

# RIVER CENTER PLAZA

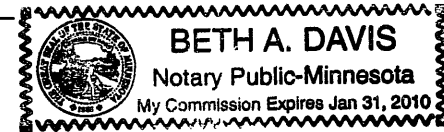
**SURVEYOR'S CERTIFICATE**

I hereby certify that I have surveyed and platted the property described on this plat as RIVER CENTER PLAZA; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat in feet and hundredths of a foot; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Larry J. Shannon  
Larry J. Shannon, L.S.  
Minnesota License Number 16096

State of Minnesota  
County of Olmsted  
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 27<sup>th</sup> day of November, 2007.

Beth A. Davis  
Notary Public, Dodge County, Minnesota  
My commission expires 1-31-2010



**COUNTY SURVEYOR**

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 28 day of November, 2007.

Edward P. Kusilek  
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 19<sup>th</sup> day of NOVEMBER, 2007, 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 19<sup>th</sup> day of DECEMBER, 2007.

Judy Kay Scherr  
City Clerk

**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 day 27<sup>th</sup> of December, 2007.

DOCUMENT NUMBER A-1155689

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 27<sup>th</sup> day of December, 2007, at 11 o'clock A M., and was duly recorded in the Olmsted County records.

W. Mark Krupski  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Northbrook LLC, a limited liability company, owner and proprietor, and Tier One Bank, mortgagee, of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

Outlot 10; Outlot 11, except the South 10 feet thereof; and that part of Outlot 9 described as follows:

Commencing at the southeast corner of said Outlot 9; thence West 1100 feet, more or less, to the east bank of the Zumbro River, running thence northeasterly along the east bank of said Zumbro River 134 feet to the south line of lands deeded to the City of Rochester; running thence South 87 degrees 45 minutes East to the west line of Broadway Street North; running thence southwesterly along the line of said Broadway Street North 92 feet to the place of beginning, all in Northern Addition to the City of Rochester, Olmsted County, Minnesota;

EXCEPTING therefrom the following described tracts of land:

(1) That part of Outlot 9, Outlot 10, and Outlot 11 less the South 10 feet thereof, said Northern Addition described as follows: Commencing at the Northeast corner of the South 10 feet of said Outlot 11; thence South 89 degrees 26 minutes 12 seconds West along the north line of said South 10 feet 746.00 feet to the point of beginning of the land to be described; thence North 18 degrees 02 minutes 37 seconds West 121.74 feet; thence North 08 degrees 11 minutes 39 seconds West 126.30 feet; thence North 02 degrees 05 minutes 25 seconds East 137.10 feet; thence North 03 degrees 51 minutes 02 seconds West 104.25 feet; thence North 12 degrees 06 minutes 02 seconds East 66.26 feet to the south line of lands deeded to the city of Rochester; thence North 86 degrees 39 minutes 47 seconds West along said South line 212 feet, more or less, to the edge of the Zumbro River; thence southeasterly along the edge of said river 599 feet, more or less, to the north line of the south 10 feet of said Outlot 11; thence North 89 degrees 26 minutes 12 seconds East along the north line of said South 10 feet, 64 feet more or less, to the point of beginning.

AND:

(2) That part of Outlot 10 and Outlot 11 less the South 10 feet thereof, Northern Addition to the City of Rochester, Minnesota, described as follows:

Commencing at the northeast corner of the South 10 feet of said Outlot 11; thence South 89 degrees 26 minutes 12 seconds West along the north line of said south 10 feet, 746.00 feet to the point of beginning of the land to be described; thence North 18 degrees 02 minutes 37 seconds West 121.74 feet; thence North 08 degrees 11 minutes 39 seconds West 126.30 feet; thence North 02 degrees 05 minutes 25 seconds East 28.96 feet; thence South 08 degrees 11 minutes 39 seconds East 154.37 feet; thence South 18 degrees 02 minutes 37 seconds East 97.68 feet; thence North 89 degrees 26 minutes 12 seconds East 8.38 feet; thence South 16 degrees 18 minutes 28 seconds East 25.00 feet to said north line of South 10 feet of Outlot 11; thence South 89 degrees 26 minutes 12 seconds West along said North line a distance of 13.00 feet to the point of beginning.

Containing 10.66 Acres.

have caused the same to be surveyed and platted as RIVER CENTER PLAZA and do hereby grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Northbrook LLC, has caused these presents to be signed by its chief manager this 4<sup>th</sup> day of December, 2007.

Northbrook LLC  
By Ajay Nehra  
Ajay Nehra, Chief Manager

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 2007, by Ajay Nehra, Chief Manager of Northbrook LLC, on its behalf.

Mark S. Ute  
Notary Public, Olmsted County, Minnesota

My commission expires 1/31/10

In witness whereof said Tier One Bank, has caused these presents to be signed by its proper officers this 10<sup>th</sup> day of December, 2007.

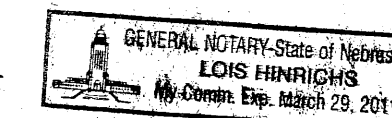
Tier One Bank  
By Delmar B. Williams  
Delmar B. Williams, Senior Vice President

State of Nebraska  
County of Lancaster

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2007, by Delmar B. Williams and Senior Vice President of Tier One Bank, on its behalf.

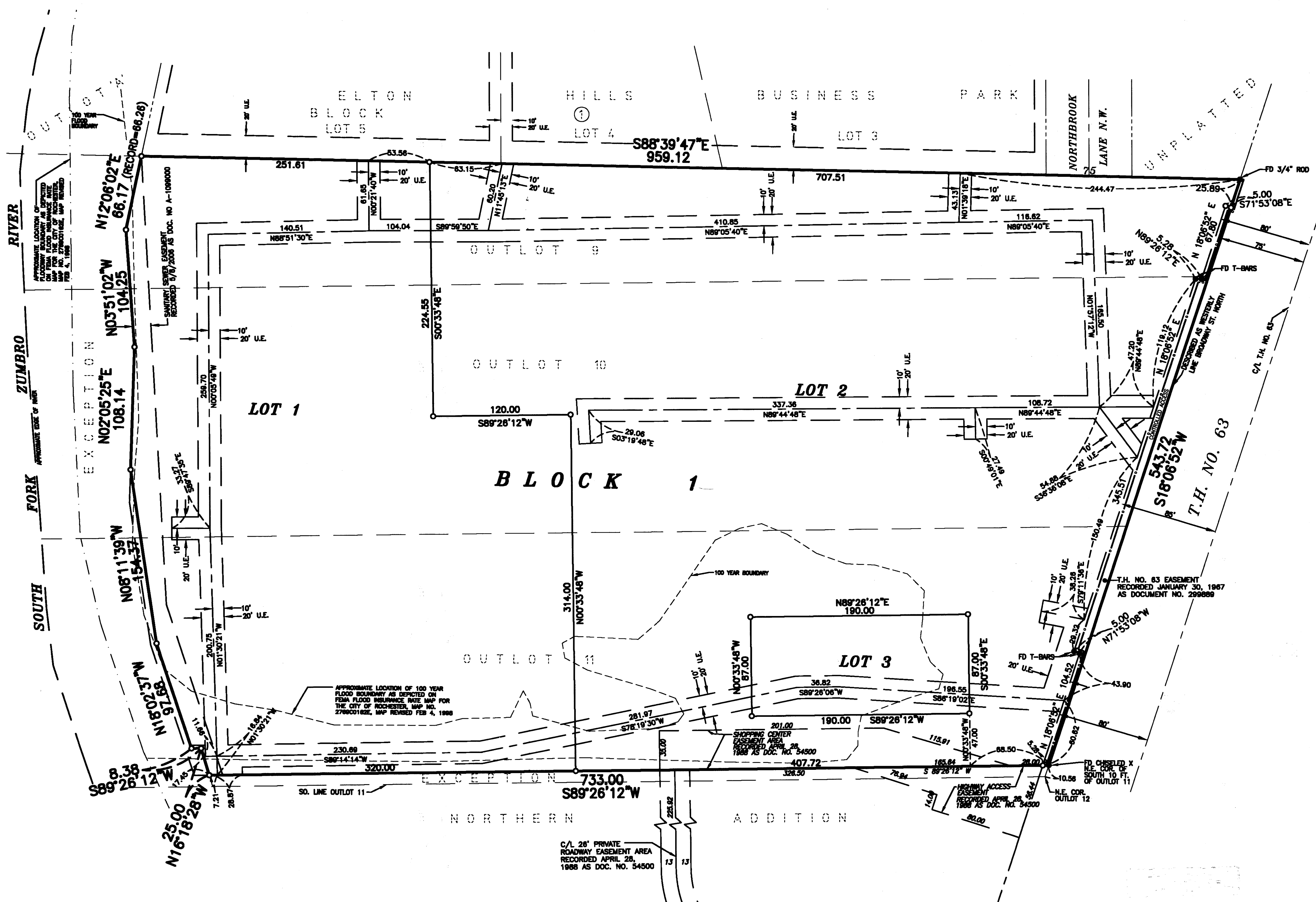
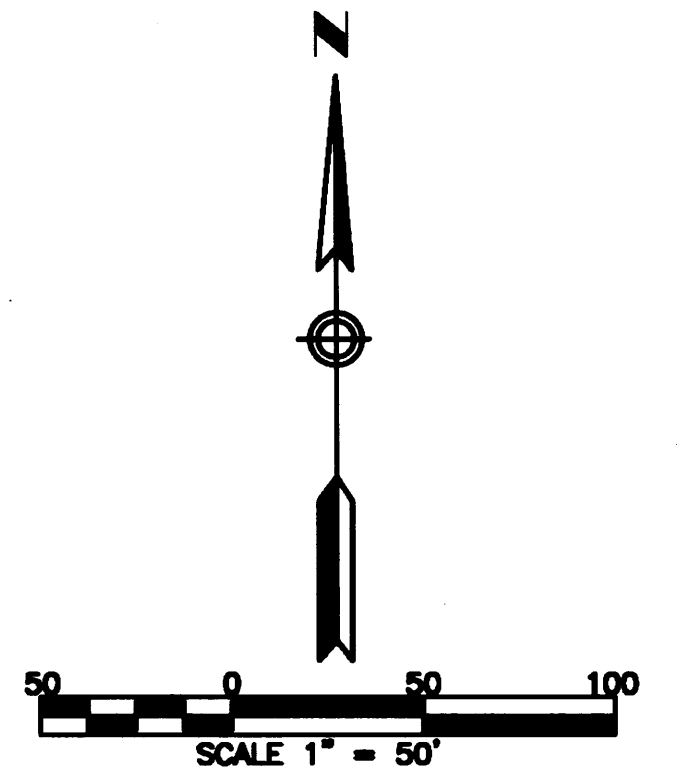
Lee Nemnich  
Notary Public, Lancaster County, Nebraska

My Commission expires 3-29-2011



# 1156 A

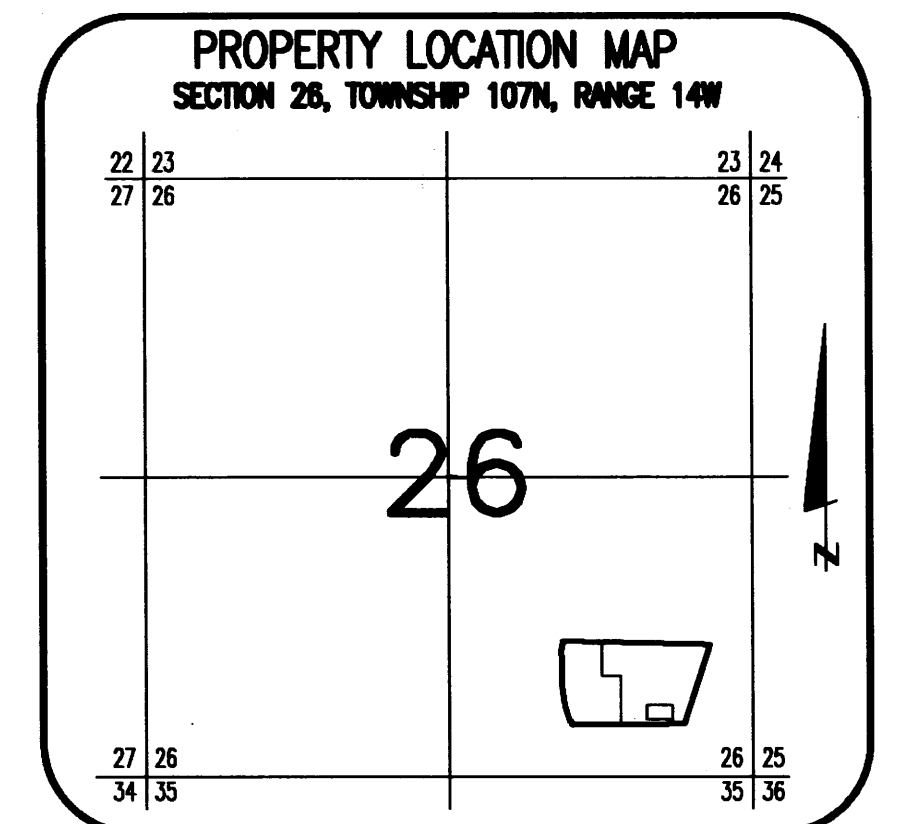
# RIVER CENTER PLAZA



NOTE:  
 ALL MONUMENTS SHOWN THUS: ○  
 ARE 5/8" I.D. CAPPED PIPES  
 WITH LICENSE NO. 16096  
 WHICH WILL BE SET WITHIN 1 YEAR  
 AFTER RECORDING OF THIS PLAT.  
 ALL MONUMENTS SHOWN THUS: ●  
 ARE FOUND 5/8" PIPE UNLESS  
 OTHERWISE NOTED.

UTILITY EASEMENT (U.E.) 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.

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.



# 1156B

11704/6210