

ROCHESTER MONTESSORI SECOND

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Rochester Montessori School, Inc., a Minnesota Non-Profit Corporation, and Sterling State Bank, a Minnesota Corporation, mortgagee, as owners and proprietors of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

Lot 1, Block 1, and Outlot "A" Rochester Montessori Subdivision, according to the official plat thereof, City of Rochester, Olmsted County, Minnesota AND that portion of the Southeast Quarter of Section 30, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Beginning at the Southeast Quarter of said Section 30; thence north along the east line of said Southeast Quarter, North 00°10'00" East, 40.00 feet; thence North 89°55'41" West, 544.52 feet; thence South 00°08'03" West, 40.00 feet, thence easterly along the south line of said Southeast Quarter and the north lines of Outlot "A" and Lot 1, Block 1 of said Rochester Montessori Subdivision, South 89°55'41" East, 544.50 feet to the point of beginning, containing 7.98 acres of land, more or less.

Have caused the same to be surveyed and platted as ROCHESTER MONTESSORI SECOND and do hereby donate and dedicate to the public for public use forever the public ways, and also dedicating the easements as shown on this plat for drainage and utility purposes only as shown on this plat.

In witness whereof, said Rochester Montessori School, Inc. has caused these presents to be signed by its President this 5 day of May, 2010.

Jeffrey Piepho, President
Jeffrey Piepho

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 5 day of May, 2010, by Jeffrey Piepho, President of Rochester Montessori School, Inc.

Notary Public, Olmsted County, Minnesota
My Commission Expires 1-31-2015

TIMOTHY J. EVAN
Notary Public-Minnesota
My Commission Expires Jan 31, 2015

In witness whereof, said Sterling State Bank, a Minnesota Corporation, mortgagee, has caused these presents to be signed by its senior officer this 5 day of May, 2010.

David G. Wittenberg, Vice President
David G. Wittenberg

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 5 day of May, 2010, by David G. Wittenberg, Vice President, on behalf of the corporation.

Angela Rae Rossow
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2014

ANGELA RAE ROSSOW
Notary Public-Minnesota
My Commission Expires Jan 31, 2014

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 10 day of May, 2010, 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 10 day of May, 2010.

Judy K. Scherr
Judy K. Scherr, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2010 on the land herein above described have been paid, there are no delinquent taxes and transfer has been entered this 12th day of May, 2010.

DOCUMENT NUMBER: **A-1229888**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 12th day of May, 2010, at 1 o'clock P.M. and was duly recorded in the Olmsted County Records.

W. Mark Krupski
Director of Property Records & Licensing

Wendy von Wald
Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 5 day of May, 2010.

Carl S. Thoreson
County Surveyor

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted or directly supervised the survey and plat preparation of the property described on this plat as ROCHESTER MONTESSORI SECOND; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; 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.

Kirk L. Pape
Kirk L. Pape, P.L.S.
Minnesota License No. 40317

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 5 day of May, 2010.

Lori Coe
Notary Public, Olmsted County, Minnesota
My commission expires: 1-31-2015

LORI COE
Notary Public
Minnesota
My Commission Expires January 31, 2015

DRAINAGE EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND AND SURFACE DRAINAGE FACILITIES AND UTILITY EASEMENT

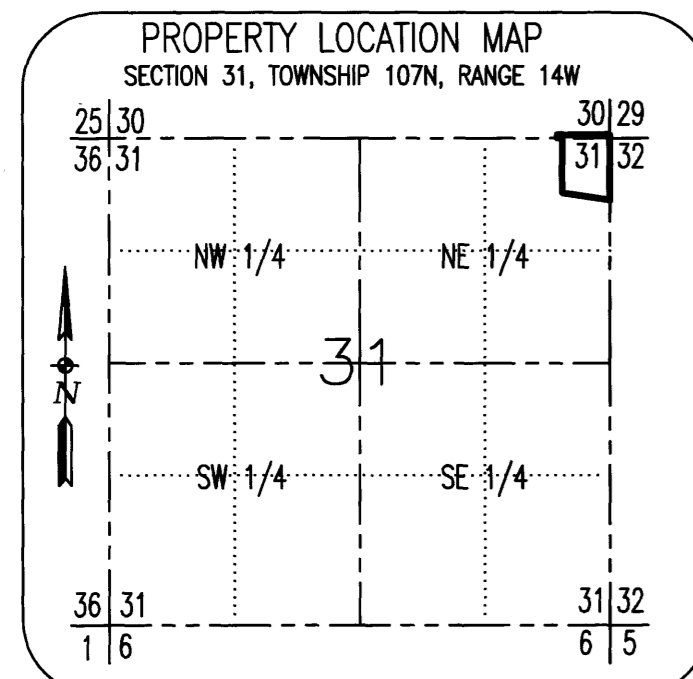
UTILITY EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT

EXISTING CONTROLLED ACCESS SHOWN AS:
THUS, AND DEFINED AS: INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08

BASIS OF BEARINGS:
ALL BEARINGS ARE IN RELATIONSHIP TO THE OLSTED COUNTY COORDINATE SYSTEM, NAD 83 (1986 ADJ.)

LEGEND

- - SET MONUMENT (5/8" REBAR WITH CAP STAMPED PLS 40317)
- - FOUND PUBLIC LAND CORNER AS DESCRIBED
- ⊙ - FOUND 5/8" IRON PIPE OR REBAR WITH CAP
- EX - EXISTING
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT



1208A

Pape Engineering & Land Surveying, Inc.
1947 7-1/2 Ave. NE, Rochester, MN 55909 (507) 963-3303
PROJECT NO. 1240