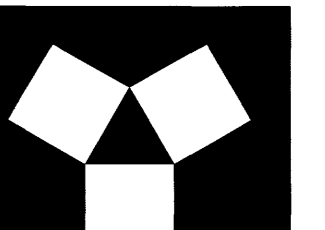
W. Mark Krupski  
Olmsted County Director of  
Property Records and Licensing  
By Wendy von Wedel Deputy



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTH-EAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-3058  
EMAIL INFO@YAGGY.COM

# ROCHESTER TOWNE CLUB

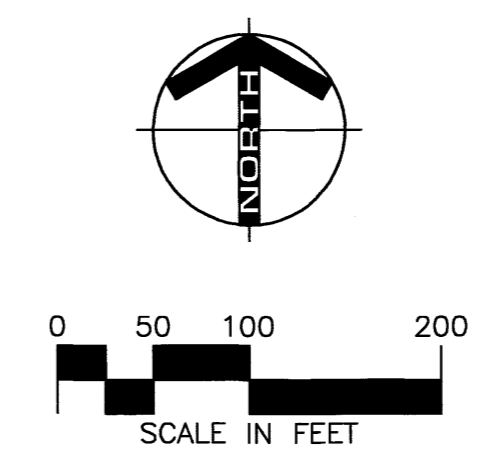
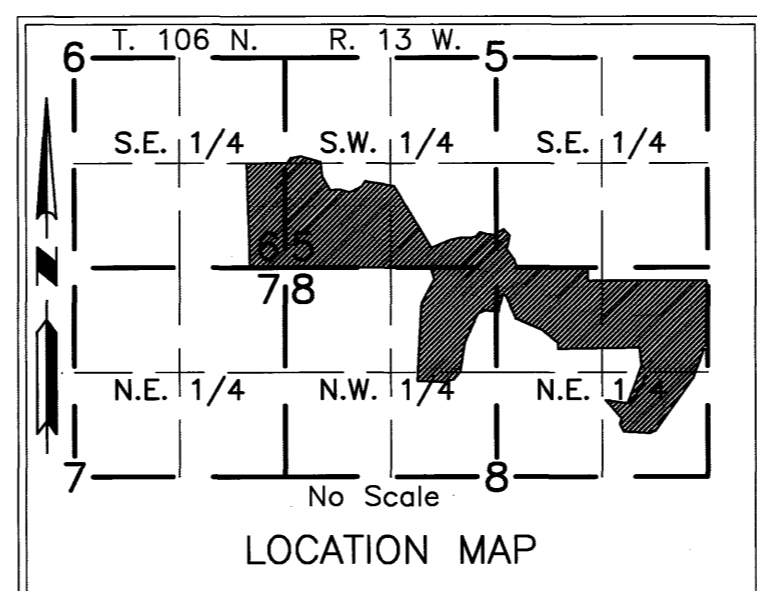
CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	113.61	125°11'02"	52.00	92.33	117°48'44"
2	31.93	35°11'02"	52.00	31.43	72°48'44"
3	222.54	38°38'15"	330.00	218.34	160°09'58"
4	182.07	38°38'15"	270.00	178.64	160°09'58"
5	222.24	74°54'12"	170.00	206.75	178°17'57"
6	300.68	74°54'12"	230.00	279.72	178°17'57"
7	386.47	55°21'29"	400.00	371.61	153°25'47"
8	464.05	51°48'44"	513.16	448.40	151°39'25"
9	178.08	20°49'24"	490.00	177.11	136°09'45"
10	149.01	20°49'24"	410.00	148.19	136°09'45"
11	376.52	52°36'59"	410.00	363.42	120°15'57"
12	449.98	52°36'59"	490.00	434.34	120°15'57"
13	240.12	25°28'39"	540.00	238.15	106°41'47"
14	204.55	25°28'39"	460.00	202.87	106°41'47"
15	410.81	51°10'06"	460.00	397.29	93°51'04"
16	402.42	42°41'54"	540.00	393.17	98°05'10"
17	79.83	08°28'12"	540.00	79.75	72°30'07"
A	202.31	38°38'15"	300.00	198.49	160°09'58"
B	261.46	74°54'12"	200.00	243.24	178°17'57"
C	412.55	53°43'17"	440.00	397.60	152°36'41"
D	163.55	20°49'24"	450.00	162.65	136°09'45"
E	413.25	52°36'59"	450.00	398.88	120°15'57"
F	222.33	25°28'39"	500.00	220.51	106°41'47"
G	446.53	51°10'06"	500.00	431.84	93°51'04"



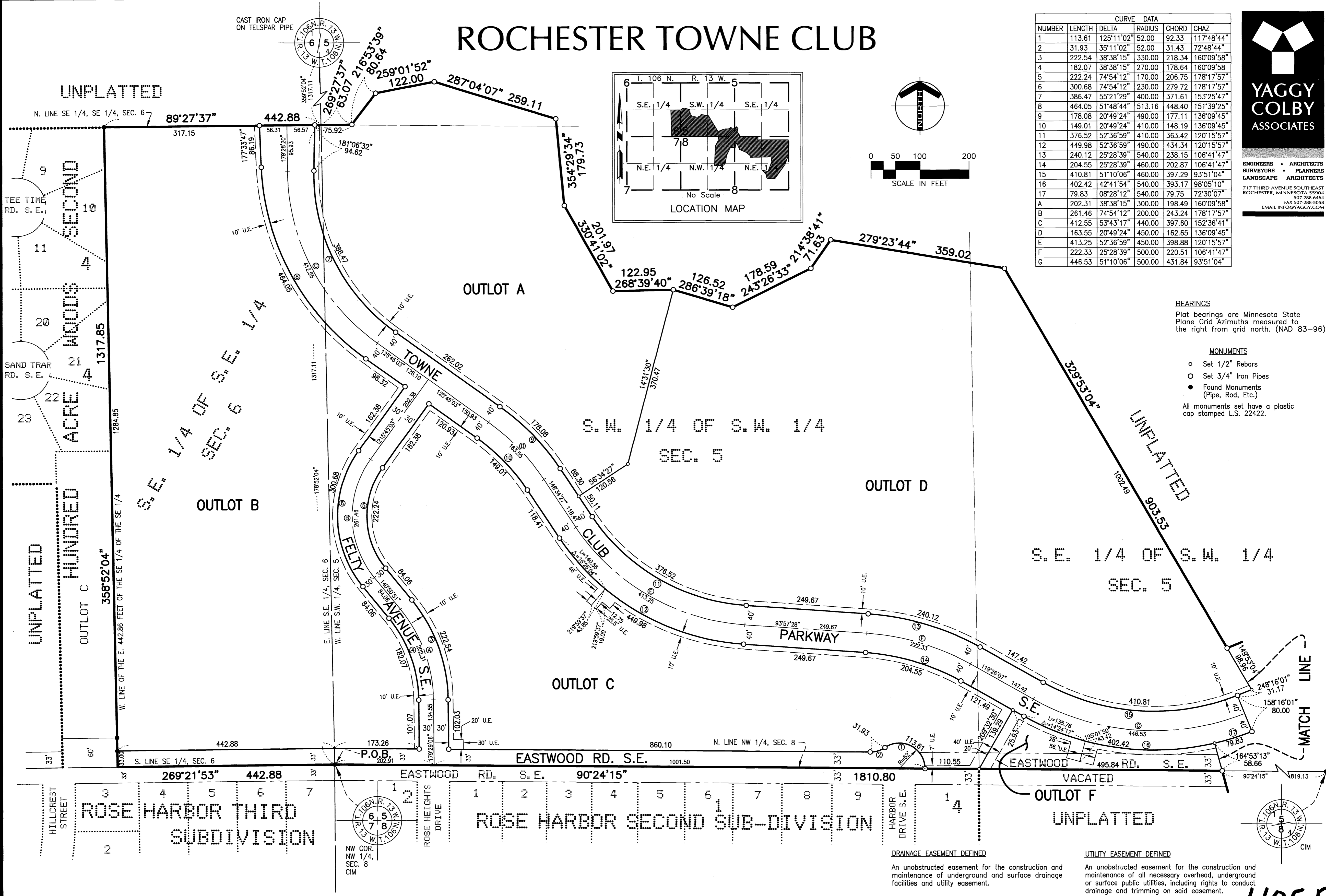
**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5058  
EMAIL INFO@YAGGY.COM



- BEARINGS**  
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 83-96)
- MONUMENTS**
- Set 1/2" Rebars
  - Set 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 22422.



**DRAINAGE EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

**UTILITY EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

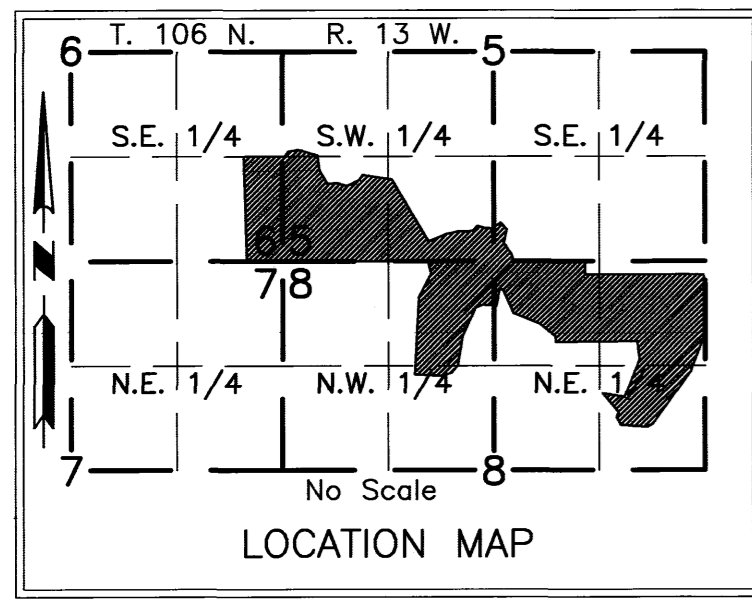
U.E. = UTILITY EASEMENT

# 1105B

PROJECT NUMBER: 9125 COMPUTER FILE: 9125\_F-Plot1.dwg DATE: 06/19/06 DRAFTER/PERSON: MJH



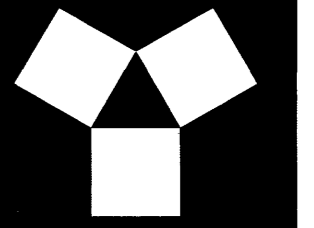
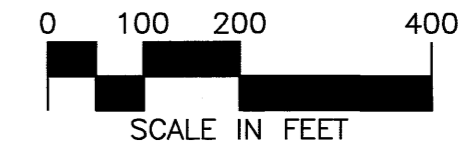
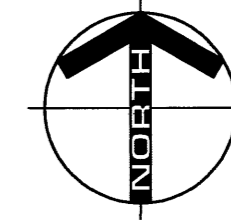
# ROCHESTER TOWNE CLUB



**BEARINGS**  
 Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 83-96)

- MONUMENTS**
- Set 1/2" Rebars
  - Set 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)

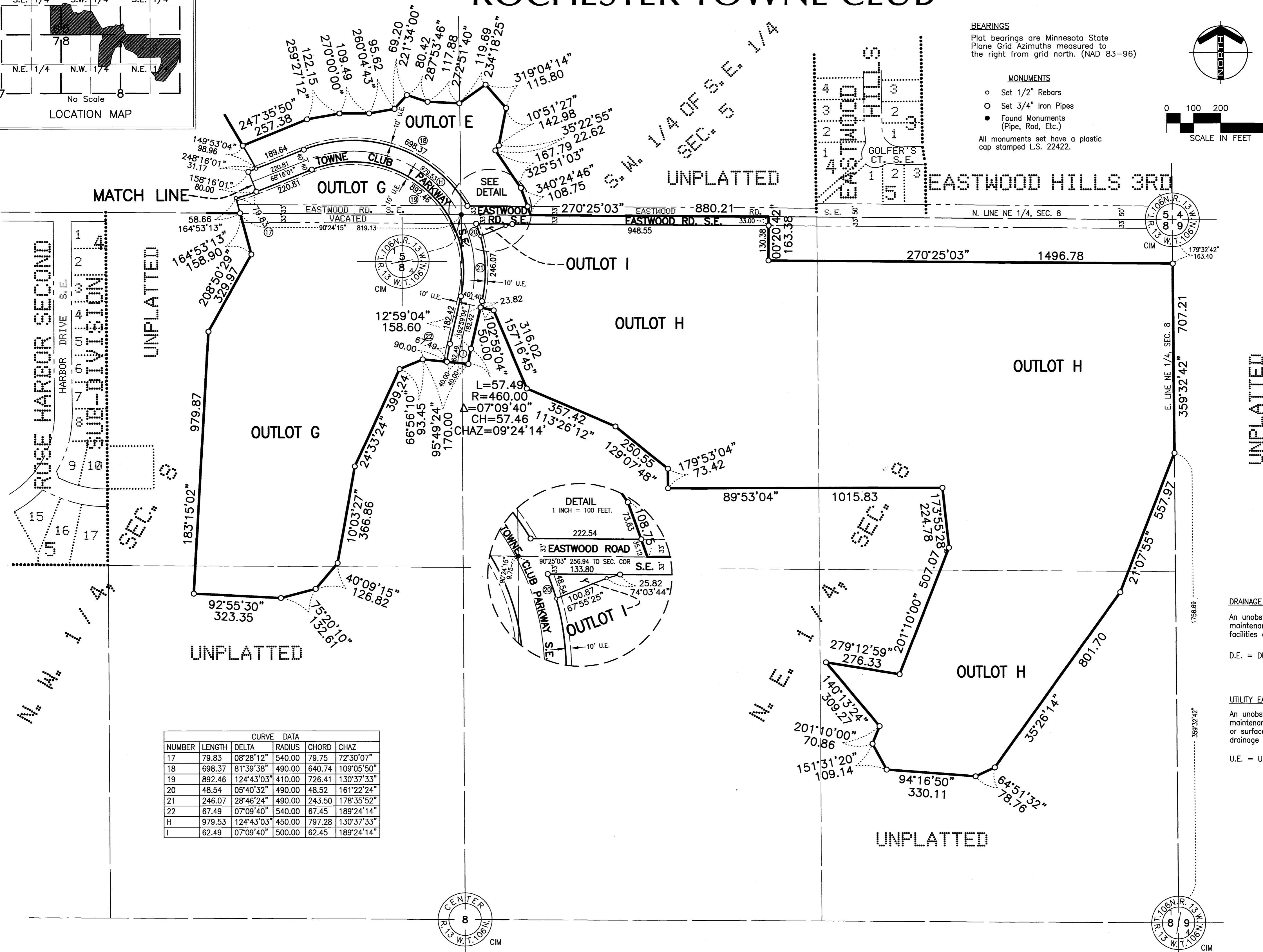
All monuments set have a plastic cap stamped L.S. 22422.



**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS  
 SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
 ROCHESTER, MINNESOTA 55904  
 507-288-6464  
 FAX 507-288-5036  
 EMAIL INFO@YAGGY.COM



CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
17	79.83	08°28'12"	540.00	79.75	72°30'07"
18	698.37	81°39'38"	490.00	640.74	109°05'50"
19	892.46	124°43'03"	410.00	726.41	130°37'33"
20	48.54	05°40'32"	490.00	48.52	161°22'24"
21	246.07	28°46'24"	490.00	243.50	178°35'52"
22	67.49	07°09'40"	540.00	67.45	189°24'14"
H	979.53	124°43'03"	450.00	797.28	130°37'33"
I	62.49	07°09'40"	500.00	62.45	189°24'14"

**DRAINAGE EASEMENT DEFINED**  
 An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

**UTILITY EASEMENT DEFINED**  
 An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

DRAFTSPERSON: MAJ

DATE: 06/19/06

COMPUTER FILE: 9125 F-Plat2of2.dwg

PROJECT NUMBER: 9125

1105C