

PENNINGTON BUSINESS PARK EIGHTH



ENGINEERS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-9558
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Lupient Rochester Properties LLC, a Minnesota limited liability company, owner of the following described property:

Lot 1, Block 2, PENNINGTON BUSINESS PARK SECOND SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota,

AND

Lot 5, Block 2, PENNINGTON BUSINESS PARK SIXTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, EXCEPT that part of said Lot 5 lying northwesterly of the following described line:

Beginning at the northwest corner of said Lot 5; thence northeasterly at right angles to the northeasterly line of said Lot 5 a distance of 80.00 feet to said northeasterly line and there terminating.

Said tract contains 6.01 acres more or less.

Has caused the same to be surveyed and platted as PENNINGTON BUSINESS PARK EIGHTH and does hereby dedicate to the public for public use the utility easement as created by this plat.

In witness whereof said Lupient Rochester Properties LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 1 day of Sept, 2011.

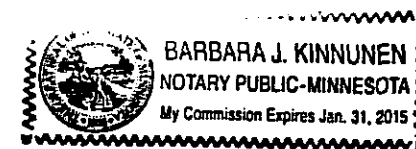
Lupient Rochester Properties LLC

Ronald F. Phippen
Ronald F. Phippen
Chief Manager

STATE OF MINNESOTA

COUNTY OF Hennepin

This instrument was acknowledged before me on Sept 1, 2011 by Ronald F. Phippen, Chief Manager of Lupient Rochester Properties LLC, a Minnesota limited liability company.



Barbara J. Kinnunen
Notary Public, Hennepin County, MN
My Commission Expires 1-31-2015

SURVEYOR'S CERTIFICATE

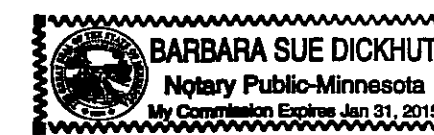
I, Douglas G. Rude, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set by August 23, 2012; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 25th day of August, 2011.

Douglas G. Rude
Douglas G. Rude, Licensed Land Surveyor
Minnesota License No. 22422

STATE OF MINNESOTA
COUNTY OF OLMTSTED

This instrument was acknowledged before me on August 25, 2011 by Douglas G. Rude.



Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-15

STATE OF MINNESOTA
COUNTY OF OLMTSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk in and for the City of Rochester, do hereby certify that on the 6th day of JUNE, 2011, 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 31st day of OCTOBER, 2011.

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 26 day of AUGUST, 2011.

Joel L. Thoreson
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2011 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 4th day of November, 2011.

Document Number A-1271762

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 4th day of November, 2011, at 2 o'clock P.m. and was duly recorded in Olmsted County Records.

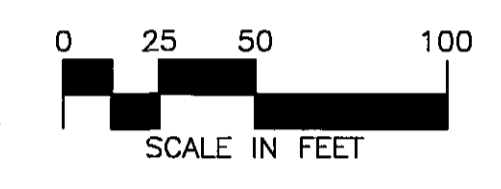
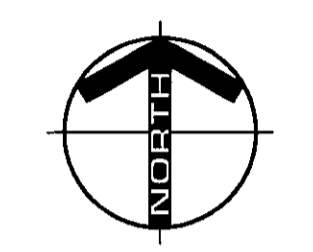
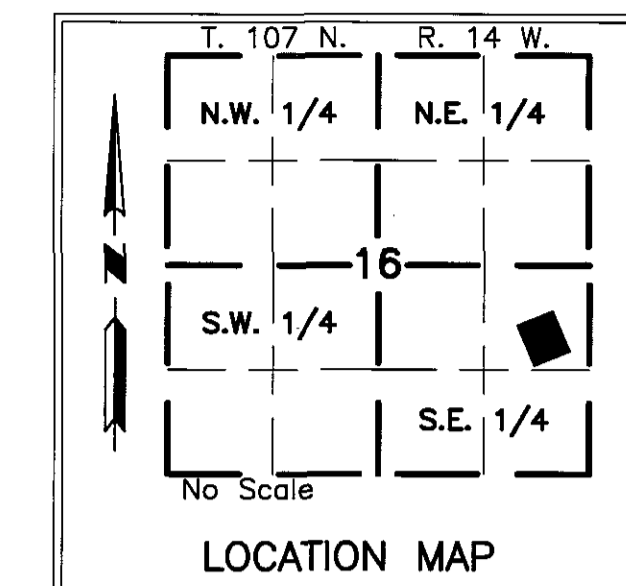
W. Mark Krupski
Olmsted County Director of Property
Records and Licensing
By Wendy von Wedel Deputy

1230A

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MONUMENTS

- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD83-1996)

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.

CROSS ACCESS EASEMENT

Lots 1 and 2 as shown hereon are subject to and benefit from a Cross Access Declaration, recorded in Olmsted County Records as Document Number A-1266575

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

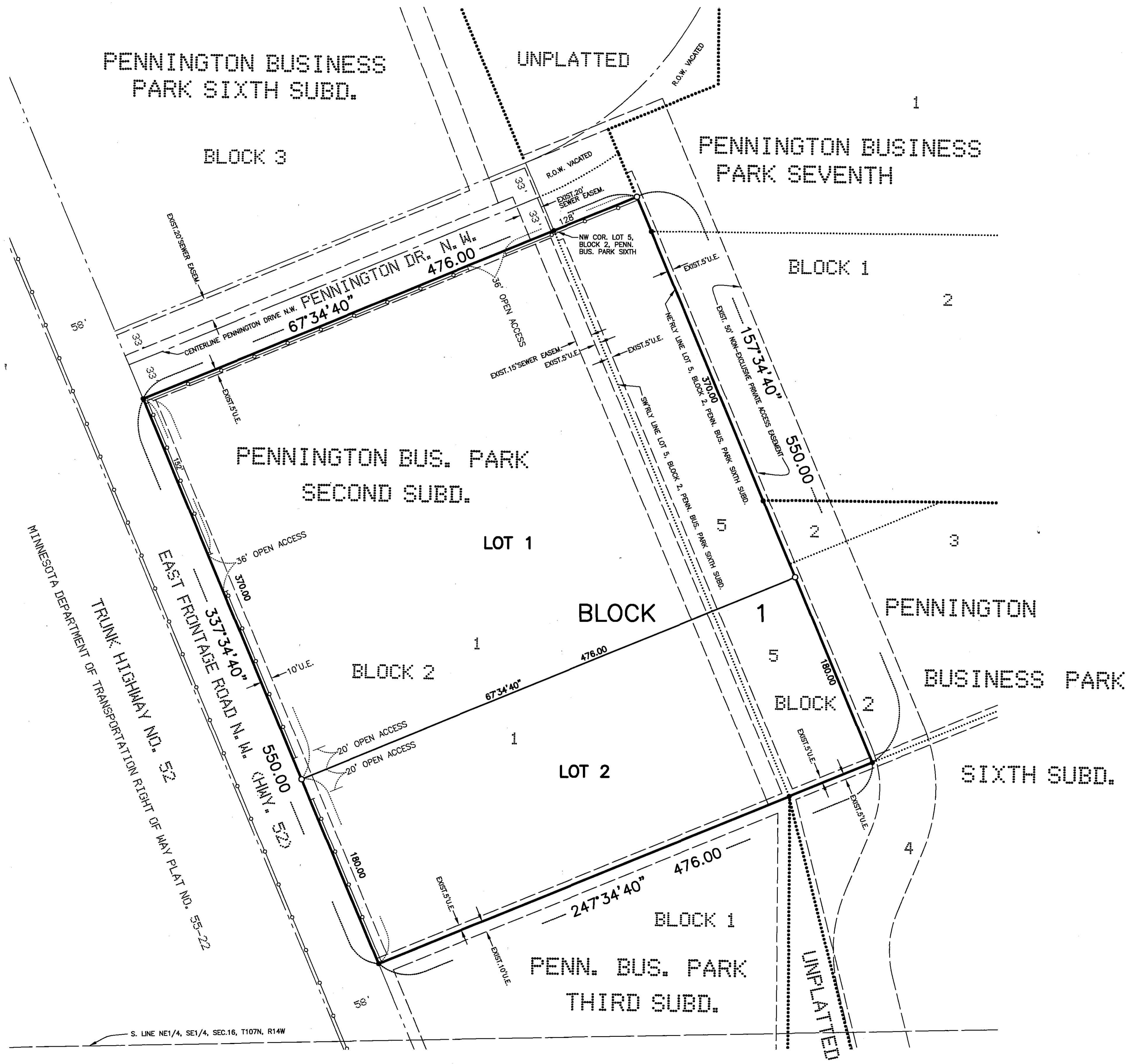
R.O.W. = RIGHT OF WAY

EXIST. = EXISTING

EASEM. = EASEMENT

U.E. = UTILITY EASEMENT

—○— = CONTROLLED ACCESS



Mark Heselius J:\11469\Cad\Survey\Pen\11469PEN01 Tuesday, August 23, 2011 3:39:52 PM

S. LINE NE1/4, SE1/4, SEC.16, T107N, R14W