

ROCHESTER TOWNE CLUB VILLAGE

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Platinum Development Group, Inc., a Minnesota corporation, mortgagor, Lakeland Construction Finance, LLC, a Minnesota limited liability company, mortgagee, LCF Development, LLC, a Minnesota limited liability company, mortgagee, and the City of Rochester, a Minnesota municipal corporation, all being owners and proprietors of the following described property, situated in Olmsted County, State of Minnesota, to wit:

Outlot F, ROCHESTER TOWNE CLUB, 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 the Northwest Quarter, Section 8, Township 106 North, Range 13 West, Olmsted County, described as follows:

Beginning at the southwest corner of said Outlot F; thence easterly on a Minnesota State Plane Grid Azimuth from north of 90 degrees 24 minutes 15 seconds along the south line of said Outlot F 495.84 feet to the west line of Outlot G of said ROCHESTER TOWNE CLUB; thence southerly 164 degrees 53 minutes 13 seconds azimuth along said west line 158.90 feet; thence southwesterly 208 degrees 50 minutes 29 seconds azimuth along said west line 329.97 feet; thence southerly 183 degrees 15 minutes 02 seconds azimuth along said west line 688.47 feet; thence westerly 269 degrees 43 minutes 34 seconds azimuth 137.70 feet; thence southerly 179 degrees 43 minutes 34 seconds azimuth 46.72 feet; thence westerly 269 degrees 43 minutes 34 seconds azimuth 195.78 feet to the west line of said Northeast Quarter of the Northwest Quarter; thence northerly 359 degrees 43 minutes 10 seconds azimuth along said west line 148.83 feet to the southeast corner of Lot 10, Block 4, ROSE HARBOR SECOND SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 89 degrees 43 minutes 10 seconds azimuth 139.80 feet; thence northerly 359 degrees 43 minutes 34 seconds azimuth 160.00 feet; thence westerly 269 degrees 43 minutes 10 seconds azimuth 139.82 feet to said west line; thence northerly 359 degrees 43 minutes 10 seconds azimuth along said west line 872.81 feet to the point of beginning.

Said tract contains 10.85 acres more or less.

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

In witness whereof said Platinum Development Group, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 8th day of February, 2007.

Mark Hemann
President

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 8th day of February, 2007, by Mark Hemann, President of Platinum Development Group, Inc., a Minnesota corporation, on behalf of the corporation.

Marie K. Marden
Notary Public, DAKOTA County, MN
My Commission Expires Jan 31, 2009

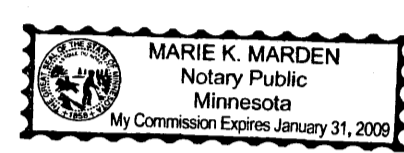


In witness whereof said Lakeland Construction Finance, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8 day of February, 2007.

Scott B. Thorsen
By:
Its: Sr. Vice President

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 8th day of February, 2007, by Scott B. Thorsen, Sr. Vice President of Lakeland Construction Finance, LLC, a Minnesota limited liability company, on behalf of the company.



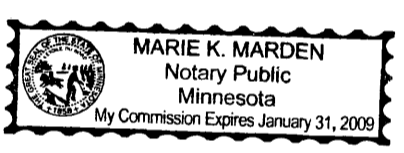
Marie K. Marden
Notary Public, DAKOTA County, MN
My Commission Expires Jan 31, 2009

In witness whereof said LCF Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8th day of February, 2007.

Anthony R. Bassett
By:
Its: President

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this 8th day of February, 2007, by Anthony R. Bassett, President of LCF Development, LLC, a Minnesota limited liability company, on behalf of the company.



Marie K. Marden
Notary Public, DAKOTA County, MN
My Commission Expires Jan 31, 2009

In witness whereof said City of Rochester, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 13th day of FEBRUARY, 2007.

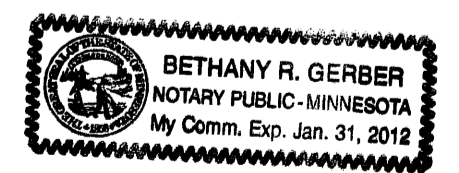
Ardell F. Brede
Ardell F. Brede
Mayor
City of Rochester

Judy Kay Scherr
Judy Kay Scherr
City Clerk
City of Rochester

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 13th day of FEBRUARY, 2007, by Ardell Brede and Judy Kay Scherr, Mayor and City Clerk respectively of the City of Rochester, a Minnesota municipal corporation, on behalf of the corporation.

Bethany R. Gerber
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2012



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 JANUARY, 2007, 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 13th day of FEBRUARY, 2007.

Judy Kay Scherr
Judy K. Scherr
City Clerk

COUNTY SURVEYOR

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

This 6 day of FEBRUARY, 2007.

Joel S. Thorsen
Olmsted County Surveyor

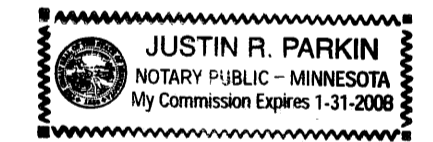
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as ROCHESTER TOWNE CLUB VILLAGE; 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 February 5, 2008; 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
Peter G. Oetliker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 6 day of February, 2007, 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 2007 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 14th day of February, 2007.

Document Number A-1126655

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of February 2007 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 Wendy von Wald Deputy

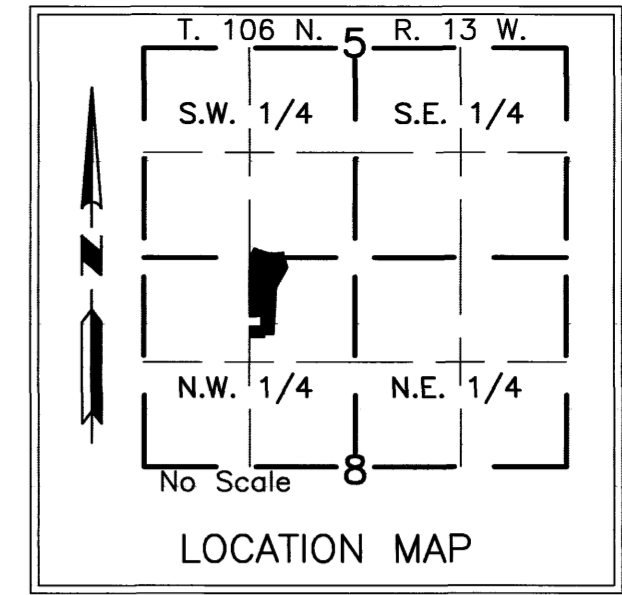
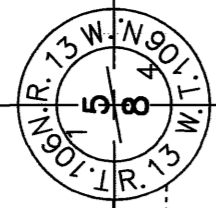
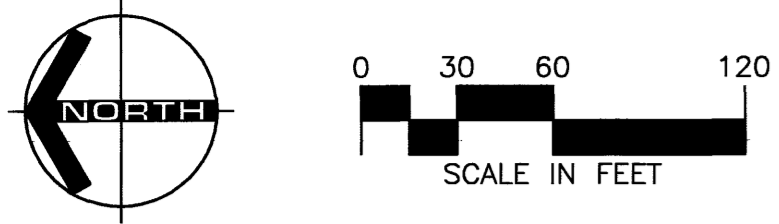


ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

PROJECT NUMBER: 9676
COMPUTER FILE: 9676F-PLAT.dwg
DATE: 02/05/07
DRAFTSPERSON: JRP

1133A

ROCHESTER TOWNE CLUB VILLAGE



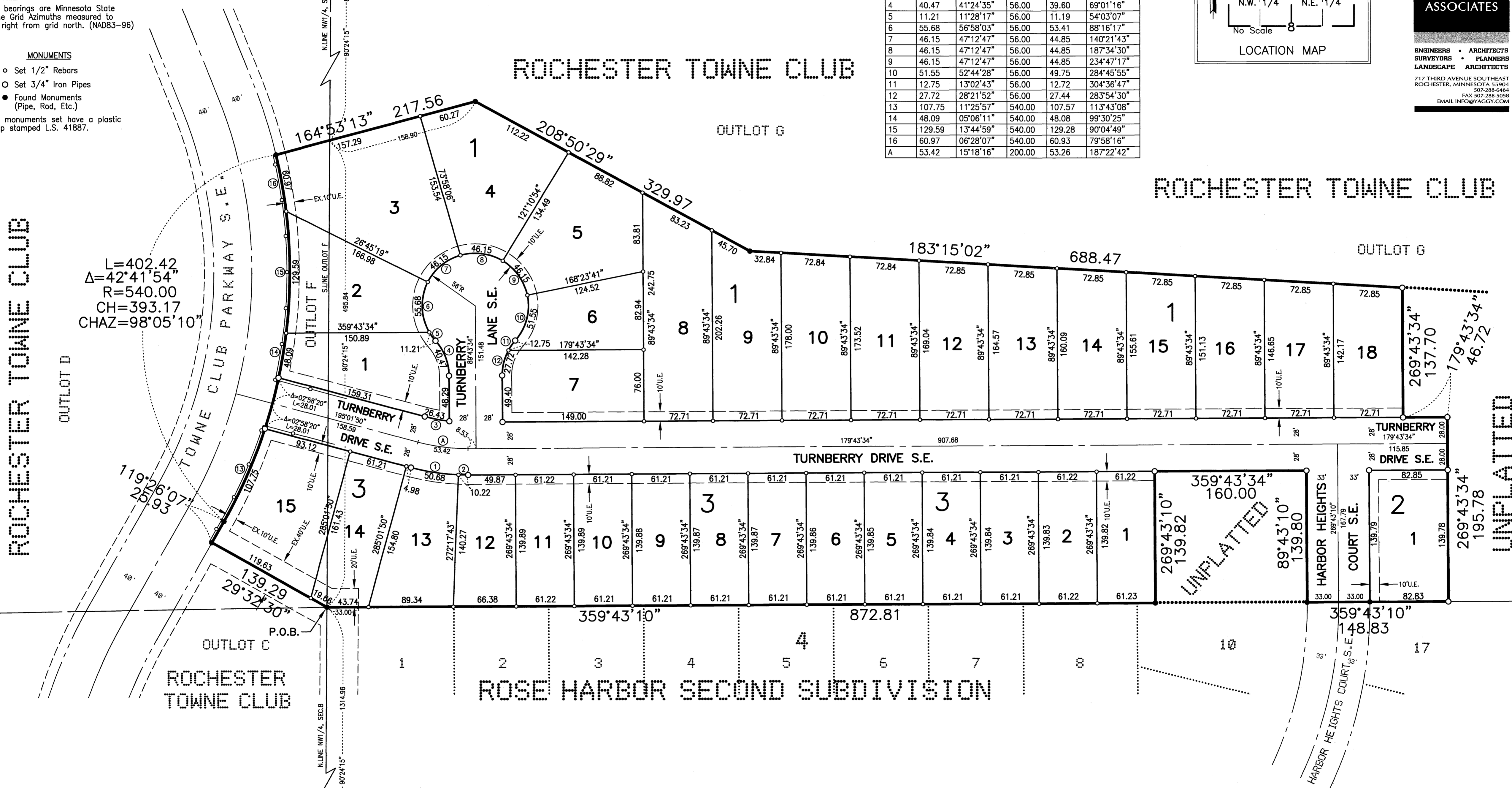
ENGINEERS • ARCHITECTS
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ROCHESTER, MINNESOTA 55904
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CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	50.68	12°44'06"	228.00	50.57	188°39'47"
2	10.22	02°34'10"	228.00	10.22	181°00'39"
3	26.43	08°48'14"	172.00	26.40	190°37'43"
4	40.47	41°24'35"	56.00	39.60	69°01'16"
5	11.21	11°28'17"	56.00	11.19	54°03'07"
6	55.68	56°58'03"	56.00	53.41	88°16'17"
7	46.15	47°12'47"	56.00	44.85	140°21'43"
8	46.15	47°12'47"	56.00	44.85	187°34'30"
9	46.15	47°12'47"	56.00	44.85	234°47'17"
10	51.55	52°44'28"	56.00	49.75	284°45'55"
11	12.75	13°02'43"	56.00	12.72	304°36'47"
12	27.72	28°21'52"	56.00	27.44	283°54'30"
13	107.75	11°25'57"	540.00	107.57	113°43'08"
14	48.09	05°06'11"	540.00	48.08	99°30'25"
15	129.59	13°44'59"	540.00	129.28	90°04'49"
16	60.97	06°28'07"	540.00	60.93	79°58'16"
A	53.42	15°18'16"	200.00	53.26	187°22'42"

BEARINGS
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD83-96)

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. 41887.

ROCHESTER TOWNE CLUB



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

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

UNPLATTED

UNPLATTED

1133B

PROJECT NUMBER 9676 DATE: 02/05/07 DRAFTSPERSON: JRP COMPUTER FILE: 9676-PLAT.dwg