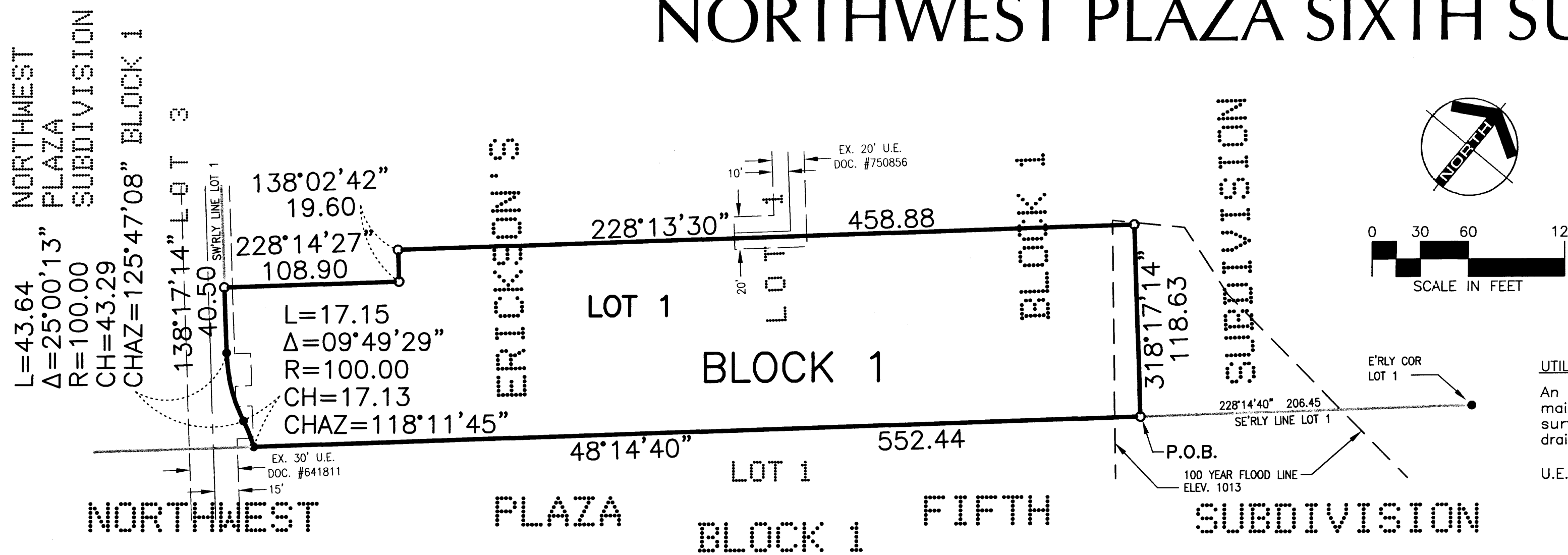


NORTHWEST PLAZA SIXTH SUBDIVISION



MONUMENTS

- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 20703.

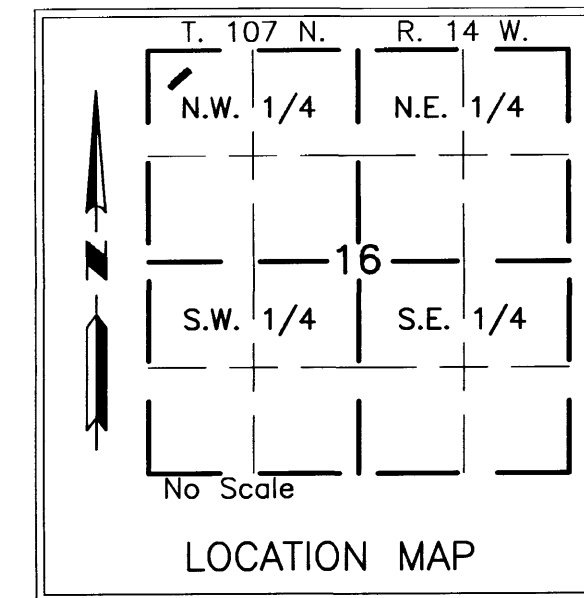
BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

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



YAGGY COLBY ASSOCIATES
 ENGINEERS • ARCHITECTS
 SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS
 717 THIRD AVENUE SOUTHEAST
 ROCHESTER, MINNESOTA 55904
 507-288-6464
 FAX 507-288-3058
 EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That KTJ Limited Partnership Sixty-Three, a Minnesota limited partnership, and MM&S Investments Corporation, a Minnesota corporation, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of Lot 1, Block 1, Erickson's Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, described as follows:

Commencing at the most easterly corner of said Lot 1; thence southwesterly on a Minnesota State Plane Grid Azimuth from north of 228 degrees 14 minutes 40 seconds along the south-easterly line of said Lot 1 a distance of 206.45 feet to the point of beginning; thence north-westerly 318 degrees 17 minutes 14 seconds azimuth 118.63 feet; thence southwesterly 228 degrees 13 minutes 30 seconds azimuth 458.88 feet; thence southeasterly 138 degrees 02 minutes 42 seconds azimuth 19.60 feet; thence southwesterly 228 degrees 14 minutes 27 seconds azimuth 108.90 feet to the southwesterly line of said Lot 1; thence southeasterly 138 degrees 17 minutes 14 seconds azimuth along said southwesterly line 40.50 feet; thence south-easterly 43.64 feet along said southwesterly line on a tangential curve concave northeasterly, having a radius of 100.00 feet and a central angle of 25 degrees 00 minutes 13 seconds; thence southeasterly 17.15 feet along said southwesterly line on a tangential reverse curve concave southwesterly, having a radius of 100.00 feet and a central angle of 09 degrees 49 minutes 29 seconds 29 seconds to said southeasterly line; thence northeasterly 48 degrees 14 minutes 40 seconds azimuth along said southeasterly line 552.44 feet to the point of beginning.

Said tract contains 1.48 acres, more or less.

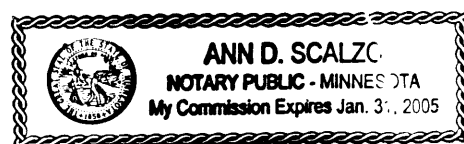
Have caused the same to be surveyed and replatted as NORTHWEST PLAZA SIXTH SUBDIVISION.

In witness whereof said KTJ Limited Partnership Sixty-Three, a Minnesota limited partnership, has caused these presents to be signed by Michael T. Ayres the G.O. of Oppidan, Incorporated, the General Partner of KTJ Limited Partnership Sixty-Three, this 16th day of January, 2002.

KTJ LIMITED PARTNERSHIP SIXTY-THREE
 By: Oppidan, Incorporated
 Its: General Partner
 By: Michael T. Ayres
 Its: G.O.

STATE OF MINNESOTA
 COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 16th day of January, 2002, by Michael T. Ayres the G.O. of Oppidan, Incorporated, the General Partner of KTJ Limited Partnership Sixty-Three, a Minnesota limited partnership, on behalf of the limited partnership.



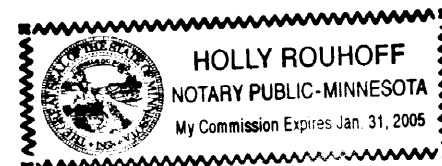
Ann D. Scalzic
 Notary Public, Olmsted County, MN
 My Commission Expires 1-31-05

In witness whereof said MM&S Investments Corporation, a Minnesota corporation, has caused these presents to be signed by Eric Cook the Assistant Vice President of the corporation, this 15th day of April, 2002.

MM&S Investments Corporation
 By: Eric Cook
 Its: AVP

STATE OF MINNESOTA
 COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 15th day of April, 2002, by Eric Cook the Assistant Vice President of MM&S Investments Corporation, a Minnesota corporation, on behalf of the corporation.



Holly Rouhoff
 Notary Public, Olmsted County, MN
 My Commission Expires 1/31/05

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 5th day of NOVEMBER, 2001, 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 9th day of MAY, 2001.

Judy K. Scherr
 Judy K. Scherr
 City Clerk

COUNTY SURVEYOR

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

This 9th day of January, 2002.

Edward P. Kusile
 Edward P. Kusile
 Olmsted County Surveyor

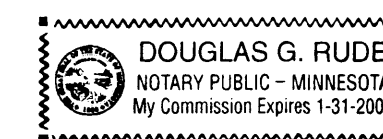
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as NORTHWEST PLAZA SIXTH SUBDIVISION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by OCTOBER 31, 2002; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Michael J. Fritz
 Michael J. Fritz
 Minnesota L.S. No. 20703

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 10th day of January, 2002, by Michael J. Fritz, L.S. No. 20703.



Douglas G. Rude
 Douglas G. Rude
 Notary Public, Olmsted County, MN
 My Commission Expires 1-31-06

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2002 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 9th day of May, 2002.

Document Number A-916480

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for record on this 9th day of May, 2002, at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall
 Daniel J. Hall
 Olmsted County Director of
 Property Records and Licensing
 By: Wendy von Wald Deputy

PROJECT NUMBER: 7071 COMPUTER FILE: 7071 S FNPL 01.dwg DATE: 1/8/02 DRAFTSPERSON: F.J.G.