

# FLEET FARM ADDITION TO ROCHESTER

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Mills Properties, Inc., a Wisconsin Corporation, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Southeast Quarter of Section 26, and of the North Half of the Northeast Quarter of Section 35, all in Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the Southeast corner of said Southeast Quarter; thence Westerly on a Minnesota State Plane Grid Azimuth from North of 270 degrees 17 minutes 44 seconds along the South line of said Southeast Quarter 943.51 feet; thence Southerly 180 degrees 13 minutes 45 seconds azimuth 100.13 feet; thence Westerly 270 degrees 17 minutes 44 seconds azimuth 1098.90 feet; thence Northwesterly 322 degrees 11 minutes 37 seconds azimuth 512.17 feet; thence Westerly 270 degrees 17 minutes 44 seconds azimuth 275.84 feet to the West line of said Southeast Quarter; thence Northerly 359 degrees 19 minutes 27 seconds azimuth along the West line of said Southeast Quarter 1011.69 feet to the Northwest corner of said South Half; thence Easterly 90 degrees 13 minutes 45 seconds azimuth along the North line of said South Half 245.00 feet; thence Southerly 180 degrees 13 minutes 45 seconds azimuth 396.00 feet; thence Easterly 90 degrees 13 minutes 45 seconds azimuth 330.00 feet; thence Northerly 00 degrees 13 minutes 45 seconds azimuth 396.00 feet to the North line of said South Half; thence Easterly 90 degrees 13 minutes 45 seconds azimuth along said North line 2054.39 feet to the Northeast corner of said South Half; thence Southerly 179 degrees 20 minutes 30 seconds azimuth along the East line of said Southeast Quarter 1317.68 feet to the point of beginning.

AND

A part of the Southwest Quarter of the Southeast Quarter of Section 26, Township 106, Range 14, Olmsted County, Minnesota, described by metes and bounds as follows: Beginning at a point 245.0 feet East of the NW corner of said Quarter Quarter, thence East along the North line of said Quarter Quarter for a distance of 330.00 feet, thence South at right angles for a distance of 396.0 feet, thence West at right angles for a distance of 330.00 feet, thence North at right angles a distance of 396.00 feet to the place of beginning, Olmsted County, Minnesota.

Said tract contains 79.32 acres, more or less.

Subject to easements, reservations or restrictions of record, if any.

Have caused the same to be surveyed and platted as FLEET FARM ADDITION TO ROCHESTER and do hereby donate and dedicate to the public for public use forever Maine Avenue S.E., Trunk Highway No. 63, 48th Street S.E., St. Bridget Road S.E. and Forest Knoll Drive S.E., and also dedicating to the State of Minnesota the controlled accesses as shown on this plat and also dedicating the easements as shown on this plat for utility and drainage purposes only unless otherwise shown.

In witness whereof said Mills Properties, Inc., has caused these presents to be signed by its proper officers this 2nd day of August 2007.

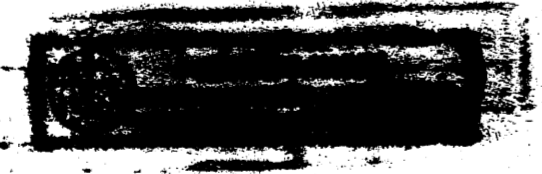
OWNER:  
Mills Properties, Inc.  
Stewart C. Mills, Jr.  
Stewart C. Mills, Jr., Co-President

Henry C. Mills, II  
Henry C. Mills, II, Co-President

STATE OF MINNESOTA  
COUNTY OF Crow Wing

The foregoing instrument was acknowledged before me this 2nd day of August, 2007, by Stewart C. Mills, Jr., Co-President, and Henry C. Mills, II, Co-President of Mills Properties, Inc., a Wisconsin Corporation, on behalf of the corporation.

Elyse B. Hagen  
Notary Public, Crow Wing County, MN  
My Commission Expires Jan. 31, 2009



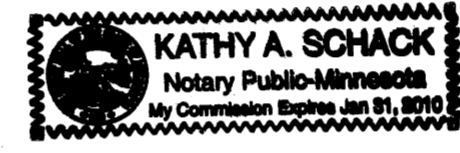
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as FLEET FARM ADDITION TO ROCHESTER; 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 April 1, 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.

Chad M. Conner  
Chad M. Conner  
Minnesota LS Number 41643

STATE OF MINNESOTA  
COUNTY OF CROW WING

The foregoing Surveyor's Certificate was acknowledged before me this 30<sup>th</sup> day of July, 2007 by Chad M. Conner, LS No. 41643.



Kathy A. Schack  
Notary Public, Crow Wing County, Minnesota  
My Commission Expires 01-31-10

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 18<sup>th</sup> day of JUNE, 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 8<sup>th</sup> day of AUGUST 2007.

Judy K. Scherr  
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 8 day of August, 2007.

Edward P. Kuske  
Olmsted County Surveyor

### 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 13<sup>th</sup> day of AUGUST, 2007.

Document Number A-1144142

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 13<sup>th</sup> day of AUGUST, 2007, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

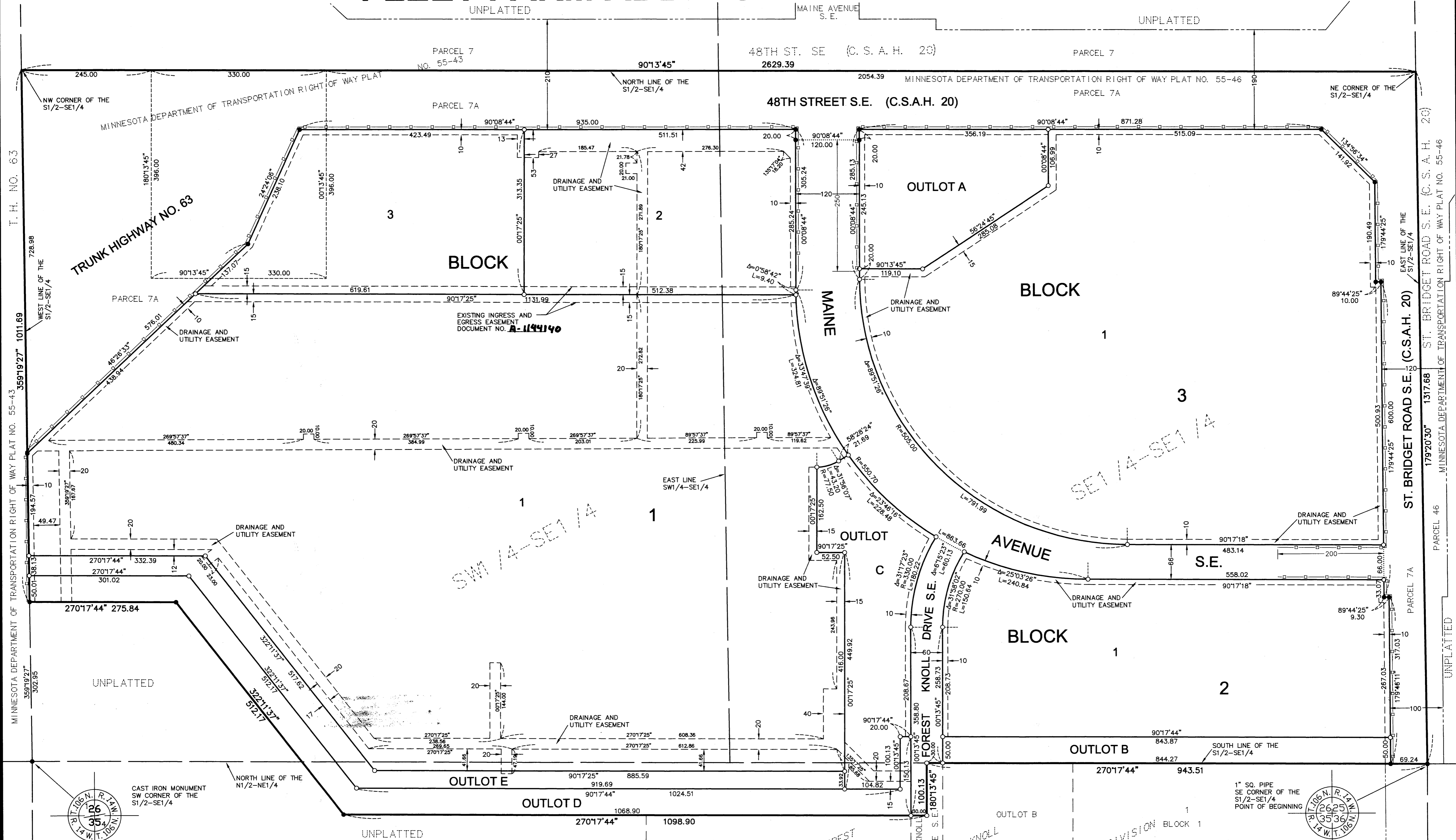
W. Mark Krupski  
Olmsted County Director of  
Property Records and Licensing

By Wendy von Wald Deputy



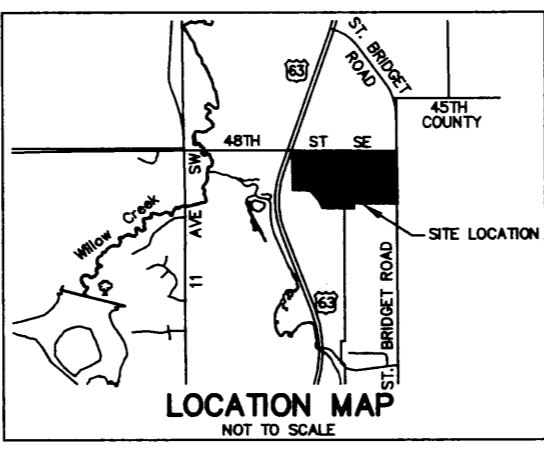
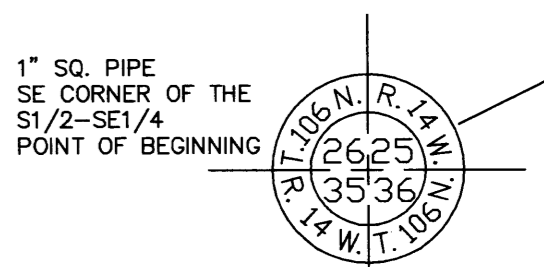
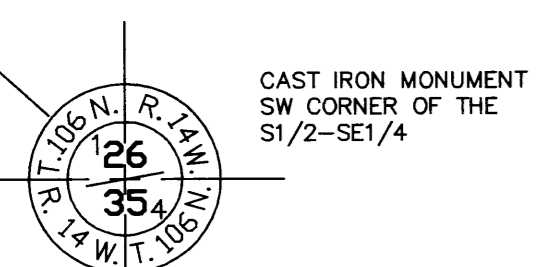
ENGINEERS ALEXANDRIA  
ARCHITECTS BEMIDJI  
LAND SURVEYORS BRAINERD  
ENVIRONMENTAL SERVICES CROOKSTON  
WWW.WSN-MN.COM GRAND FORKS

# FLEET FARM ADDITION TO ROCHESTER



MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-43  
T. H. NO. 63  
359'19"27" 101.69  
WEST LINE OF THE S1/2-SE1/4

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-46  
ST. BRIDGET ROAD S.E. (C.S.A.H. 20)  
1317.68  
EAST LINE OF THE S1/2-SE1/4



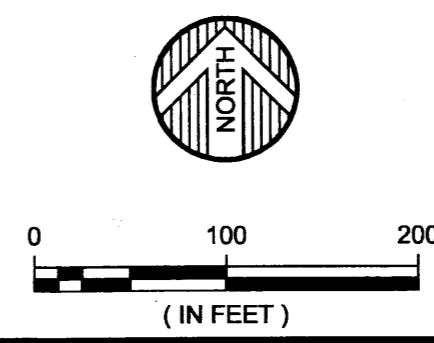
**WIDSETH SMITH NOLTING**

ENGINEERS ARCHITECTS LAND SURVEYORS ENVIRONMENTAL SERVICES

ALEXANDRIA BEMIDJI BRANERD CROOKSTON GRAND FORKS  
WWW.WSN-MN.COM

**DRAINAGE EASEMENT DEFINED:**  
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

**UTILITY EASEMENT DEFINED:**  
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.



- PLAT BEARINGS ARE MINNESOTA STATE PLANE GRID AZIMUTHS MEASURED TO THE RIGHT FROM GRID NORTH.
- = DENOTES FOUND IRON MONUMENT
- = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41843
- = CONTROLLED ACCESS: DEFINED AS INGRESS AND EGRESS TO, FROM OR ACROSS THE ADJUTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

# 1148B