

# CANAL PLACE FIFTH

**INSTRUMENT OF DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS: That Maine Street Investors of Rochester, LLP, a Minnesota limited liability partnership, owner and mortgagor, Maine Street Development Company of Rochester, LLC, a Minnesota limited liability company, owner and mortgagor, and Home Federal Savings Bank, a federally chartered stock savings bank organized under the laws of the United States, mortgagee of the following described property:


Lot 2, Block 1, CANAL PLACE THIRD, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

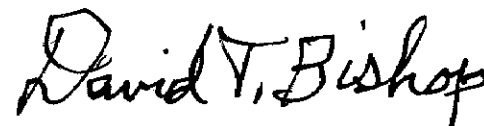
Said tract contains 6.59 acres more or less.

Have caused the same to be surveyed and platted as CANAL PLACE FIFTH and do hereby donate and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Maine Street Investors of Rochester, LLP, a Minnesota limited liability partnership, has caused these presents to be signed by its partners this 20 day of MARCH, 2014.

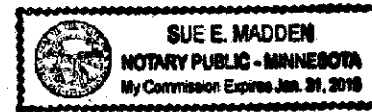
R.L. Hexum & Associates, Inc.,  
Partner

  
Thomas M. Hexum  
Vice President

  
David T. Bishop, Trustee of the David T. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000, and Trustee of the Beatrice H. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000, Partner

STATE OF MINNESOTA  
COUNTY OF OLMSTED

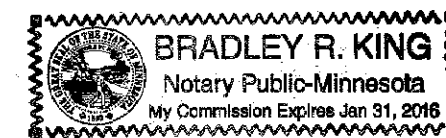
The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 2014 by Thomas M. Hexum, the Vice President of R.L. Hexum & Associates, Inc., a Minnesota corporation, a partner of Maine Street Investors of Rochester, LLP, a Minnesota limited liability partnership, on behalf of the partnership.



  
Sue E. Madden  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/15

STATE OF MINNESOTA  
COUNTY OF OLMSTED


The foregoing instrument was acknowledged before me this 24 day of March, 2014 by David T. Bishop, as Trustee of the David T. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000, and as Trustee of the Beatrice H. Bishop Trust under Agreement dated December 5, 1996, and restated October 4, 2000, a partner of Maine Street Investors of Rochester, LLP, a limited liability partnership, on behalf of the partnership.



  
Bradley R. King  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2015

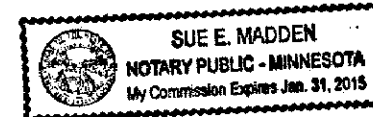
In witness whereof said Maine Street Development Company of Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20 day of MARCH, 2014.


Maine Street Development Company of Rochester, LLC

  
Thomas M. Hexum  
Vice President

STATE OF MINNESOTA  
COUNTY OF OLMSTED


The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of March, 2014 by Thomas M. Hexum, Vice President of Maine Street Development Company of Rochester, LLC, a Minnesota limited liability company, on behalf of the company.



  
Sue E. Madden  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/15

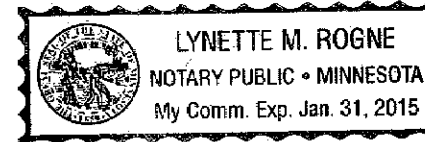
In witness whereof said Home Federal Savings Bank, a federally chartered stock savings bank, organized under the laws of the United States, has caused these presents to be signed by its proper officer this 21 day of March, 2014.

Home Federal Savings Bank

  
Melissa Hale  
Vice President

STATE OF MINNESOTA  
COUNTY OF OLMSTED


The foregoing instrument was acknowledged before me this 21 day of March, 2014 by Melissa Hale, Vice President of Home Federal Savings Bank, a federally chartered stock savings bank, on behalf of the bank.



  
Lynette M. Rogne  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-15

STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER


I, Aaron Reeves, City Clerk in, and for the City of Rochester, do hereby certify that on the 3 day of March, 2014, 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 27 day of March, 2014.

  
Aaron Reeves  
City Clerk  
City of Rochester

**COUNTY SURVEYOR**

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


This 19 day of MARCH, 2014.

  
Joel A. Johnson  
Olmsted County Surveyor

**SURVEYOR'S CERTIFICATE**

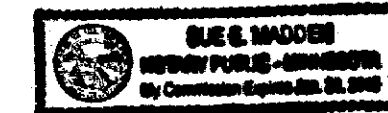
I, Mark J. Haselius, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set by March 3, 2015; 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.

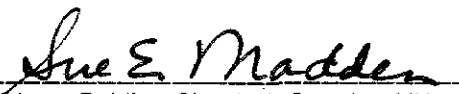
Dated this 18 day of March, 2014.

  
Mark J. Haselius, Licensed Land Surveyor  
Minnesota License No. 47034

STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me this 18 day of March, 2014, by Mark J. Haselius.



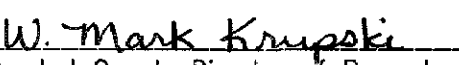
  
Sue E. Madden  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2015

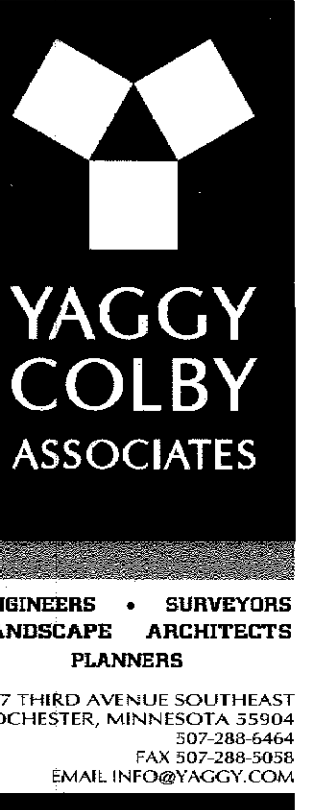
**PROPERTY RECORDS AND LICENSING**

Taxes payable in the year 2014 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 11<sup>th</sup> day of April, 2014.

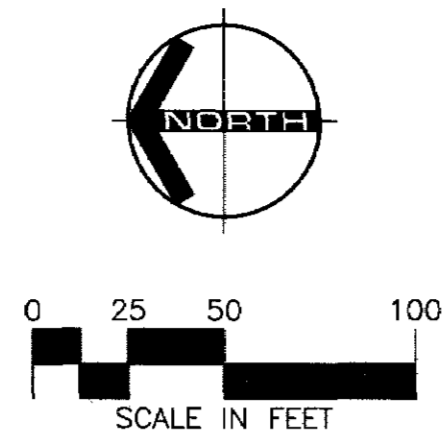
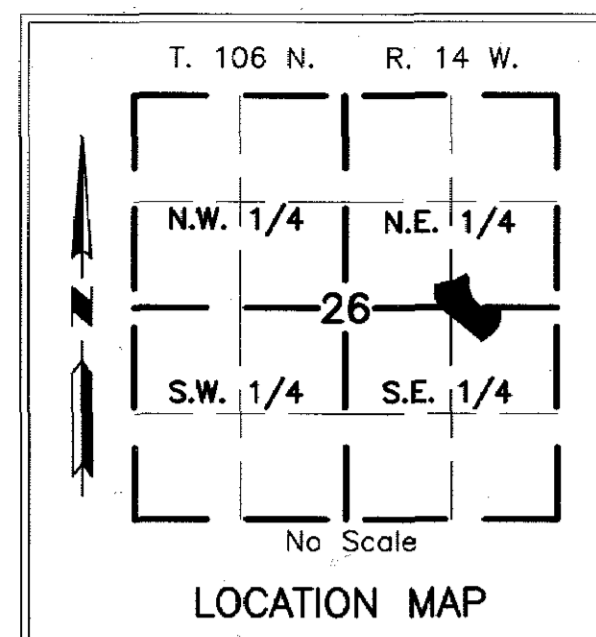
Document Number **A-1344066**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 11<sup>th</sup> day of April, 2014, at 1 1/2 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 Wald Deputy



# CANAL PLACE FIFTH



**MONUMENTS**

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped P.L.S. 47034.

**BEARINGS**

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north, NAD 83-86

**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.

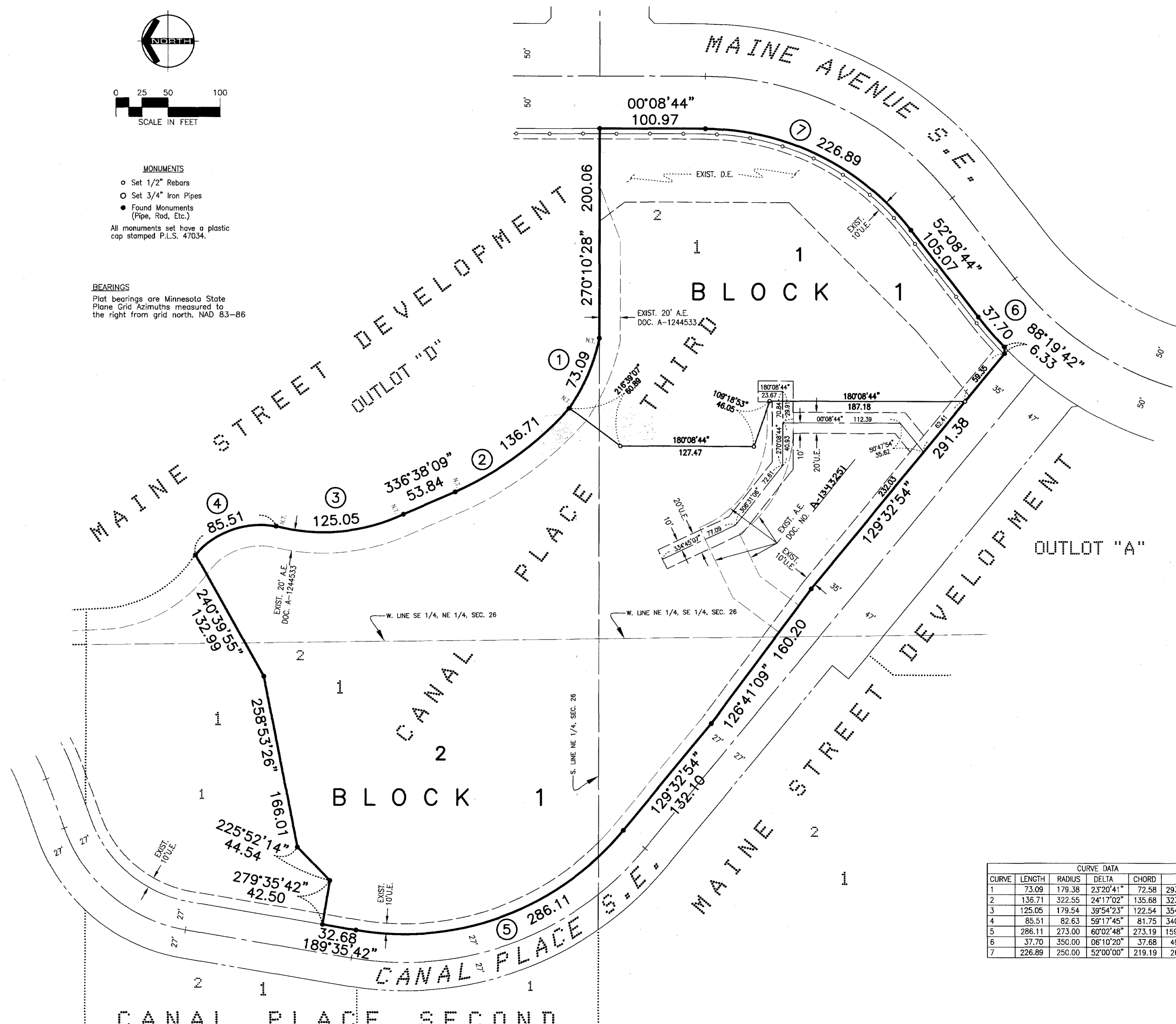
U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

A.E. = ACCESS EASEMENT

N.T. = NON TANGENTIAL

—○— = CONTROLLED ACCESS



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHAZ
1	73.09	179.38	23°20'41"	72.58	293°24'01"
2	136.71	322.55	24°17'02"	135.68	323°53'14"
3	125.05	179.54	39°54'23"	122.54	354°32'20"
4	85.51	82.63	59°17'45"	81.75	340°36'30"
5	286.11	273.00	60°02'48"	273.19	159°34'18"
6	37.70	350.00	06°10'20"	37.68	49°03'34"
7	226.89	250.00	52°00'00"	219.19	26°08'44"

**YAGGY COLBY ASSOCIATES**

ENGINEERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
PLANNERS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5038  
EMAIL INFO@YAGGY.COM

Mark Heselius G:\12279\Cad\Survey\Map\12279PLAT01.dwg Tuesday, March 18, 2014