

CANAL PLACE



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Maine Street Development Company of Rochester, LLC, a Minnesota limited liability company; Maine Street Investors of Rochester LLP, a Minnesota limited liability partnership; Calli R LLC, a Minnesota limited liability company; Ryanna LLC, a Minnesota limited liability company, all being owners and proprietors of the following described property, situated in Olmsted County, State of Minnesota, to wit:

Lots 1 and 2, Block 2, Lot 1, Block 4 and Outlots B, C, E, F, and G of MAINE STREET DEVELOPMENT, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota.

TOGETHER WITH

That part of the Northeast Quarter of Section 26, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the Southwest corner of Lot 2, Block 2 of said MAINE STREET DEVELOPMENT; (the next 3 courses are along the westerly line of said MAINE STREET DEVELOPMENT); thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 19 minutes 47 seconds 1045.70 feet to the northwest corner of Lot 1, Block 4 of said MAINE STREET DEVELOPMENT; thence easterly 89 degrees 19 minutes 47 seconds azimuth 531.38 feet; thence northwesterly 323 degrees 56 minutes 20 seconds azimuth 393.51 feet to the easterly right-of-way line of Trunk Highway No.63, according to MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-44; (the next 7 courses are along said easterly right-of-way line); thence southwesterly 223 degrees 17 minutes 58 seconds azimuth 31.98 feet; thence northwesterly 95.64 feet on a nontangential curve concave southwesterly, having a radius of 904.92 feet, a central angle of 06 degrees 03 minutes 21 seconds, and a chord azimuth of 310 degrees 16 minutes 18 seconds; thence northwesterly 68.17 feet on a nontangential curve concave northeasterly, having a radius of 60.00 feet, a central angle of 65 degrees 05 minutes 52 seconds, and a chord azimuth of 305 degrees 11 minutes 58 seconds; thence northwesterly 149.10 feet on a nontangential curve concave southwesterly, having a radius of 904.92 feet, a central angle of 09 degrees 26 minutes 25 seconds, and a chord azimuth of 298 degrees 26 minutes 06 seconds; thence southwesterly 221 degrees 45 minutes 02 seconds azimuth 376.80 feet; thence southerly 199 degrees 15 minutes 28 seconds azimuth 1100.00 feet; thence southerly 196 degrees 41 minutes 19 seconds azimuth 203.60 feet to the south line of the Northeast Quarter of Section 26; thence easterly 90 degrees 10 minutes 28 seconds azimuth along said south line 663.30 feet to the point of beginning.

Said tract contains 26.28 acres more or less.

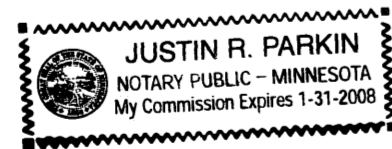
Have caused the same to be surveyed and platted as CANAL PLACE and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said Maine Street Development Company of Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20 day of July, 2006.

Lloyd P. Johnson
Lloyd P. Johnson
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20 day of July, 2006, by Lloyd P. Johnson, Chief Manager of Maine Street Development Company of Rochester, LLC, on behalf of the company.



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

- * Marcia A. Hanson and Donald F. Hanson, wife and husband,
- Michelle K. Hewlett, single,
- Terry R. Truax and Sandra K. Truax, husband and wife,
- Thomas E. Truax, single,
- Ty F. Truax and Nancy Truax, husband and wife,

In witness whereof said Maine Street Investors of Rochester LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its partners this 20 day of July, 2006.

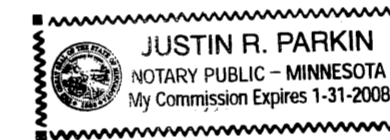
R.L. Hexum & Associates, Inc.
Partner
Richard L. Hexum Sr.
Richard L. Hexum, Sr.
President

David T. Bishop
David T. Bishop, Trustee of the David T. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000,
Partner

David T. Bishop
David T. Bishop, Trustee of the Beatrice H. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000,
Partner

STATE OF MINNESOTA
COUNTY OF OLMSTED

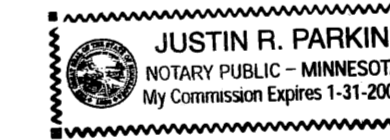
The foregoing instrument was acknowledged before me this 20 day of July, 2006, by Richard L. Hexum, President of R.L. Hexum & Associates, Inc. a Minnesota corporation, a partner of Maine Street Investors of Rochester LLP, a Minnesota limited liability partnership, on behalf of the partnership.



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

STATE OF MINNESOTA
COUNTY OF OLMSTED

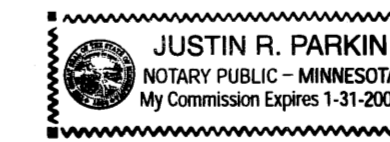
The foregoing instrument was acknowledged before me this 20 day of July, 2006, by David T. Bishop, Trustee of the David T. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000, a partner of Maine Street Investors of Rochester LLP, a Minnesota limited liability partnership, on behalf of the partnership.



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

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20 day of July, 2006, by David T. Bishop, Trustee of the Beatrice H. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000, a partner of Maine Street Investors of Rochester LLP, a Minnesota limited liability partnership, on behalf of the partnership.



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

1116A

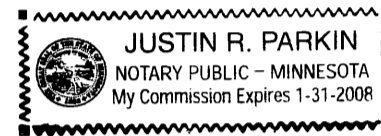
CANAL PLACE

In witness whereof said Marcia A. Hanson and Donald F. Hanson have hereunto set our hands this 1 day of Aug, 2006.

Marcia A. Hanson
Marcia A. Hanson Donald F. Hanson
Donald F. Hanson

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1 day of August, 2006, by Marcia A. Hanson and Donald F. Hanson, wife and husband.



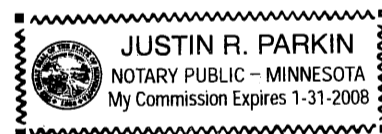
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said Michelle K. Hewlett has hereunto set my hand this 31 day of July, 2006.

Michelle K. Hewlett
Michelle K. Hewlett

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31 day of July, 2006, by Michelle K. Hewlett, single.



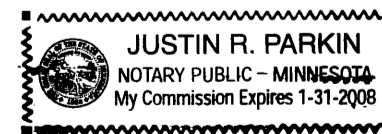
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said Terry R. Truax and Sandra K. Truax have hereunto set our hands this 25 day of July, 2006.

Terry R. Truax
Terry R. Truax Sandra K. Truax
Sandra K. Truax

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 25 day of July, 2006, by Terry R. Truax and Sandra K. Truax, husband and wife.



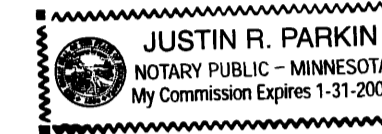
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said Thomas E. Truax by Ty F. Truax, attorney-in-fact, has hereunto set my hand this 25 day of July, 2006.

Thomas E. Truax
Thomas E. Truax
by Ty F. Truax, attorney-in-fact

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 25 day of July, 2006, by Ty F. Truax, attorney-in-fact for Thomas E. Truax, single.



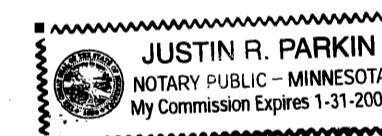
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said Ty F. Truax and Nancy Truax have hereunto set our hands this 25 day of July, 2006.

Ty F. Truax Nancy Truax
Ty F. Truax Nancy Truax

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 25 day of July, 2006, by Ty F. Truax and Nancy Truax, husband and wife.



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



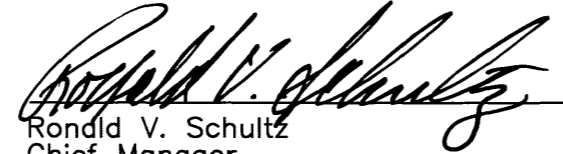
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

PROJECT NUMBER: 9090 COMPUTER FILE: 9090\FNPL01.DWG DATE: 07/20/06 DRAFTSPERSON: JRP

1116B

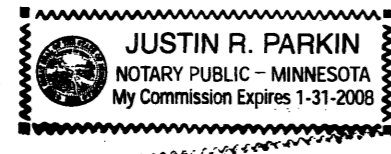
CANAL PLACE

In witness whereof said Calli R LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20 day of July, 2006.


Ronald V. Schultz
Chief Manager

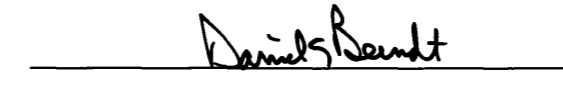
STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20 day of July, 2006, by Ronald V. Schultz, Chief Manager of Calli R LLC, on behalf of the company.



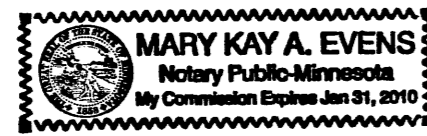

Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008


In witness whereof said Ryanna LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 24th day of July, 2006.


Daniel E. Berndt
Secretary

STATE OF MINNESOTA
COUNTY OF OLMSTED

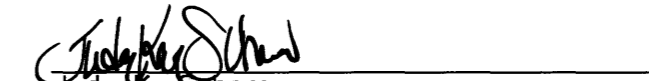
The foregoing instrument was acknowledged before me this 24th day of July, 2006, by Daniel E. Berndt, Secretary of Ryanna LLC, on behalf of the company.




Mary Kay A. Evens
Notary Public, Olmsted County, MN
My Commission Expires _____

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk in and for the City of Rochester, do hereby certify that on the 17th 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 9th day of AUGUST, 2006.


Judy K. 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 27th day of July, 2006.


Edward P. Kuisle
Olmsted County Surveyor

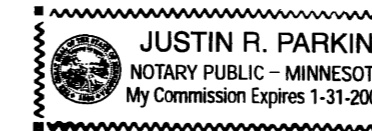
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CANAL PLACE; 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 July 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.


Peter G. Oetliker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 21 day of July, 2006, by Peter G. Oetliker, L.S. No. 41887.




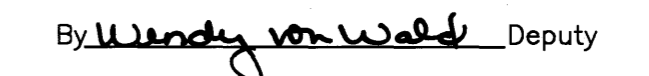

Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

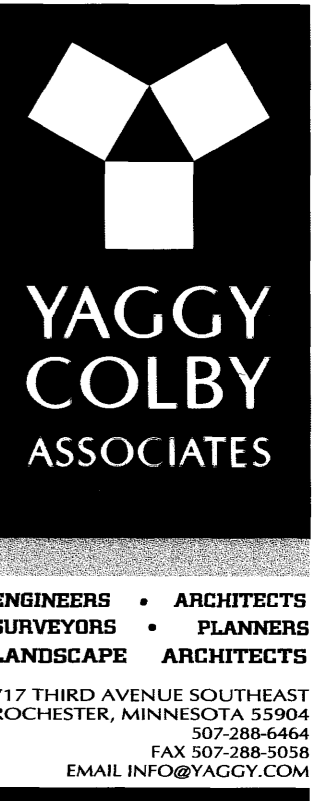
PROPERTY RECORDS AND LICENSING

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 16th day of AUGUST, 2006.

Document Number A-1110210

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 16th day of AUGUST, 2006, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.


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

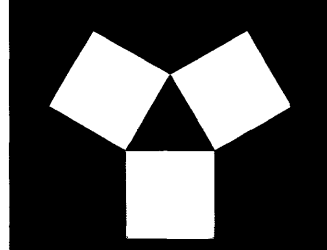


PROJECT NUMBER: 9090
COMPUTER FILE: 9090FNPL01.DWG
DATE: 07/20/06
DRAFTSPERSON: JRP

1116C

CANAL PLACE

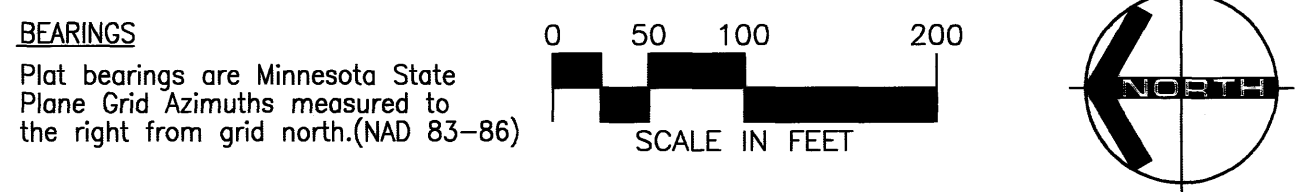
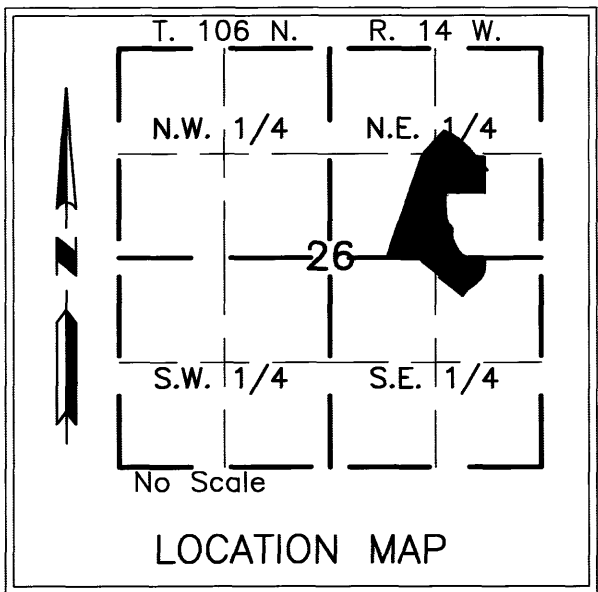
MAINE STREET DEVELOPMENT



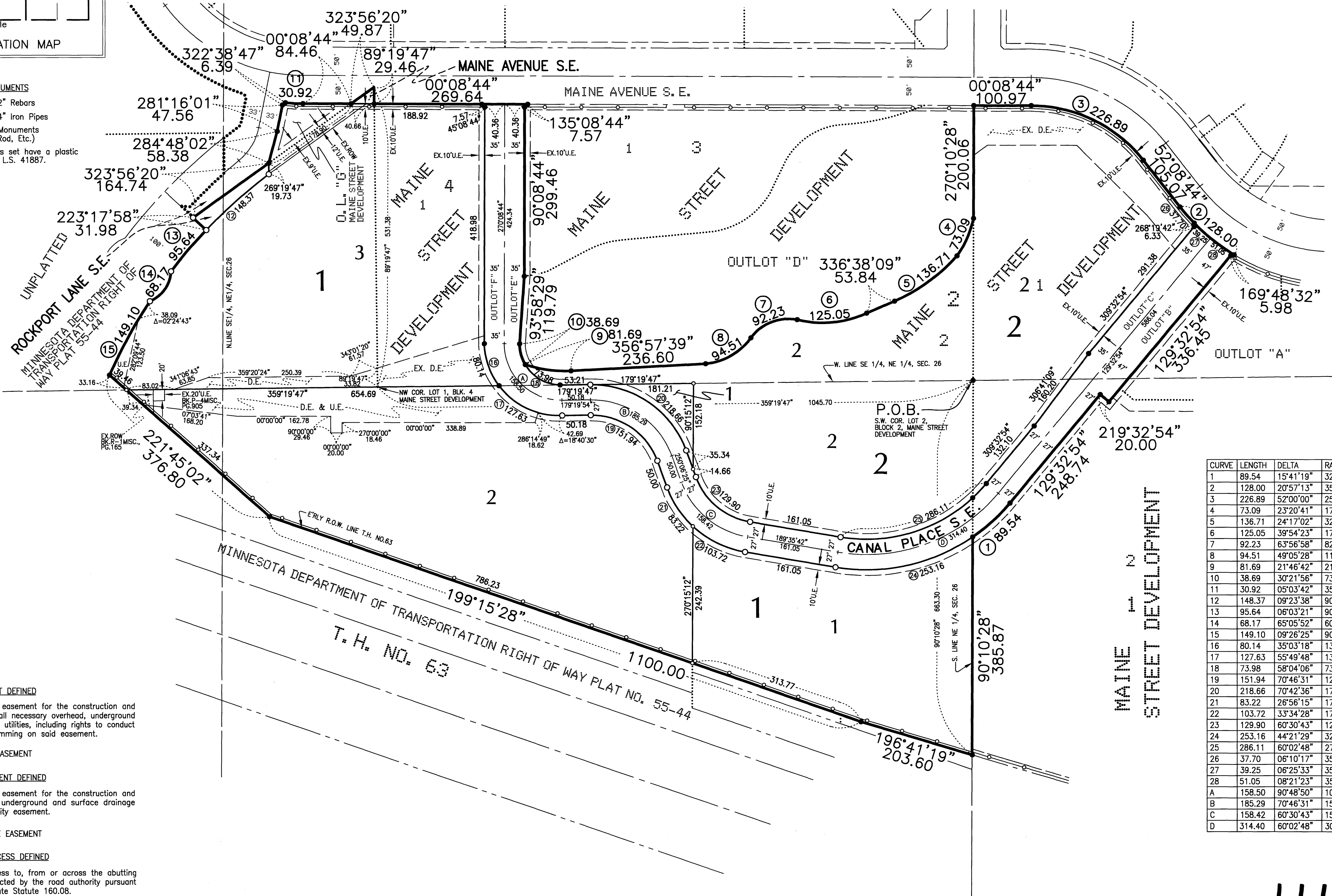
YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

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



- 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. 41887.



CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	89.54	15°41'19"	327.00	89.26	137°23'33"
2	128.00	20°57'13"	350.00	127.29	41°40'08"
3	226.89	52°00'00"	250.00	219.19	26°08'44"
4	73.09	23°20'41"	179.38	72.58	293°24'01"
5	136.71	24°17'02"	322.55	135.68	323°53'14"
6	125.05	39°54'23"	179.54	122.54	354°32'20"
7	92.23	63°56'58"	82.63	87.51	338°16'53"
8	94.51	49°05'28"	110.30	91.64	330°01'55"
9	81.69	21°46'42"	214.92	81.20	07°52'10"
10	38.69	30°21'56"	73.00	38.24	74°57'46"
11	30.92	05°03'42"	350.00	30.91	02°40'35"
12	148.37	09°23'38"	904.92	148.20	317°59'47"
13	95.64	06°03'21"	904.92	95.60	310°16'18"
14	68.17	65°05'52"	60.00	64.56	305°11'58"
15	149.10	09°26'25"	904.92	148.93	298°26'06"
16	80.14	35°03'18"	130.98	78.89	250°55'45"
17	127.63	55°49'48"	130.98	122.64	205°29'13"
18	73.98	58°04'06"	73.00	70.86	210°44'45"
19	151.94	70°46'31"	123.00	142.46	214°43'10"
20	218.66	70°42'36"	177.18	205.05	214°44'02"
21	83.22	26°56'15"	177.00	82.45	236°38'18"
22	103.72	33°34'28"	177.00	102.24	206°22'56"
23	129.90	60°30'43"	123.00	123.95	219°51'04"
24	253.16	44°21'29"	327.00	246.89	167°24'57"
25	286.11	60°02'48"	273.00	273.19	159°34'18"
26	37.70	06°10'17"	350.00	37.68	49°03'35"
27	39.25	06°25'33"	350.00	39.23	42°45'40"
28	51.05	08°21'23"	350.00	51.00	35°22'12"
A	158.50	90°48'50"	100.00	142.42	224°44'19"
B	185.29	70°46'31"	150.00	173.73	214°43'10"
C	158.42	60°30'43"	150.00	151.16	219°51'04"
D	314.40	60°02'48"	300.00	300.21	159°34'18"

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

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

D.E. = DRAINAGE EASEMENT

CONTROLLED ACCESS DEFINED
Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

○ — ○ = CONTROLLED ACCESS

1116D

PROJECT NUMBER: 9090
COMPUTER FILE: 9090\FNPL01.DWG
DATE: 07/20/06
DRAFTSPERSON: JRP