

EXTRA ATTIC SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Extra Attic Storage of Rochester LLC, a Minnesota Limited Liability Company, owners and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

Commencing at the west terminus of the south line of the east and west alley as platted in the Plat of ELLIOTT AND HOFFMANS SUBDIVISION of a part of STATE PLAT, SECTION 36, TOWN 107, RANGE 14, at a point where it joins the east line of Lot 14, STATE PLAT OF SECTION 36, TOWN 107, RANGE 14, for a place of beginning; thence west parallel with the south line of said Lot 14, 25 feet; thence north parallel with the east line of said Lot 14, 66 feet; thence west parallel with the south line of said Lot 14, 24.16 feet; thence north parallel with the east line of said Lot 14 to the right of way line of the Chicago and Northwestern Railroad; thence easterly along the south right of way line of the Chicago and Northwestern Railroad to the NE corner of said Lot 14; thence south on the east line of said Lot 14 to the place of beginning.

AND

That part of the Southeast Quarter of the Southwest Quarter Sec-36-Town-107-North-Range-14-West, bounded and described as follows: Beginning at a point on the West line of 11th Avenue Northeast, distant 50 feet Southerly, measured radially, from the center line of the main track of the Winona and St. Peter Railroad Company (now the Chicago and North Western Railway Company) as said main track center line was originally located and established across said Sec-36, thence Westerly along a line parallel with said original main track center line a distance of 200 feet, thence Northerly along a line parallel with the West line of 11th Avenue Northeast to a point distant 30 feet Southerly, measured radially, from the centerline of the main track of the Chicago and North Western Railway Company, as said main track is now located, thence Easterly along a line parallel with said last described main track center line a distance of 200 feet, more or less, to a point on the West line of said 11th Avenue Northeast, thence Southerly along said West line to the point of beginning.

AND

Lot 7, Elliott and Hoffmann's Subdivision of Lot 13, State Subdivision of Section 36, Town 107, Range 14.

AND

Lot 8, Elliott and Hoffmann's Subdivision of Lot 13, State Subdivision of Section 36, Town 107, Range 14.

AND

The West 50 feet of Lot 9, Elliott and Hoffmann's Subdivision of Lot 13, State Plat of Section 36, Town 107, Range 14, Olmsted County, Minnesota.

AND

That part of Lot 14, State Plat of Section 36, Town 107, Range 14, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota, described as follows: Commencing at the southwest corner of Lot 7, Elliott and Hoffmann's Subdivision of a part of State Plat, Section 36, Town 107, Range 14, which point is also on the east line of said Lot 14, State Plat, Section 36, Town 107, Range 14; thence South 00 degrees 06 minutes 14 seconds East, along the east line of said Lot 14, a distance of 5.00 feet; thence South 89 degrees 27 minutes 24 seconds West 25.12 feet to the point of beginning; thence continuing South 89 degrees 27 minutes 24 seconds West 24.88 feet to the west line of the east 50.00 feet of said Lot 14; thence North 00 degrees 06 minutes 14 seconds West, along said west line 55.07 feet; thence North 89 degrees 55 minutes 18 seconds East 24.88 feet; thence South 00 degrees 06 minutes 14 seconds East 54.87 feet to the point of beginning, containing 0.03 acres.

EXCEPTION

That part of Lot 14, State Plat of Section 36, Town 107, Range 14, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota, described as follows: Commencing at the southwest corner of Lot 7, Elliott and Hoffmann's Subdivision of a part of State Plat, Section 36, Town 107, Range 14, which point is also on the east line of said Lot 14, State Plat, Section 36, Town 107, Range 14; thence South 00 degrees 06 minutes 14 seconds East, along the east line of said Lot 14, a distance of 5.00 feet to the point of beginning; thence South 89 degrees 27 minutes 24 seconds West 25.12 feet; thence South 00 degrees 06 minutes 14 seconds East 10.92 feet; thence North 89 degrees 37 minutes 58 seconds East 25.12 feet to said east line of Lot 14; thence North 00 degrees 06 minutes 14 seconds West, along said east line, 11.00 feet to the point of beginning, containing 0.01 acres.

The above described parcel contains 0.96 acres and is subject to any easements, covenants and restrictions of record.

Have caused the same to be surveyed and platted as EXTRA ATTIC SUBDIVISION and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat.

In witness whereof said Extra Attic Storage of Rochester LLC, a Minnesota Limited Liability Company, have caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Robert Nickelson
Robert Nickelson, President

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 22 day of Dec, 2014 by Extra Attic Storage of Rochester LLC, a Minnesota Limited Liability Company, on behalf of the company.

Michelle M. Hanson
Notary Public, Olmsted County, Minnesota
My Commission expires: Jan 31 2017



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as EXTRA ATTIC SUBDIVISION; 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 correctly set; that all water boundaries and wetlands, as defined in Minnesota Statutes, section 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 this plat.

Geoffrey G. Griffin
Geoffrey G. Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing Surveyor's Certificate was acknowledged before me this 22 day of Dec, 2014, by Geoffrey G. Griffin, Minnesota Registration No. 21940

Michelle M. Hanson
Notary Public, Olmsted County, Minnesota
My commission expires: Jan 31 2017



COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 23 day of DEC, 2014

Paul S. Thurston
Paul S. Thurston
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2013 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 29th day of December, 2014.

DOCUMENT NUMBER A1361552

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of December 2014, at 3:12 o'clock P. M., and was duly recorded in the Olmsted County records.

W. Mark Knapski
W. Mark Knapski
Director of Property Records & Licensing

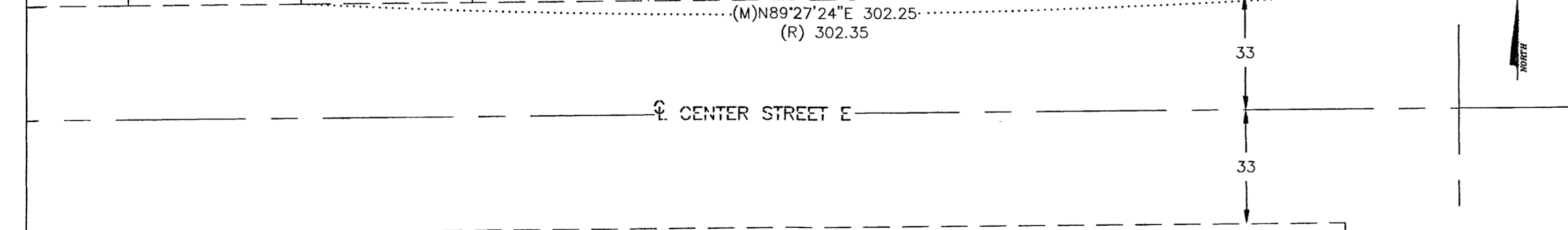
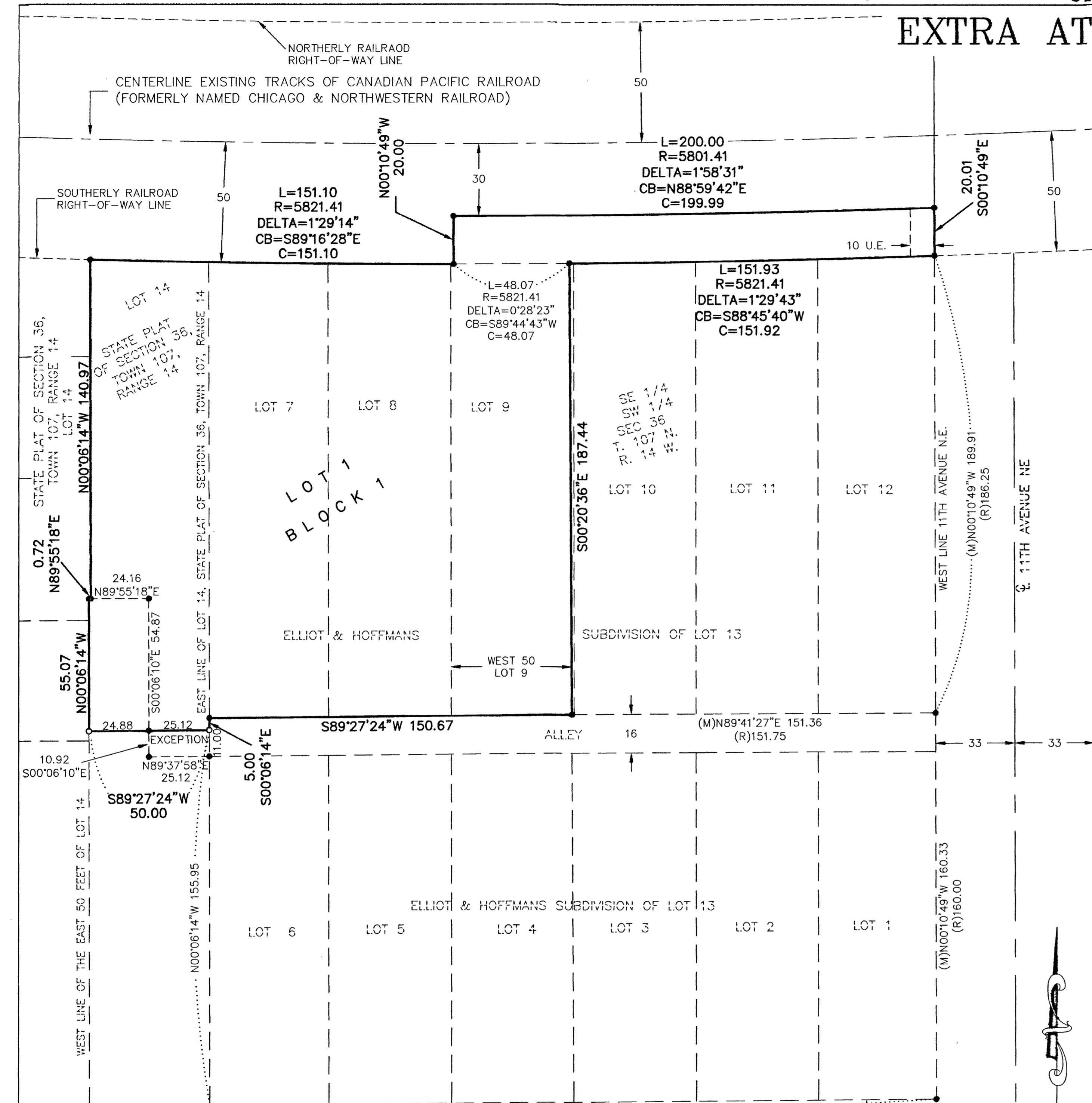
Wendy von Wald
Wendy von Wald
Deputy

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Aaron S. Reeves, City Clerk, in and for the City of Rochester, do hereby certify that on the 1 day of December 2014, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 27 day of December 2014.

Aaron S. Reeves
Aaron S. Reeves, City Clerk



GRAPHIC SCALE

(IN FEET)
1 IN = 30 FT

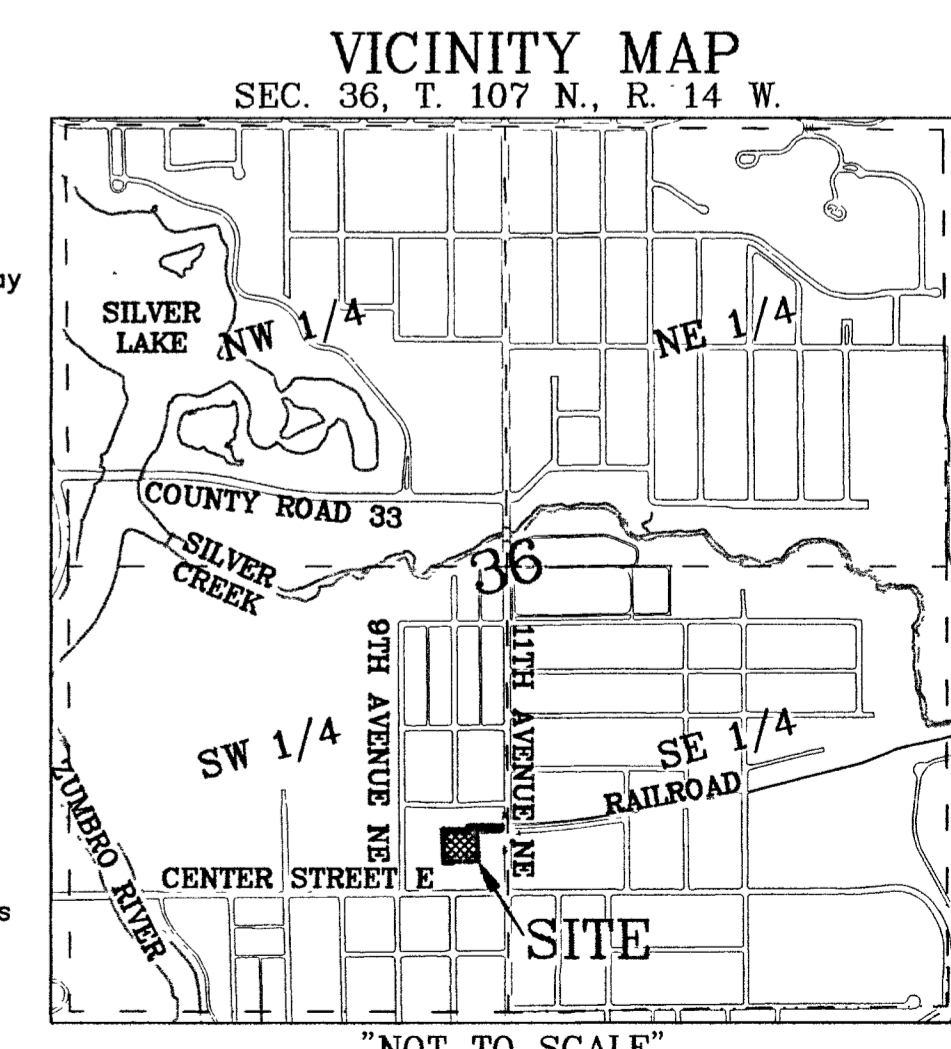
LEGEND

- 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- U.E. UTILITY EASEMENT
- - - EASEMENT LINE
- (M) MEASURED
- (R) RECORDED

UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

BEARINGS
ALL BEARINGS ARE BASED ON THE EAST LINE OF ELLIOTT & HOFFMANS SUBDIVISION OF LOT 13, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36-T107N-R14W, WHICH IS ASSUMED TO BEAR N00°10'49"W / S00°10'49"E.

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



"NOT TO SCALE"

SHEET 1 OF 1
FILE NO. 12-056 FP

1304A

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