

OFFICIAL PLAT

SOUTH ZUMBRO PLAZA

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Hy-Vee, Inc., a corporation under the laws of Iowa, owner and proprietor, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

A part of the North Half of the Northwest Quarter of Section 11, Township 106 North, Range 14 West, Rochester, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence South 00 degrees 40 minutes 43 seconds East, assumed bearing, along the east line of said Northwest Quarter, a distance of 143.88 feet to a point in the south right of way line of T.H. No. 14 for a point of beginning; thence South 89 degrees 34 minutes 22 seconds West along said right of way line, 602.00 feet; thence South 00 degrees 40 minutes 43 seconds East, 406.93 feet; thence North 89 degrees 34 minutes 22 seconds East, 601.99 feet to the east line of said Northwest Quarter; thence North 00 degrees 40 minutes 43 seconds West along said east line, 406.93 feet to the point of beginning, excepting therefrom the following parcels:

- 1. Commencing at the northeast corner of said Northwest Quarter; thence South 00 degrees 40 minutes 43 seconds East, assumed bearing, along the east line of said Northwest Quarter, a distance of 193.88 feet for a point of beginning; thence South 89 degrees 34 minutes 22 seconds West, 25.00 feet; thence South 00 degrees 40 minutes 43 seconds East, 356.93 feet; thence North 89 degrees 34 minutes 22 seconds East, 25.00 feet to the east line of said Northwest Quarter; thence North 00 degrees 40 minutes 43 seconds West along said east line, 406.93 feet to the point of beginning, and:
2. Commencing at the northeast corner of said Northwest Quarter; thence South 01 degree 21 minutes 02 seconds East, assumed bearing, along the east line of said Northwest Quarter, a distance of 143.88 feet to a point in the south right of way line of T.H. No. 14; thence South 88 degrees 54 minutes 48 seconds West along said right of way line, 514.87 feet for the point of beginning; thence continue South 88 degrees 54 minutes 48 seconds West along said right of way line, 87.33 feet; thence South 01 degree 20 minutes 22 seconds East, 44.78 feet; thence North 76 degrees 52 minutes 45 seconds East, 78.80 feet; thence North 18 degrees 27 minutes 05 seconds East, 30.09 feet to the point of beginning.

ALSO:

That part of the North Half of the Northwest Quarter of Section 11, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence South 00 degrees 40 minutes 43 seconds East, assumed bearing, along the east line of said Northwest Quarter, 143.88 feet to a point in the south right of way line of T.H. No. 14; thence continue South 00 degrees 40 minutes 43 seconds East, along said east line, 406.93 feet for the point of beginning; thence South 89 degrees 34 minutes 22 seconds West, 601.99 feet; thence South 00 degrees 40 minutes 48 seconds East, 356.93 feet; thence South 89 degrees 56 minutes 08 seconds East, 602.03 feet to the east line of said Northwest Quarter; thence North 00 degrees 40 minutes 43 seconds West, along said east line, 362.10 feet to the point of beginning.

ALSO:

Lots 1, 2 and 3, Block 1, Graham Addition to the City of Rochester, Minnesota, together with that part of the public street known as 12th Street SW lying north of and adjacent to said Lot 1;

ALSO:

All that part of the following described property which lies north of the south line of Lot 3, Block 1, Graham Addition to the City of Rochester, Minnesota, extended westerly;

A part of the North Half of the Northwest Quarter of Section 11, Township 106 North, Range 14 West, Rochester, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence South 00 degrees 40 minutes 43 seconds East, assumed bearing, along the east line of said Northwest Quarter, a distance of 193.88 feet for a point of beginning; thence South 89 degrees 34 minutes 22 seconds West, 25.00 feet; thence South 00 degrees 40 minutes 43 seconds East, 356.93 feet; thence North 89 degrees 34 minutes 22 seconds East, 25.00 feet to the east line of said Northwest Quarter; thence North 00 degrees 40 minutes 43 seconds West along said east line, 356.93 feet to the point of beginning.

Containing 11.10 acres more or less.

has caused the same to be surveyed and platted as SOUTH ZUMBRO PLAZA and do hereby donate and dedicate to the public for the public use forever the thoroughfare and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Hy-Vee, Inc. has caused these presents to be signed by its proper officers this 8th day of August, 1997.

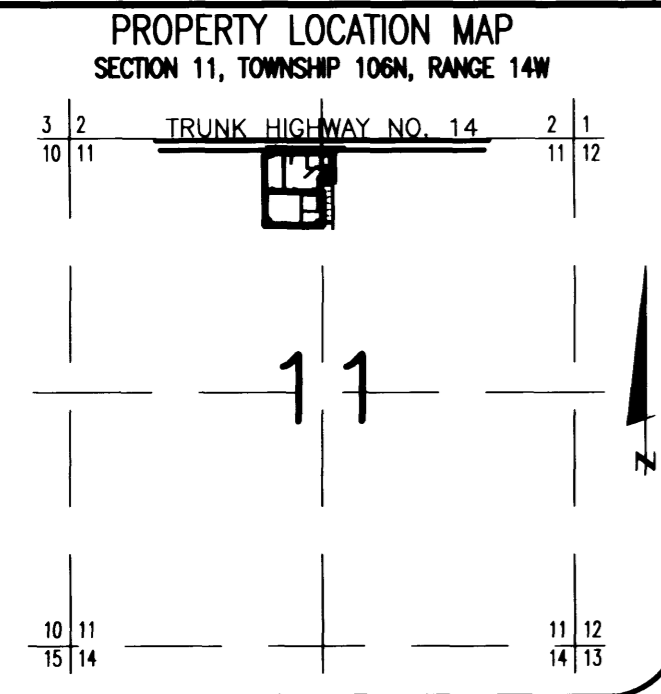
By: Dennis A. Ausenhus, Vice President, and James D. Moser, Secretary, STATE OF IOWA, COUNTY OF POLK

The foregoing instrument was acknowledged before me this 8th day of August, 1997, by Dennis A. Ausenhus, Vice President, and James D. Moser, Secretary, of Hy-Vee, Inc., a corporation under the laws of Iowa, on behalf of the corporation.

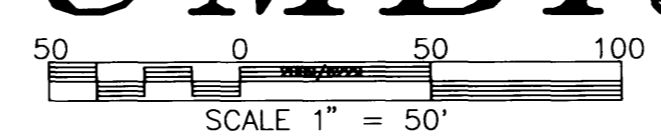
Notary Public, Polk County, Iowa

My commission expires February 15, 1999

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



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: BASIS OF BEARING SYSTEM: ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE N.W. 1/4, SEC 11-106-14 WHICH IS ASSUMED TO BE S 00°40'43" E.
ALL MONUMENTS SHOWN THIS: ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622.
ALL MONUMENTS SHOWN THIS: ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE
I hereby certify that I have surveyed and platted the property described on this plat as SOUTH ZUMBRO 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 wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown thereon.

James E. Swanson, L.S. Minnesota License Number 11622

State of Minnesota County of Olmsted
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 6th day of August, 1997.

Walter E. Jahn, Notary Public, Olmsted County, Minnesota

My commission expires: [blank]

COUNTY SURVEYOR
I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 8th day of August, 1997.
Edward P. Kowale, Olmsted County Surveyor

CITY APPROVAL
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 7th day of July, 1997, 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 August, 1997.

TAX STATEMENTS
Taxes payable in the year 1997 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 19th day of August, 1997.

Olmsted County Auditor/Treasurer

By: [blank] Deputy

COUNTY RECORDER/REGISTRAR OF TITLES
DOCUMENT NUMBER (Torrens) [blank]
DOCUMENT NUMBER (Abstract) [blank]
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 15th day of August, 1997, at [blank] o'clock [blank] M., and was duly recorded in the Olmsted County records.

By: [blank] County Recorder/Registrar of Titles
Deputy

