

# NORTHWEST PLAZA SUBDIVISION

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That THF-G Rochester Joint Venture, a Pennsylvania Partnership, Mortgagor, and E. Stanley Kroenke and Anne Kroenke, Husband and Wife, Mortgagor, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 16, and that part of the Northeast Quarter of the Northeast Quarter of Section 17, Township 107 North, Range 14 West, Olmsted County, Minnesota, all being described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 268 degrees 05 minutes 58 seconds along the north line of said Northwest Quarter 1526.74 feet to the northwest corner of Minnesota Department of Transportation Right-of-Way Plat No. 55-32; thence southerly 178 degrees 05 minutes 58 seconds azimuth along the westerly line of said right-of-way plat 100.00 feet to the southeast corner of Olmsted County Highway Right-of-Way Plat No. 78 and the point of beginning; thence westerly 268 degrees 05 minutes 58 seconds azimuth along the southerly right-of-way line of C.S.A.H. No. 22 a distance of 441.52 feet; thence westerly 687.25 feet along said southerly right-of-way line on a tangential curve concave southerly having a radius of 1809.86 feet, and a central angle of 21 degrees 45 minutes 24 seconds to the east line of said Northeast Quarter of the Northeast Quarter; thence continue southerly 267.41 feet along the southeasterly right-of-way line of C.S.A.H. No. 22 as defined by Olmsted County Highway Right-of-Way Plat No. 77 on a tangential curve concave southeasterly having a radius of 1809.86 feet, and a central angle of 08 degrees 27 minutes 56 seconds; thence southeasterly 62.16 feet along said southeasterly right-of-way line on a nontangential curve concave northeasterly having a radius of 350.00 feet, a central angle of 10 degrees 10 minutes 32 seconds and a chord azimuth of 133 degrees 15 minutes 45 seconds; thence southwesterly 58.27 feet along said southeasterly right-of-way line on a nontangential curve concave southeasterly having a radius of 1749.86 feet, a central angle of 01 degrees 54 minutes 29 seconds and a chord azimuth of 237 degrees 26 minutes 10 seconds; thence easterly 102 degrees 06 minutes 17 seconds azimuth 150.78 feet; thence southeasterly 121 degrees 28 minutes 51 seconds azimuth 112.67 feet to the west line of said Northwest Quarter; thence southerly 179 degrees 18 minutes 47 seconds azimuth along said west line 96.14 feet; thence southeasterly 125 degrees 18 minutes 47 seconds azimuth 580.00 feet; thence southeasterly 140 degrees 16 minutes 25 seconds azimuth 771.46 feet; thence southeasterly 152.03 feet along a tangential curve concave northeasterly having a radius of 200.00 feet and a central angle of 43 degrees 33 minutes 12 seconds; thence easterly 96 degrees 43 minutes 10 seconds azimuth 500.15 feet; thence easterly 169.06 feet along a tangential curve concave northerly having a radius of 200.00 feet and a central angle of 48 degrees 25 minutes 56 seconds; thence northeasterly 48 degrees 17 minutes 14 seconds azimuth 722.29 feet; thence northerly 205.51 feet along a tangential curve concave westerly having a radius of 200.00 feet and a central angle of 58 degrees 52 minutes 29 seconds to a point of reverse curvature; thence northerly 179.18 feet along a tangential curve concave easterly having a radius of 200.00 feet and a central angle of 51 degrees 19 minutes 49 seconds to the southwesterly right-of-way line of Trunk Highway No. 52 as defined by said Minnesota Department of Transportation Right-of-Way Plat No. 55-32; thence northwesterly 310 degrees 44 minutes 19 seconds azimuth along said southwesterly right-of-way line 50.00 feet; thence northeasterly 40 degrees 44 minutes 19 seconds azimuth along said southwesterly right-of-way line 187.26 feet; thence westerly 291 degrees 20 minutes 58 seconds azimuth along said southwesterly right-of-way line 136.19 feet; thence northwesterly 295 degrees 33 minutes 54 seconds azimuth along said southwesterly right-of-way line 141.30 feet; thence northwesterly 493.31 feet along said southwesterly right-of-way line on a nontangential curve concave northeasterly having a central angle of 43 degrees 17 minutes 12 seconds, a radius of 652.96 feet and a chord azimuth of 325 degrees 27 minutes 22 seconds; thence northwesterly 323 degrees 30 minutes 56 seconds azimuth along said southwesterly right-of-way line 87.79 feet to the southerly right-of-way line of 55th St. N.W. as defined by said Right-of-Way Plat No. 55-32; thence westerly 268 degrees 05 minutes 58 seconds azimuth along said southerly right-of-way line 800.00 feet to the point of beginning.

Said tract contains 64.59 acres more or less.

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

In witness whereof said THF-G Rochester Joint Venture, a Pennsylvania Partnership has caused these presents to be signed by its Co-Partners this 28th day of October, 1992.

THF Rochester Development, L.P.

By: [Signature]  
Michael H. Staenberg, President  
THF Rochester, Inc.  
a Missouri Corporation

Glimcher/Rochester Joint Venture I

By: [Signature]  
Robert I. Glimcher, President  
Glimcher Devcor, Inc.  
a Pennsylvania Corporation

STATE OF Missouri  
COUNTY OF St. Louis

The foregoing instrument was acknowledged before me this 28th day of October, 1992, by Michael H. Staenberg, President of THF Rochester, Inc., a Missouri Corporation, the general partner of THF Rochester Development, L.P., the general partner of THF-G Rochester Joint Venture, on behalf of the Corporation and the Partnerships.

CONSTANCE L. ORTEGA  
NOTARY PUBLIC - STATE OF MISSOURI  
OF LOUIS COUNTY  
MY COMMISSION EXPIRES JUNE 3, 1994

[Signature]  
Notary Public, St. Louis County, MO  
My Commission Expires 6-3-94

STATE OF Pennsylvania  
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me this 3rd day of November, 1992, by Robert I. Glimcher, President of Glimcher Devcor, Inc., a Pennsylvania Corporation, the general partner of Glimcher/Rochester Joint Venture I, the general partner of THF-G Rochester Joint Venture, on behalf of the Corporation and the Partnerships.

Notary Seal  
Colleen Moore, Notary Public  
Pittsburgh, Allegheny County  
My Commission Expires June 29, 1996  
Member, Pennsylvania Association of Notaries

[Signature]  
Notary Public, Allegheny County, PA  
My Commission Expires 6-29-96

In witness whereof said E. Stanley Kroenke and Ann Kroenke have hereunto set their hands this 9th day of November, 1992.

[Signature]  
E. Stanley Kroenke

[Signature]  
Ann Kroenke

STATE OF Missouri  
COUNTY OF Madison

The foregoing instrument was acknowledged before me this 7th day of November, 1992, by E. Stanley Kroenke and Ann Kroenke.

SARAH J. GASTLER, NOTARY PUBLIC  
ANDRAPS COUNTY, STATE OF MISSOURI  
MY COMMISSION EXPIRES 10/30/94

[Signature]  
Notary Public, Madison County, MO  
My Commission Expires 10-30-94

### COUNTY AUDITOR/TREASURER

Taxes payable in the year 1992 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 3rd day of Nov, 1992.

[Signature]  
Olmsted County Auditor/Treasurer  
By: [Signature] Deputy

### COUNTY RECORDER

Document Number 2223-11

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 30 day of November, 1992 at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

MARY CALLIER  
Olmsted County Recorder  
[Signature] Deputy

### COUNTY SURVEYOR

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

This 28th day of November, 1992.

[Signature]  
Olmsted County Surveyor

### STATE OF MINNESOTA COUNTY OF OLMSTED CITY OF ROCHESTER

I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 6 day of July, 1992, 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 25 day of April, 1992.

[Signature]  
Carole A. Grimm, City Clerk

### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as NORTHWEST PLAZA 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, that the outside boundary lines are correctly designated and that there are no wetlands or public highways to be designated on said plat other than as shown.

[Signature]  
Michael J. Fritz  
Minnesota R.L.S. #20703

### STATE OF MINNESOTA COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 19th day of October, 1992, by Michael J. Fritz, R.L.S. #20703.

KATHRYN M. MALLOY  
NOTARY PUBLIC - MINNESOTA  
OLMSTED COUNTY  
My Commission Expires 6-17-97

[Signature]  
Notary Public, Olmsted County, MN  
My Commission Expires 6-17-97



ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING  
LANDSCAPE ARCHITECTURE  
717 THIRD AVENUE SOUTHWEST  
ROCHESTER, MINNESOTA 55901  
507-288-6446

FINAL PLAT  
NORTHWEST PLAZA SUBDIVISION  
ROCHESTER, MINNESOTA

PROJECT NUMBER 3342  
COMPUTER FILE 3342CFPL  
DATE 10-06-92  
DRAWN BY J. Goodman  
REVISIONS

SHEET NUMBER

# NORTHWEST PLAZA SUBDIVISION

**MONUMENTS**

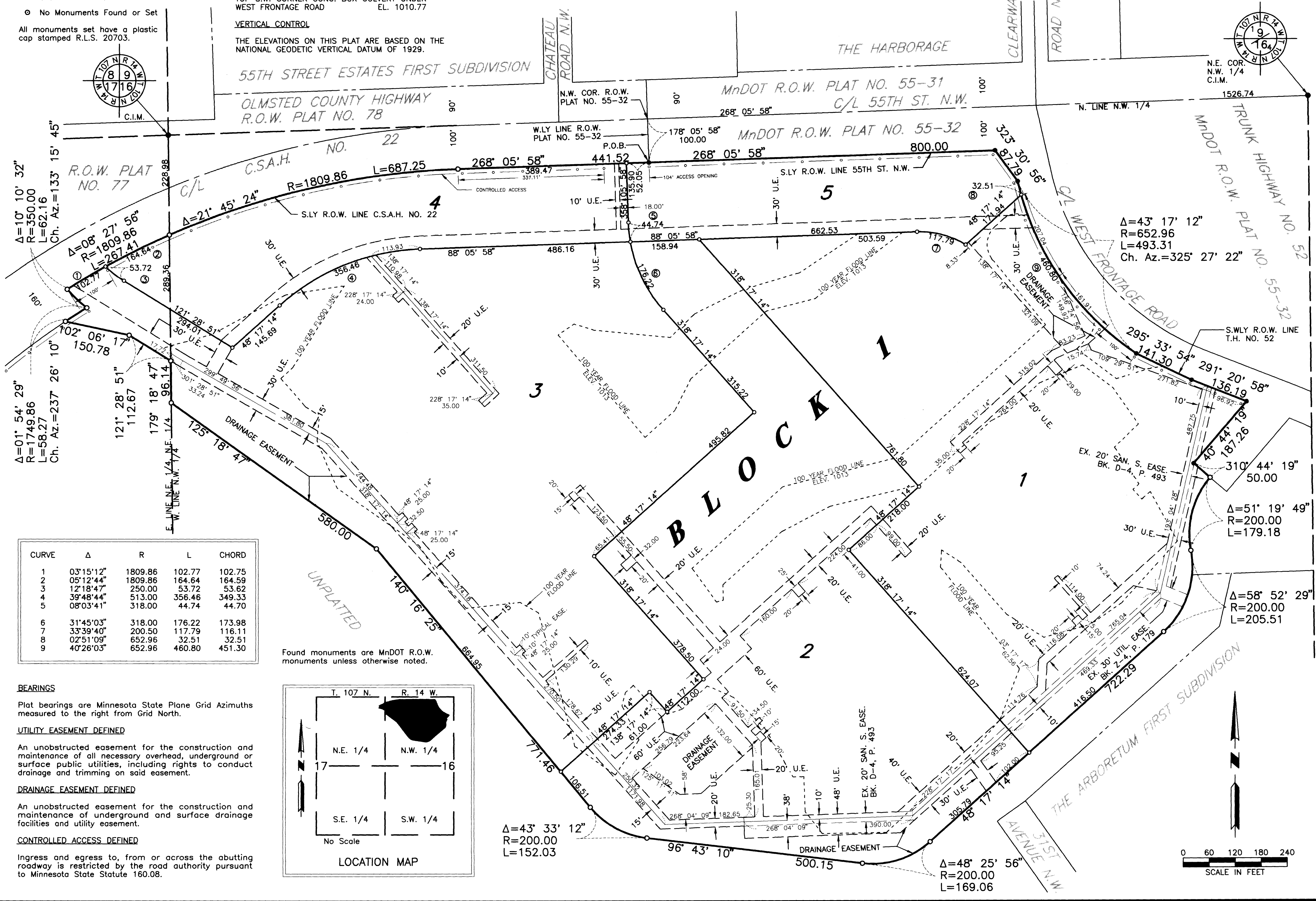
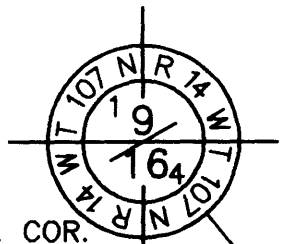
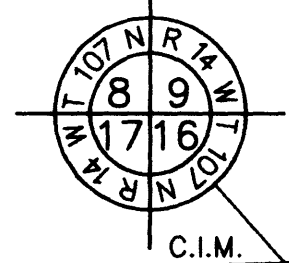
- 1/2" Rebars
  - 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)
  - No Monuments Found or Set
- All monuments set have a plastic cap stamped R.L.S. 20703.

**BENCH MARK**

TOP S.W. CORNER CONC. BOX CULVERT UNDER WEST FRONTAGE ROAD EL. 1010.77

**VERTICAL CONTROL**

THE ELEVATIONS ON THIS PLAT ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.



CURVE	Δ	R	L	CHORD
1	03°15'12"	1809.86	102.77	102.75
2	05°12'44"	1809.86	164.64	164.59
3	12°18'47"	250.00	53.72	53.62
4	39°48'44"	513.00	356.46	349.33
5	08°03'41"	318.00	44.74	44.70
6	31°45'03"	318.00	176.22	173.98
7	33°39'40"	200.50	117.79	116.11
8	02°51'09"	652.96	32.51	32.51
9	40°26'03"	652.96	460.80	451.30

Found monuments are MnDOT R.O.W. monuments unless otherwise noted.

**BEARINGS**

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

**UTILITY EASEMENT DEFINED**

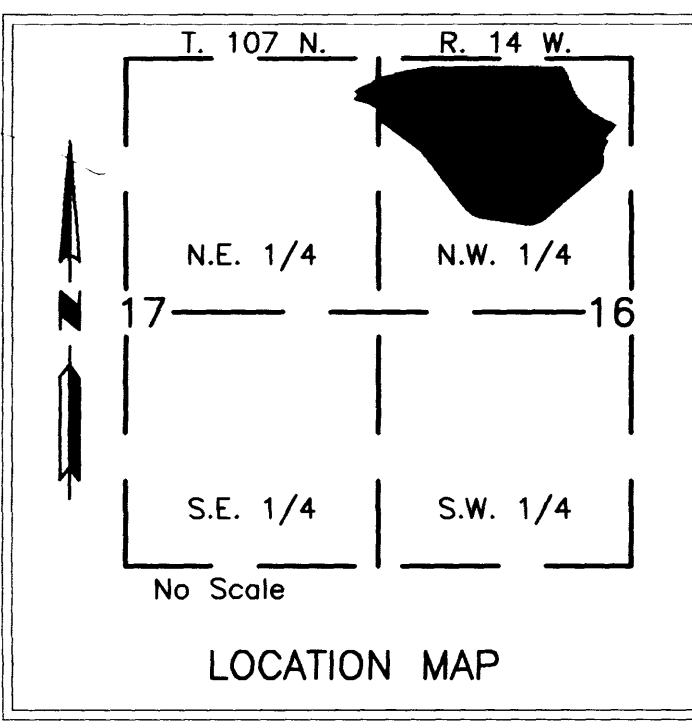
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

**DRAINAGE EASEMENT DEFINED**

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

**CONTROLLED ACCESS DEFINED**

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



ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING  
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-8444

**FINAL PLAT**  
**NORTHWEST PLAZA SUBDIVISION**  
**ROCHESTER, MINNESOTA**

PROJECT NUMBER	3342
COMPUTER FILE	3342CFPL
DATE	10-06-92
DRAWN BY	J. Goodman
REVISIONS	

