

PROVIDENCE ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Schaeffer Academy, a Minnesota non-profit corporation, vendee of a recorded contract for deed, and Trinity Presbyterian Church of Rochester, a Minnesota Corporation, vendee of a recorded contract for deed, and Bethesda Baptist Church, a Minnesota Corporation, vendee of a recorded contract for deed, and Guy Hostetter and Sharon Hostetter, husband and wife, vendors of the above referenced contracts for deed, being owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the South Half of the Southwest Quarter of Section 20, Township 107 North, Range 13 West, Olmsted County, Minnesota, being described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 20; thence North 00 degrees 02 minutes 06 seconds West, along the west line of said Southwest Quarter, 631.51 feet (assuming a bearing of EAST along the south line of said Southwest Quarter); thence EAST, 546.51 feet; thence North 19 degrees 05 minutes 20 seconds West, 62.00 feet; thence North 24 degrees 25 minutes 10 seconds West, 100.50 feet; thence North 32 degrees 47 minutes 40 seconds West, 141.63 feet; thence North 08 degrees 39 minutes 49 seconds West, 95.94 feet; thence North 10 degrees 33 minutes 14 seconds East, 91.86 feet; thence North 29 degrees 58 minutes 01 second East, 191.68 feet; thence North 23 degrees 59 minutes 28 seconds East, 52.68 feet; thence EAST, 272.87 feet; thence North 80 degrees 16 minutes 32 seconds East, 217.67 feet; thence South 54 degrees 42 minutes 29 seconds East, 433.46 feet to a point on the westerly extension of the south line of OSJOR ESTATES SUBDIVISION, said point being 285.00 feet westerly of the southwest corner of said Lot 6, thence North 89 degrees 37 minutes 01 second East, along the south line of said OSJOR ESTATES SUBDIVISION, 449.31 feet to the west line of OSJOR ESTATES SECOND SUBDIVISION, thence South 06 degrees 22 minutes 27 seconds East, along said west line, 235.66 feet to the north line of OSJOR ESTATES THIRD SUBDIVISION, thence North 71 degrees 34 minutes 57 seconds West, along said north line, 232.67 feet; thence South 86 degrees 56 minutes 23 seconds West, along said north line, 253.82 feet to the west line of said OSJOR ESTATES THIRD SUBDIVISION; thence South 02 degrees 58 minutes 53 seconds East, along said west line, 630.02 feet to a point which bears North 00 degrees 21 minutes 00 seconds West, 287.84 feet from a point on the south line of said Southwest Quarter, distant 945.38 feet westerly of the southeast corner of said Southwest Quarter; thence WEST, parallel with the south line of said Southwest Quarter, 627.00 feet; thence South 00 degrees 21 minutes 00 seconds East, 287.84 feet to a point on the south line of said Southwest Quarter, distant 1572.38 feet westerly of the southeast corner of said Southwest Quarter; thence WEST, 1062.12 feet to the point of beginning.

ALSO:

That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, being described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 29, thence WEST, assumed bearing, along the north line of said Northwest Quarter, 943.38 feet; thence South 00 degrees 21 minutes 00 seconds East, 456.33 feet to the centerline of C.S.A.H. No. 2; thence South 75 degrees 26 minutes 12 seconds West, along said centerline, 646.66 feet to the most easterly line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 117 for the point of beginning; thence North 00 degrees 21 minutes 00 seconds West, along said easterly line and its northerly prolongation, 618.94 feet to the north line of said Northwest Quarter; thence WEST, along said north line, 1064.25 feet to the northwest corner of said Northwest Quarter; thence South 00 degrees 12 minutes 07 seconds East, along the west line of said Northwest Quarter, 776.94 feet to the northerly line of said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 117 (the next 2 courses are along said northerly line); thence easterly 460.78 feet along a non-tangential curve, concave northerly, central angle of 09 degrees 35 minutes 07 seconds, radius of 2754.33 feet, and the chord of said curve bears North 80 degrees 13 minutes 54 seconds East, 460.24 feet; thence North 75 degrees 26 minutes 21 seconds East, tangent to said curve, 319.55 feet to the northeast corner of Parcel 1 as identified on said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 117; thence South 24 degrees 50 minutes 09 seconds East, along the easterly line of said Parcel 1, a distance of 77.70 feet to the centerline of C.S.A.H. No. 2; thence North 75 degrees 26 minutes 14 seconds East, along said centerline, 278.75 feet to the point of beginning.

Containing in all, 55.51 acres, more or less

have caused the same to be surveyed and platted as PROVIDENCE ADDITION and do hereby donate and dedicate to the public for the public use forever, the thoroughfare and cul-de-sac, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Schaeffer Academy, a Minnesota non-profit Corporation, has caused these presents to be signed by its proper trustees this 25th day of August, 1998.

by: Ronald J. Lee, Charles R. Wallace

State of Minnesota, Olmsted County, Minnesota

The foregoing instrument was acknowledged before me this 25th day of August, 1998, by Ronald J. Lee, its Chairman President and Charles R. Wallace, its Vice chairman, trustees of Schaeffer Academy, on behalf of the Corporation.

Beth Davis, Notary Public, Olmsted County, Minnesota, Dodge 1-31-2000

In witness whereof said Trinity Presbyterian Church of Rochester, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 11th day of August, 1998.

by: Randall R. Kinnick, Karl R. Pasch

State of Minnesota, Olmsted County, Minnesota

The foregoing instrument was acknowledged before me this 17th day of August, 1998, by Randall R. Kinnick, its Secretary and Karl R. Pasch, its Vice President, officers of Trinity Presbyterian Church of Rochester, on behalf of the corporation.

Beth Davis, Notary Public, Olmsted County, Minnesota, Dodge 1-31-2000

In witness whereof said Bethesda Baptist Church, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 18th day of August, 1998.

by: Timothy A. Turri, Russell Friese

State of Minnesota, Olmsted County, Minnesota

The foregoing instrument was acknowledged before me this 18th day of August, 1998, by Timothy A. Turri, its Deacon and Russell Friese, its Deacon, officers of Bethesda Baptist Church, on behalf of the corporation.

Beth Davis, Notary Public, Olmsted County, Minnesota, Dodge 1-31-2000

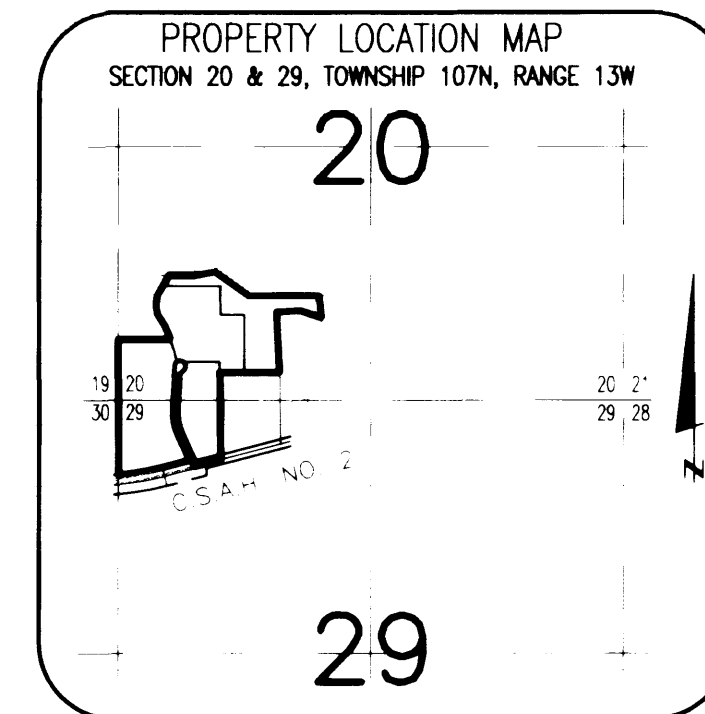
In witness whereof said Guy Hostetter and Sharon Hostetter, husband and wife, have caused these presents to be signed this 2nd day of August, 1998.

Guy Hostetter, Sharon Hostetter

State of Minnesota, Olmsted County, Minnesota

The foregoing instrument was acknowledged before me this 12th day of August, 1998, by Guy Hostetter and Sharon Hostetter, husband and wife.

Notary Public, Olmsted County, Minnesota, Timothy J. Hansen, My commission expires 1-31-2000



SURVEYOR'S CERTIFICATE

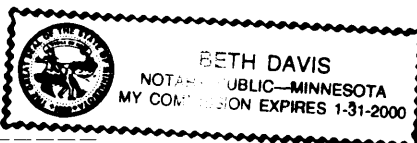
I hereby certify that I have surveyed and platted the property described on this plat as PROVIDENCE ADDITION; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson, L.S., Minnesota License No. 11622

State of Minnesota, Olmsted County, Minnesota

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 11th day of August, 1998.

Beth Davis, Notary Public, Olmsted County, Minnesota, Dodge 1-31-2000



COUNTY SURVEYOR

I certify that this plat has been checked mathematically, and that the plat conforms to the applicable laws, this 17th day of August, 1998.

Edward P. Kusel, County Surveyor

TAX STATEMENTS

Taxes due and payable in the year 1998 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22nd day of September, 1998.

Bob Ryan, Olmsted County Auditor/Treasurer, Deputy: Duane Gibson

CITY APPROVAL

State of Minnesota, Olmsted County, City of Rochester

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 3rd day of August, 1998, 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 21st day of September, 1998.

Judy K. Scherr, City Clerk

COUNTY RECORDER

791434, 791434

DOCUMENT NUMBER

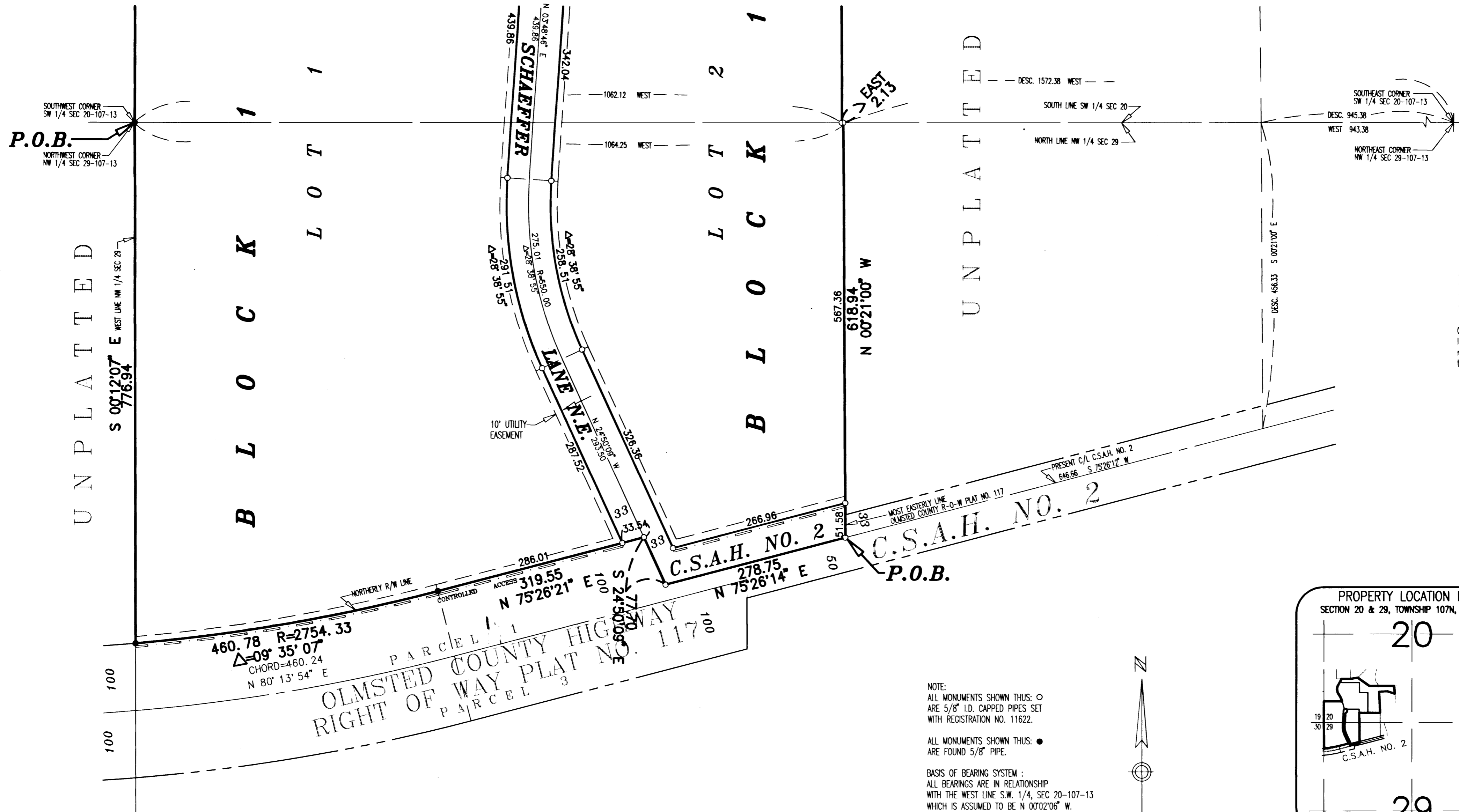
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 22nd day of September, 1998, at 12:42 o'clock P.M. and was duly recorded in the Olmsted County records

Daniel J. Heff, County Recorder, Deputy: Ley Ann Murray

OFFICIAL PLAT

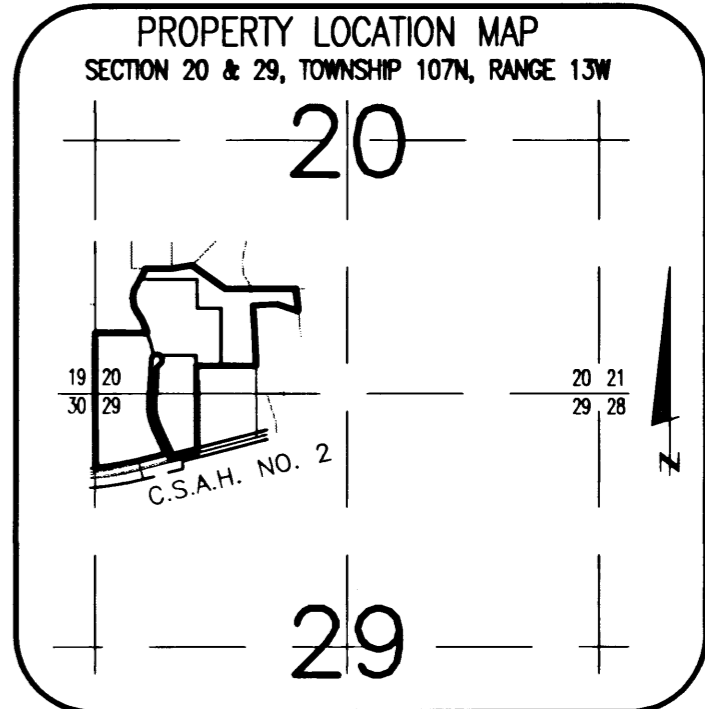
PROVIDENCE ADDITION

S E E S H E E T N O. 3



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.

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

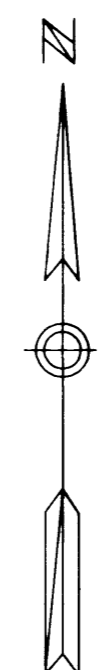


NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 11622.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPE.

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE WEST LINE S.W. 1/4, SEC 20-107-13
WHICH IS ASSUMED TO BE N 00°02'06" W.

SCALE 1" = 100'



PREPARED BY:
McGHEE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA

OFFICIAL PLAT

PROVIDENCE ADDITION

UNPLATTED

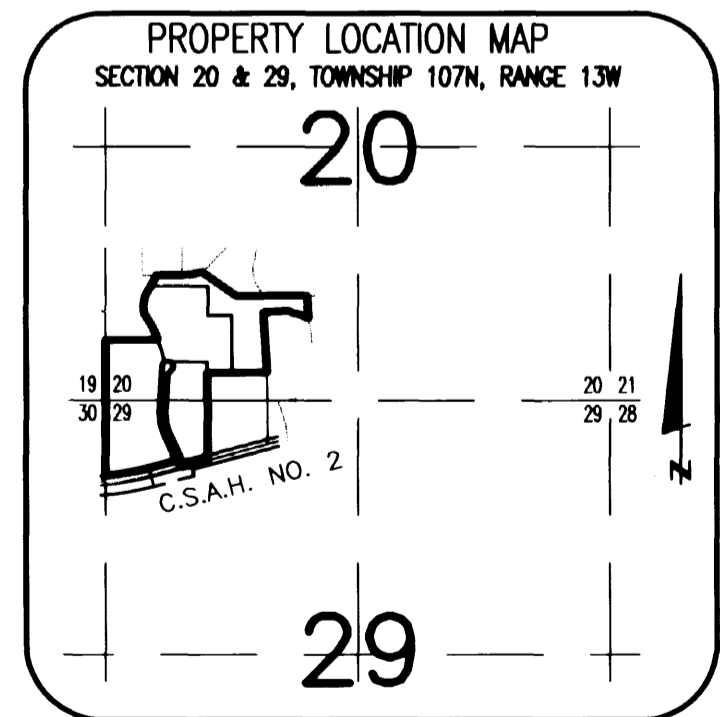
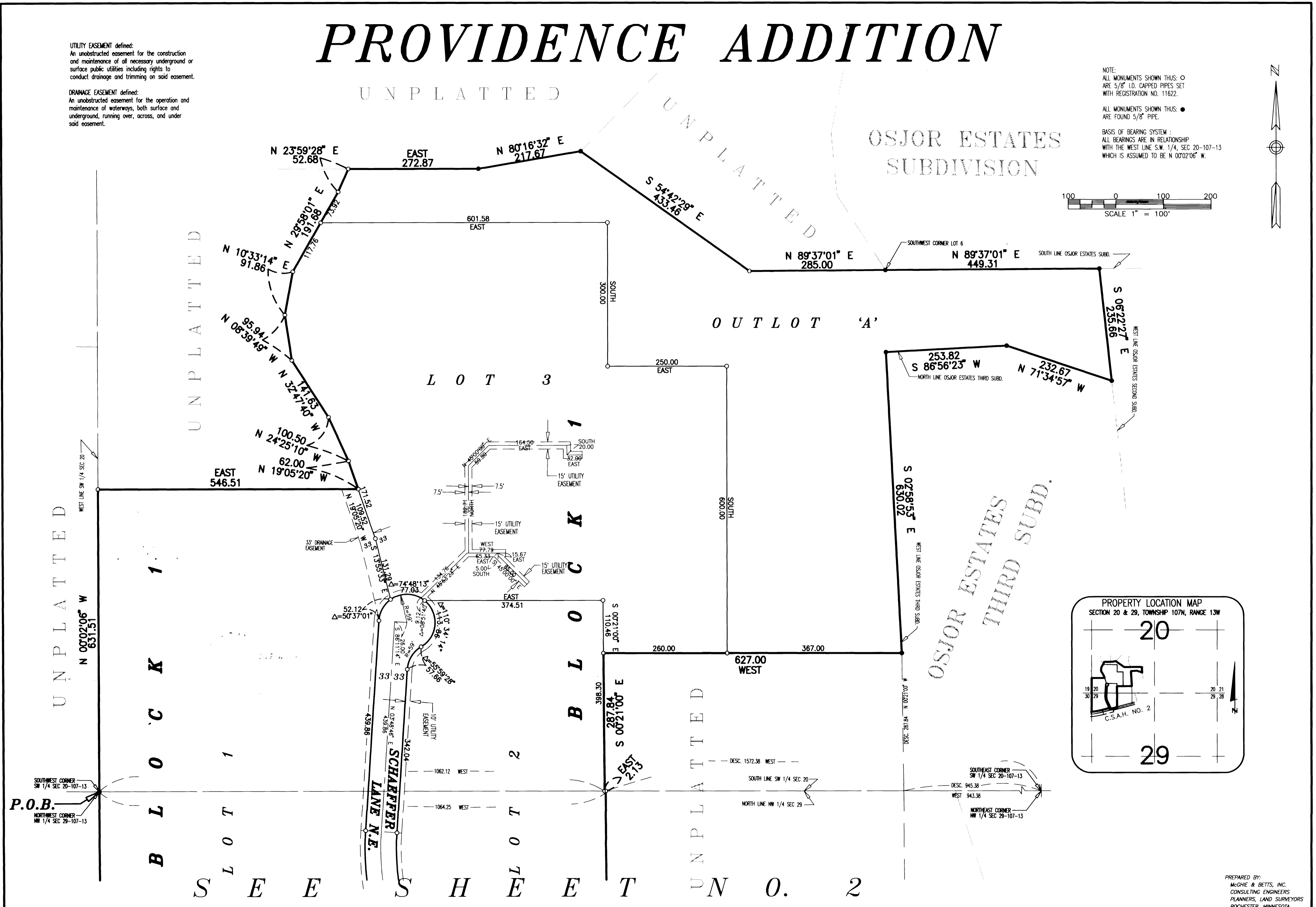
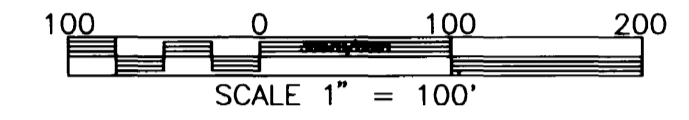
UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

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