

OFFICIAL PLAT

SOUTH ZUMBRO PLAZA SECOND

TRUNK HIGHWAY NO. 14

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as SOUTH ZUMBRO PLAZA SECOND; 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 thereon.

James E. Swanson, L.S. Minnesota License Number 11622

State of Minnesota County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 1st day of June, 1998.

Notary Public, Olmsted County, Minnesota My commission expires 1-31-2000

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 2nd day of June, 1998.

Olmsted 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 15th day of June, 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 15th day of June, 1998.

City Clerk

TAX STATEMENTS

Taxes payable in the year 1998 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24th day of September, 1998.

Olmsted County Auditor/Treasurer

Deputy

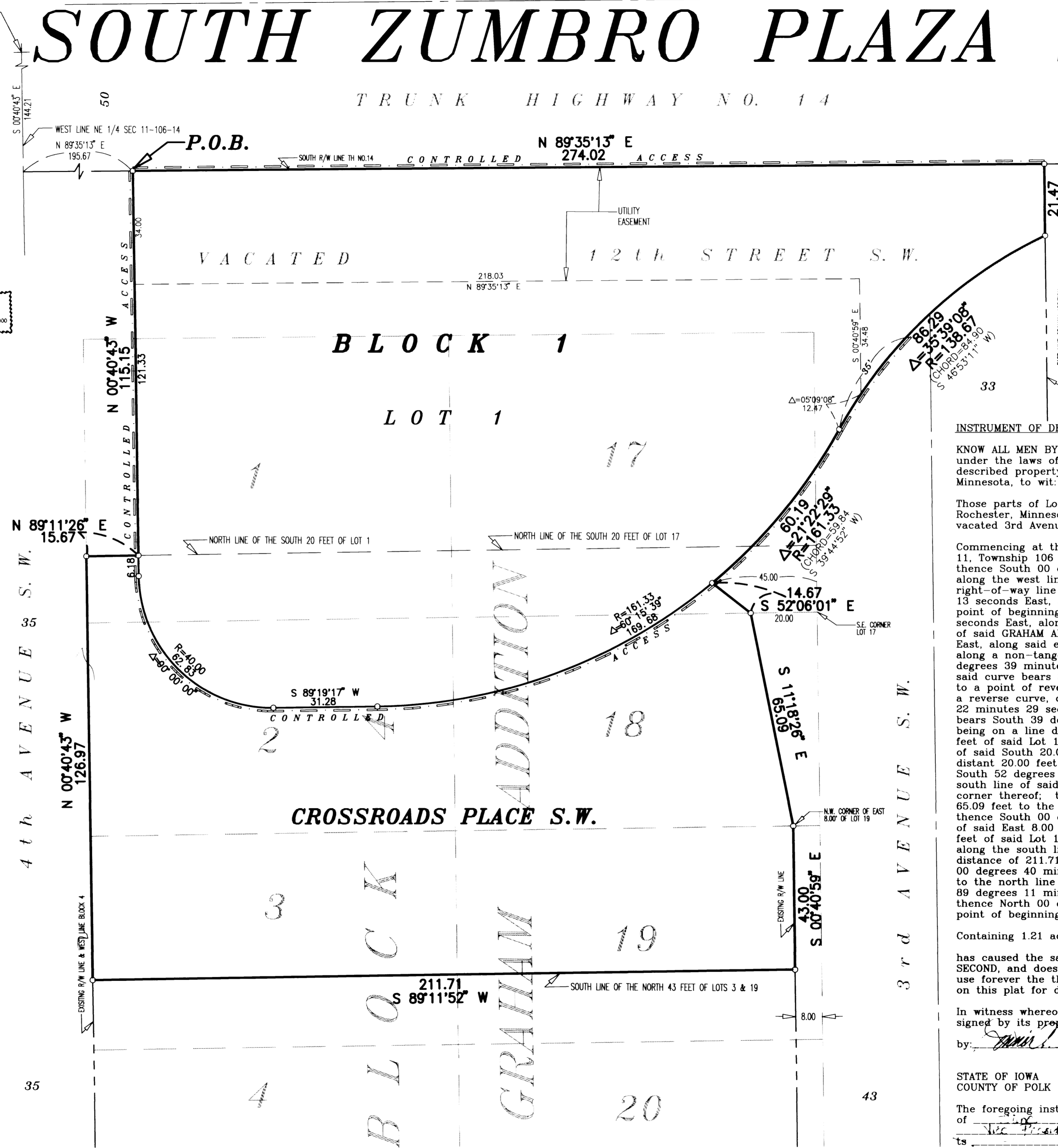
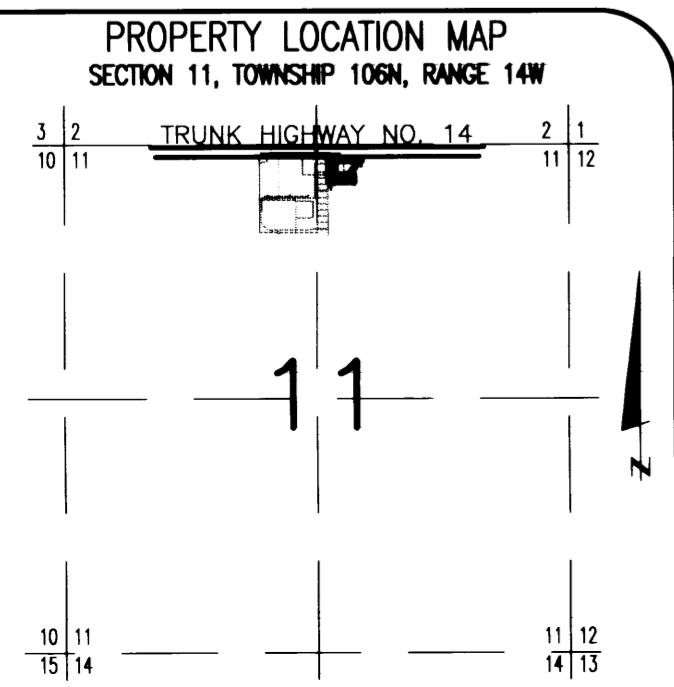
REGISTRAR OF TITLES

DOCUMENT NUMBER 80923

I hereby certify that this instrument was filed in the office of the Registrar of Titles for record on this 6th day of June, 1998, at 4:22 o'clock P.M., and was duly recorded in the Olmsted County records.

Registrar of Titles

Deputy



NOTE: ALL MONUMENTS SHOWN THUS: O ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622. ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPE UNLESS OTHERWISE NOTED. BASIS OF BEARING SYSTEM: ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE N.W. 1/4, SEC 11-106-14 WHICH IS ASSUMED TO BE S 00°40'43" E.

INSTRUMENT OF DEDICATION KNOW ALL MEN BY THESE PRESENTS: That Hy-Vee, Inc., a corporation under the laws of Iowa, owner and proprietor, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

Those parts of Lots 1, 2, 3, 17, 18, and 19, Block 4, GRAHAM ADDITION, Rochester, Minnesota, and those parts of vacated 12th Street SW and vacated 3rd Avenue SW, all being described as follows: Commencing at the northwest corner of the Northeast Quarter of Section 11, Township 106 North, Range 14 West, Olmsted County, Minnesota; thence South 00 degrees 40 minutes 43 seconds East, assumed bearing, along the west line of said Northeast Quarter, 144.21 feet to the south right-of-way line of T.H. No. 14; thence North 89 degrees 35 minutes 13 seconds East, along said south right-of-way line, 195.67 feet for the point of beginning; thence continue North 89 degrees 35 minutes 13 seconds East, along said right-of-way line, 274.02 feet to the east line of said GRAHAM ADDITION; thence South 00 degrees 40 minutes 59 seconds East, along said east line, 21.47 feet; thence southwesterly, 86.29 feet along a non-tangential curve, concave southeasterly, central angle of 35 degrees 39 minutes 08 seconds, radius of 138.67 feet, and the chord of said curve bears South 46 degrees 53 minutes 11 seconds West, 84.90 feet to a point of reverse curvature; thence southwesterly, 60.19 feet along a reverse curve, concave northwesterly, central angle of 21 degrees 22 minutes 29 seconds, radius of 161.33 feet, and the chord of said curve bears South 39 degrees 44 minutes 52 seconds West, 59.84 feet to a point being on a line drawn from a point on the north line of the South 20.00 feet of said Lot 17 distant 45.00 feet westerly of the northeast corner of said Lot 17 distant 20.00 feet to a point on the south line of said Lot 17 distant 20.00 feet westerly of the southeast corner thereof; thence South 52 degrees 06 minutes 01 second East, 14.67 feet to a point on the south line of said Lot 17 distant 20.00 feet westerly of the southeast corner thereof; thence South 11 degrees 18 minutes 26 seconds East, 65.09 feet to the northwest corner of the East 8.00 feet of said Lot 19; thence South 00 degrees 40 minutes 59 seconds East, along the west line of said East 8.00 feet, 43.00 feet to the south line of the North 43.00 feet of said Lot 19; thence South 89 degrees 11 minutes 52 seconds West, along the south line of the North 43.00 feet of said Lots 19 and 3, a distance of 211.71 feet to the west line of said Block 4; thence North 00 degrees 40 minutes 43 seconds West, along said west line, 126.97 feet to the north line of the South 20.00 feet of said Lot 1; thence North 89 degrees 11 minutes 26 seconds East, along said north line, 15.67 feet; thence North 00 degrees 40 minutes 43 seconds West, 115.15 feet to the point of beginning.

Containing 1.21 acres, more or less. has caused the same to be surveyed and platted as SOUTH ZUMBRO PLAZA SECOND, and does hereby donate and dedicate to the public for the public use forever the thoroughfare and also dedicate the easements as shown on this plat for drainage and utility purposes only. In witness whereof said Hy-Vee, Inc. has caused these presents to be signed by its proper officers this 4th day of June, 1998.

STATE OF IOWA COUNTY OF POLK The foregoing instrument was acknowledged before me this 4th day of June, 1998 by [Signatures] its [Signatures] and [Signatures] its officers of Hy-Vee, Inc., a corporation under the laws of Iowa, on behalf of the corporation.

Notary Public, Polk County, Iowa My commission expires 2/15/99 PREPARED BY: McGHEE & BETTS, INC. CONSULTING ENGINEERS PLANNERS, LAND SURVEYORS ROCHESTER, MINNESOTA

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. 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.