

THE 12 SEAS SUBDIVISION

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: that THE 12 SEAS, a general partnership, ROCHESTER RESTAURANT INVESTMENT COMPANY, A North Dakota Partnership, MINNESOTA INVESTMENT COMPANY, A Minnesota Limited Partnership, MARQUETTE BANK & TRUST COMPANY OF ROCHESTER, A Minnesota Corporation, and NORTHWESTERN NATIONAL BANK OF ROCHESTER, A United States Corporation, owners and mortgagees of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

A tract of land lying in the Southeast Quarter of the Southeast Quarter of Section 14, Township 106 North, Range 14 West of the Fifth Principal Meridian and being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of said Section 14; thence on an assumed bearing of North 00°00'00" West, along the East line of said Southeast Quarter, a distance of 388.07 feet to the point of beginning; thence North 90°00'00" West a distance of 845.06 feet to a point on the easterly right-of-way line of the Frontage Road abutting said property; thence North 03°36'56" East, along said easterly line, a distance of 34.01 feet; thence northerly, along said easterly line, a distance of 87.91 feet along a tangential curve concave westerly, said curve having a radius of 23,078.31 feet and a central angle of 00°13'06"; thence North 86°36'10" West, radial to said curve, a distance of 40.00 feet; thence northerly a distance of 110.58 feet along a non-tangential curve concave westerly, said curve having a radius of 23,038.31 feet, a central angle of 00°16'30" and the chord of said curve bears North 03°15'35" East; thence South 86°52'40" East, radial to said curve, a distance of 40.00 feet; thence North 12°27'58" East a distance of 409.43 feet; thence northerly a distance of 202.01 feet along a non-tangential curve concave westerly, said curve having a radius of 23,148.31 feet, a central angle of 00°30'00" and the chord of said curve bears North 01°52'20" East; thence North 14°27'44" West, not tangent to said curve, a distance of 109.14 feet to the north line of said Southeast Quarter of the Southeast Quarter; thence South 89°04'44" East, along said north line, a distance of 763.62 feet to the northeast corner of the Southeast Quarter of the Southeast Quarter of said section; thence South 00°00'00" West, along the east line of said Southeast Quarter, a distance of 927.36 feet to the point of beginning;

have caused the same to be surveyed and platted as THE 12 SEAS SUBDIVISION and do hereby donate and dedicate to the public for public use forever the street and grant the easements defined thereon. In witness whereof we have hereunto set our hands and seal this 23 day of July, 1979.

ROCHESTER RESTAURANT INVESTMENT COMPANY

A North Dakota Partnership, only as owners of a part of Lot 1, Block 1.
James P. Wold, A Partner *Thomas C. Wold, A Partner* *Donald J. Wold, A Partner*

NORTHWESTERN NATIONAL BANK OF ROCHESTER

A United States Corporation, only as mortgagees of a part of Lot 1, Block 1.
Mary Kubiatowicz, Assistant Vice-President *Marlo O. Anderson, Assistan Vice-President*

MINNESOTA INVESTMENT COMPANY

A Minnesota Limited Partnership, only as owners of a part of Lot 2, Block 1.
James P. Wold, General Partner *Thomas C. Wold, General Partner* *Donald J. Wold, General Partner*

MARQUETTE BANK

A Minnesota Corporation, only as mortgagees of a part of Lot 2, Block 1.
John H. Brunangan, Executive Vice-President *Byron L. Pierce, Vice-President*

THE 12 SEAS

Owners of the remaining part of the plat.
Robert H. Comay, Attorney-in-fact for the RMC Partners *Francis J. Comay, Attorney-in-fact for the FJC Partners*

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.

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the operation and maintenance of waterways, both surface, and underground, running over, across, and under said easement.

PREPARED BY
WALLACE HOLLAND KASTLER SCHMITZ & CO.
CONSULTING ENGINEERS AND PLANNERS
ROCHESTER, MINNESOTA

State of North Dakota ss
County of Cass

On this 23rd day of July, 1979 before me, a Notary Public within and for said county and state, personally appeared James P. Wold, Thomas C. Wold and Donald J. Wold, all in a partnership named in the foregoing instrument, and by me being duly sworn, said that they are such persons and who executed the foregoing instrument and acknowledged that they executed the same as their own free act and deed by the authority of their respective members.

Ruby E. Hartman
Notary Public, Cass County, N.D.
My Commission Expires _____

RUBY E. HARTMAN
Notary Public, CASS COUNTY, N. DAK.
My Commission Expires NOV. 1, 1984

State of Minnesota) ss
County of Olmsted)

On this 21st day of July, 1979 A.D. before me, a Notary Public within and for said County and State, personally appeared *Mary Kubiatowicz* and *M.O. Anderson* to me personally known, who being by me, each duly sworn, did say that they are, respectively, the *Assistant Vice-President* and *Assistant Vice-President* of Northwestern National Bank of Rochester, the corporation named in the foregoing instrument: that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said *Mary Kubiatowicz* and *M.O. Anderson* acknowledge said instrument to be the free act and deed of said corporation.

Surveyor's Certificate

State of Minnesota ss
County of Olmsted

I do hereby certify that I have surveyed and platted the property described on this plat as THE 12 SEAS SUBDIVISION, that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and decimals of a foot; that all monuments have been correctly placed in the ground as shown on the plat; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on this plat other than as shown thereon.

Richard F. Kastle
Surveyor
Minn. Registration No. 6405

State of Minnesota ss
County of Olmsted

The above Surveyor's Certificate was subscribed and sworn to before me, a Notary Public within and for said county and state on this 29th day of July, 1979

Deborah L. Ball
Notary Public, Olmsted County, MN
My commission expires April 1, 1986



State of Minnesota ss
County of Olmsted
City of Rochester

I, Carole Grimm, City Clerk in and for said City of Rochester, do hereby certify that on the 6 day of August, 1979 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 7 day of August, 1979.

Carole A. Grimm
City Clerk of City of Rochester, MN

State of Minnesota ss
County of Olmsted

Filed for record this 10 day of August, 1979 at 2:45 O'clock P. M. in Book _____ of Plats on page _____ Doc. No. _____

Dee Finstrom
County Recorder

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

Approved this 27th day of July, 1979
By *Roger W. Brand*
Olmsted County Surveyor

No delinquent taxes and transfer entered this 10th day of August, 1979.

Paul Branning
County Auditor

Controlled Access Defined

Egress or Ingress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.06.

State of North Dakota ss
County of Cass

On this 23rd day of July, 1979 before me, a Notary Public within and for said county and state, personally appeared James P. Wold, Thomas C. Wold and Donald J. Wold, the general partnership named in the foregoing instrument and by me being duly sworn, said that they are such persons and who executed the foregoing instrument and acknowledge that they executed the same as their own free act and deed by the authority of their respective members.

Ruby E. Hartman
Notary Public, Cass County, N.D.
My Commission Expires _____

RUBY E. HARTMAN
Notary Public, CASS COUNTY, N. DAK.
My Commission Expires NOV. 1, 1984

State of Minnesota ss
County of Olmsted

On this 27 day of July, 1979 A.D. before me, a Notary Public within and for said County and State, personally appeared John H. Brunangan and Byron L. Pierce, to me personally known, who being by me, each duly sworn, did say that they are, respectively, the Executive Vice-President and Vice-President of the Marquette Bank the corporation named in the foregoing instrument: that the seal affixed to said instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said John H. Brunangan and Byron L. Pierce acknowledge said instrument to be the free act and deed of said corporation.

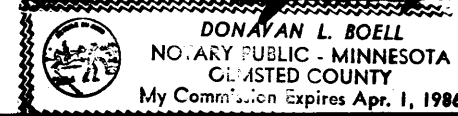
Bonnie Delaney
Notary Public, Olmsted County, Minnesota
My Commission expires _____



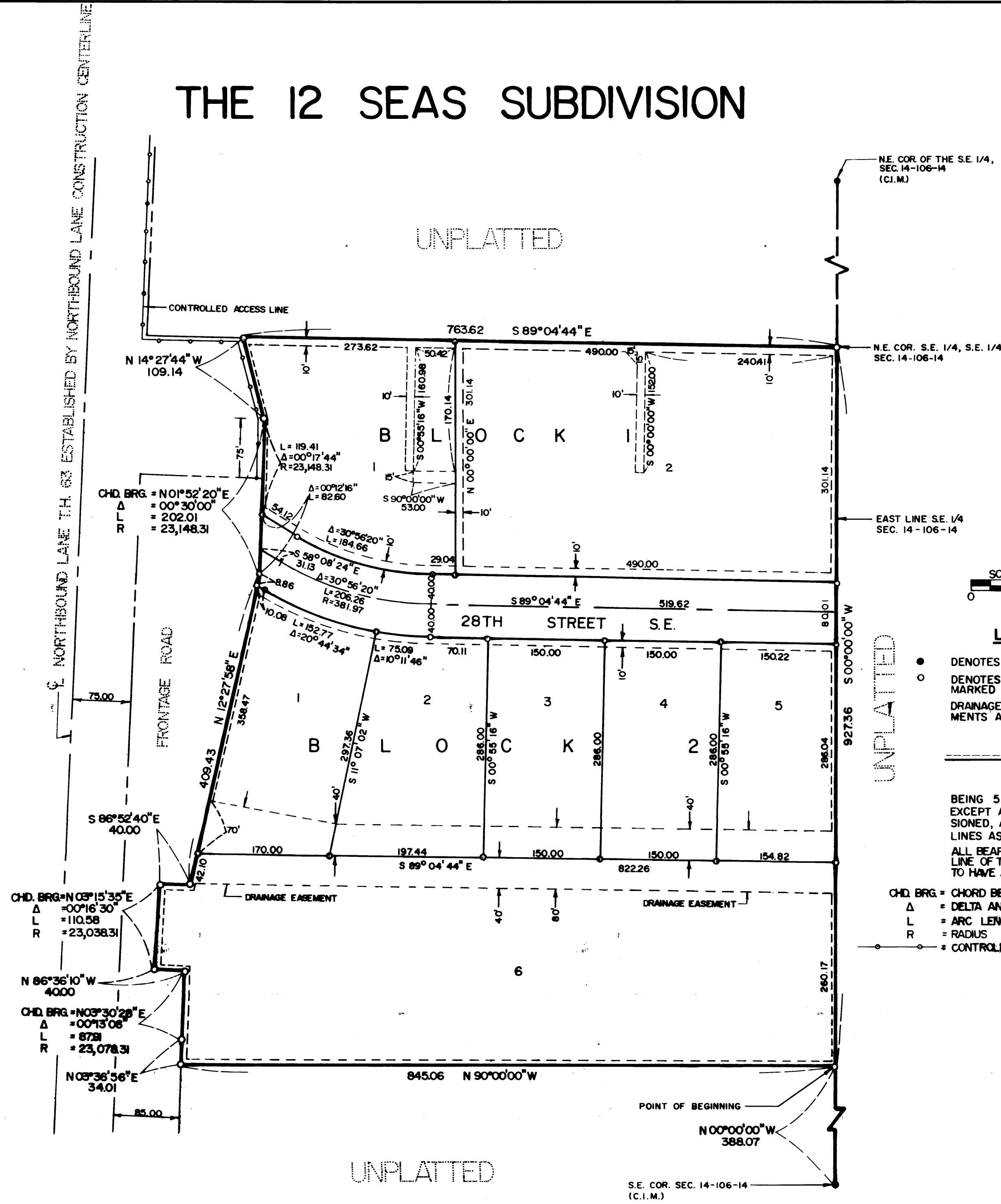
State of Minnesota ss
County of Olmsted

On this 26th day of July, 1979 before me, a Notary Public within and for said county and state, personally appeared Robert H. Comay, attorney-in-fact for the RMC partners of THE 12 SEAS, the general partnership named in the foregoing instrument, and Francis J. Comay, attorney-in-fact for the FJC partners of THE 12 SEAS, the general partnership named in the foregoing instrument, and by me being duly sworn, said that they are such attorneys-in-fact, and who executed the foregoing instrument and acknowledge that they executed the same as their own free act and deed by the authority of their respective members.

Deborah L. Ball
Notary Public, Olmsted County, MN
My commission expires April 1, 1986



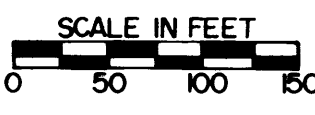
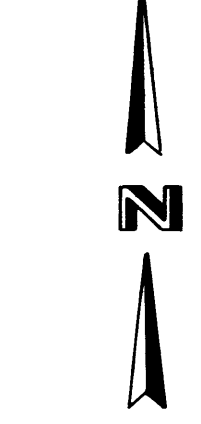
THE 12 SEAS SUBDIVISION



N.E. COR. OF THE S.E. 1/4,
SEC. 14-106-14
(C.I.M.)

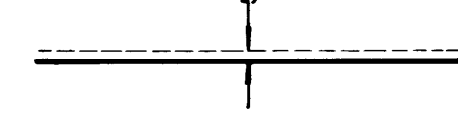
N.E. COR. S.E. 1/4, S.E. 1/4
SEC. 14-106-14

EAST LINE S.E. 1/4
SEC. 14-106-14



LEGEND

- DENOTES MONUMENTS FOUND
- DENOTES MONUMENTS SET MARKED BY REG. NO. 6405
- DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, EXCEPT AS OTHERWISE DIMENSIONED, AND ADJOINING LOT LINES AS SHOWN ON THE PLAT.

ALL BEARINGS ARE IN RELATION WITH THE EAST LINE OF THE S.E. 1/4 OF SEC. 14 WHICH IS ASSUMED TO HAVE A BEARING OF N 00°00'00" W.

- CHD. BRG. = CHORD BEARING
- Δ = DELTA ANGLE
- L = ARC LENGTH
- R = RADIUS
- CONTROLLED ACCESS

PREPARED BY
WALLACE HOLLAND KASTLER SCHMITZ & CO.
CONSULTING ENGINEERS AND PLANNERS
ROCHESTER, MINNESOTA