

HART FARM SOUTH SECOND

SURVEYOR'S CERTIFICATE

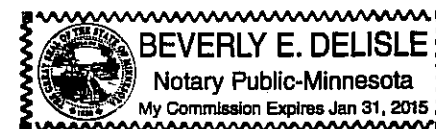
I hereby certify that I have surveyed and platted the property described on this plat as HART FARM SOUTH SECOND; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat in feet and hundredths of a foot; that all monuments 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.

Mark E. Severson
Mark E. Severson, P.S.
Minnesota License Number 18887

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 29 day of July, 2011.

Beverly E. Delisle
Notary Public, Olmsted County, Minnesota



My commission expires: Jan. 31, 2015

COUNTY SURVEYOR

I certify that this plat has been checked mathematically, and that the plat conforms to the applicable laws, this 29 day of JULY, 2011.

Joel S. Thorsen
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 20th day of JUNE, 2011, 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 25th day of AUGUST, 2011.

Judy K. Scherr
Judy K. Scherr, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2011 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 23RD day of AUGUST, 2011.

DOCUMENT NUMBER A-1266503

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 23RD day of AUGUST, 2011, at 12 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Kupski
Director of Property Records & Licensing

Wendy von Wald
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arcon Development Inc., a Minnesota corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

All of lots 1, 2, 3, 11 and 12, Block 12, HART FARM SOUTH, Rochester, Minnesota, and that part of Lots 4 and 13 in said Block 12 lying westerly and southerly of the following described line:

Commencing at the northwest corner of said Block 12; thence North 78 degrees 42 minutes 44 seconds East, assumed bearing, along the north line of said Block 12, a distance of 90.15 feet (the next two courses are along said north line of Block 12); thence easterly 38.76 feet along a tangential curve, concave southerly, radius of 220.00 feet, central angle of 10 degrees 05 minutes 36 seconds, and the chord of said curve bears North 83 degrees 45 minutes 32 seconds East, 38.71 feet; thence North 88 degrees 48 minutes 20 seconds East, tangent to said curve, 406.68 feet for the point of beginning of the line to be described; thence South 01 degree 11 minutes 40 seconds East, 176.57 feet; thence North 88 degrees 48 minutes 20 seconds East, 144.00 feet; thence South 01 degree 07 minutes 41 seconds East, 160.21 feet; thence South 19 degrees 06 minutes 37 seconds West, 28.62 feet to the southerly line of said Block 12 and there terminating.

Containing 4.64 acres, more or less.

has caused the same to be surveyed and platted as HART FARM SOUTH SECOND and does hereby donate and dedicate to the public, for the public use forever, the public ways, and also grants the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Arcon Development Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 25th day of July, 2011.

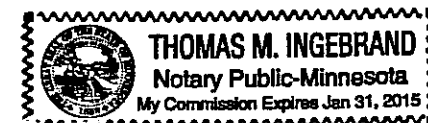
Arcon Development Inc.

By Scott Johnson

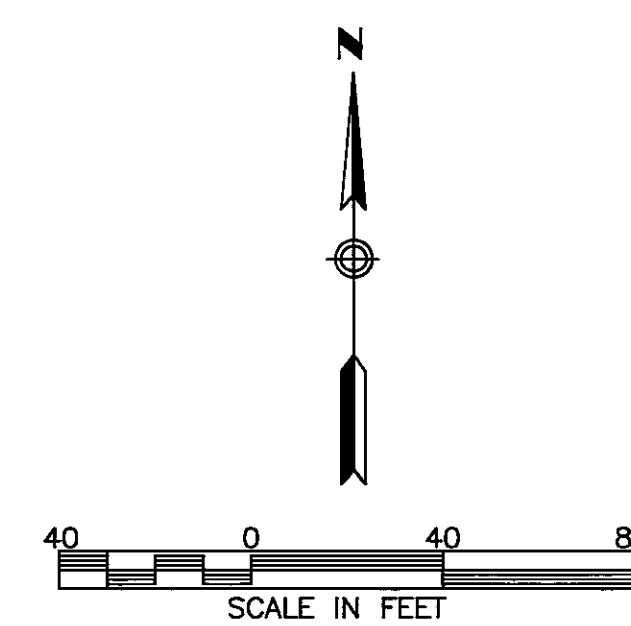
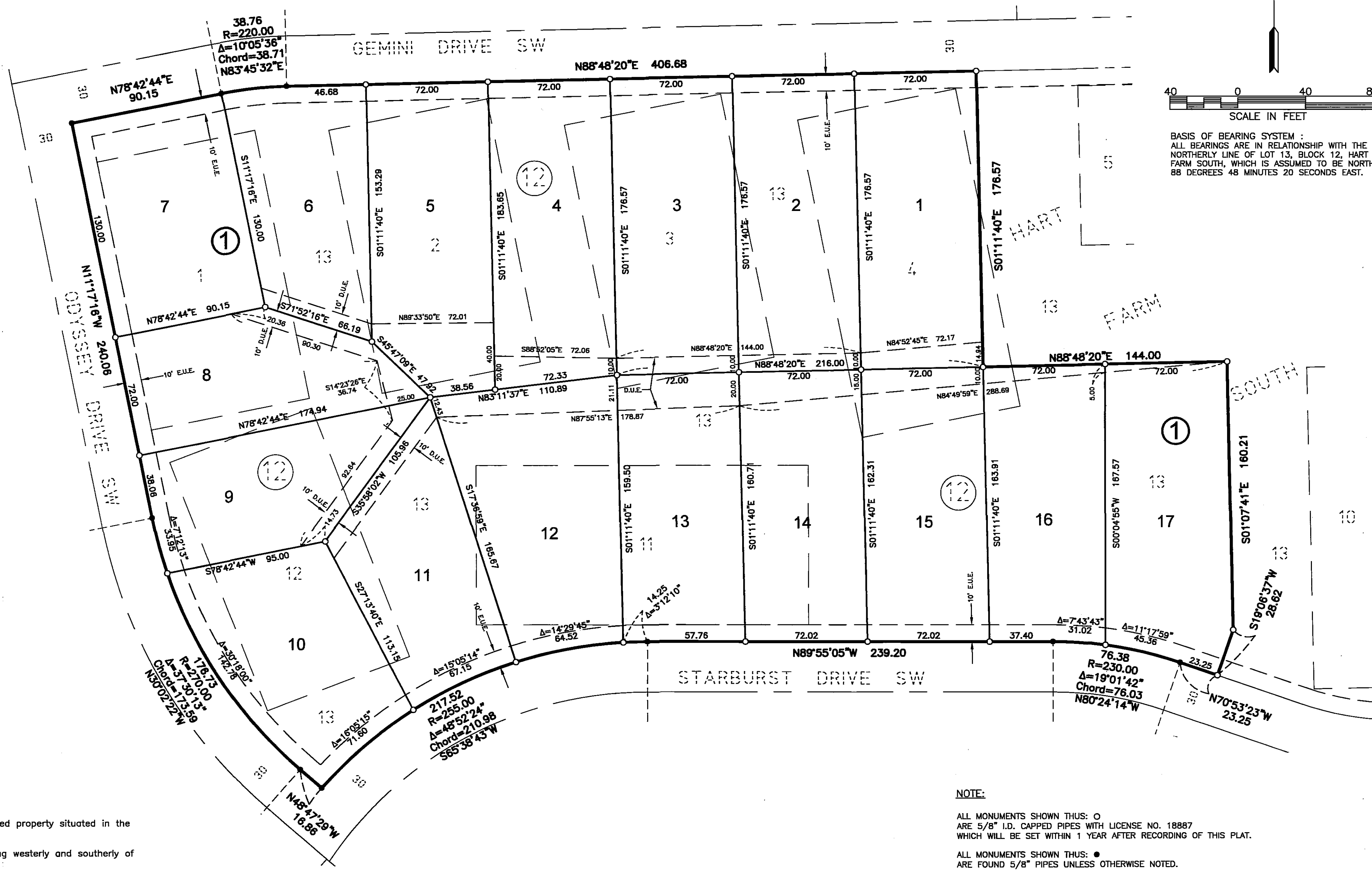
State of Minnesota
County of DAKOTA

The foregoing instrument was acknowledged before me this 25th day of July, 2011 by Scott Johnson of Arcon Development Inc., on behalf of the corporation,

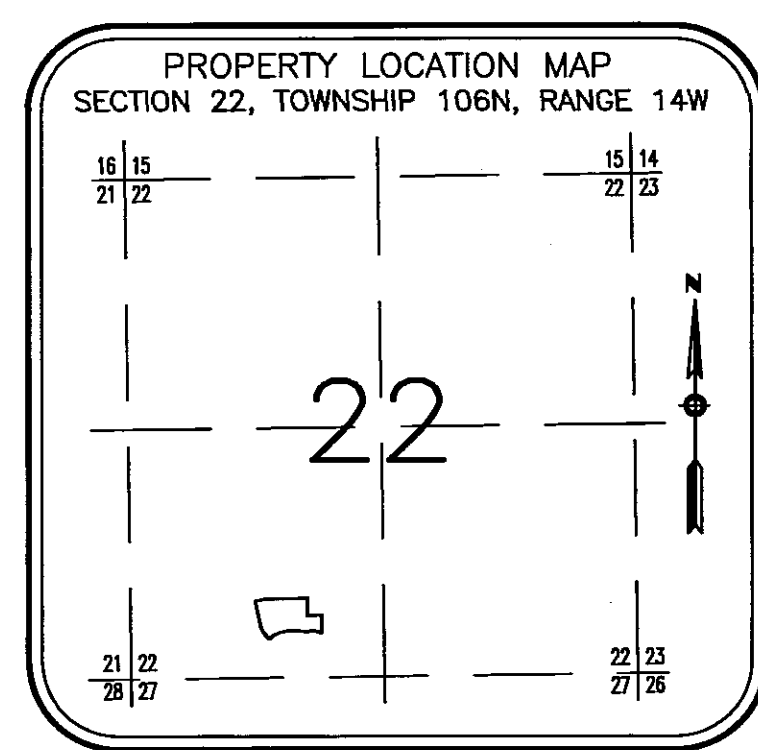
Thomas M. Ingebrand
Notary Public, DAKOTA County, Minnesota



My commission expires JANUARY 31, 2015



BASIS OF BEARING SYSTEM : ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTHERLY LINE OF LOT 13, BLOCK 12, HART FARM SOUTH, WHICH IS ASSUMED TO BE NORTH 88 DEGREES 48 MINUTES 20 SECONDS EAST.



NOTE:
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 18887 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPES 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.
DRAINAGE EASEMENT (D.E.) DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.
DRAINAGE AND UTILITY EASEMENT: (D.U.E.)
EXISTING UTILITY EASEMENT: (E.U.E.)

McGhie & Betts, Inc. 1648 Third Avenue S.E. Rochester, MN 55904
Telephone: 507-289-3919 Fax: 507-289-7333 mbi@mcghiebetts.com
Land Surveying Civil Engineering Consulting Land Planning Geotechnical Engineering Construction Material Testing Landscape Architecture
Betts, Inc.

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