

Instrument of Dedication

Elcor Enterprises, Inc., a Minnesota corporation, and KNOW ALL MEN BY THESE PRESENTS: That Lowell H. Penz and Darlene M. Penz, husband and wife, and Carlton Penz and Ruth E. Penz, husband wife, owners and proprietors, and Northwestern National Bank of Rochester, a United States Corporation, mortgagee, of the following described property situated in the City of Rochester, State of Minnesota, to wit:

A part of Lot 52, State Plat of Section 36, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said Lot 52, said corner also being the northeast corner of the Northeast Quarter of said Section 36; thence South 00 degrees 57 minutes 06 seconds East, assumed bearing, along the east line of said Lot 52 a distance of 235.51 feet (previously described as 235.17 feet) to the Northeast corner of Lot 9, Block 1, Miners Heights Fourth Addition; thence South 88 degrees 58 minutes 04 seconds West, along the north line of said Lot 9 and its westerly extension thereof, 199.87 feet; thence South 34 degrees 55 minutes 27 seconds West, parallel with the northwesterly line of said Lot 9, a distance of 44.60 feet to the north line of 19th Avenue N.E., as platted in said Addition; thence northwesterly 129.71 feet along said north line, along a nontangential curve, concave to the southwest, central angle of 28 degrees 00 minutes 54 seconds, radius of 265.28, and the chord of said curve bears North 73 degrees 17 minutes 14 seconds West, 128.42 feet; thence North 87 degrees 17 minutes 41 seconds West, along said north line, 181.13 feet; thence South 02 degrees 42 minutes 19 seconds West, 66.00 feet; thence South 87 degrees 17 minutes 41 seconds East, along the south line of said 19th Avenue N.E., 75.00 feet to a point on said south line which is 67.68 feet northwest of the northwest corner of Lot 3, Block 2, of said Miners Heights Fourth Addition; thence South 00 degrees 57 minutes 41 seconds East, 178.80 feet; thence North 88 degrees 42 minutes 46 seconds East, 67.74 feet (previously described as 67.54 feet) to the southwest corner of Lot 2, Block 2, of said Miners Heights Fourth Addition; thence South 01 degree 01 minute 30 seconds East, 225.00 feet to the west line of said Addition, 144.84 feet; thence North 88 degrees 58 minutes 30 seconds East, 225.00 feet to the west line of 19th Avenue N.E.; thence South 01 degree 01 minute 30 seconds East, along said west line, 94.00 feet to the northeast corner of Lot 5, Block 1, Miners Heights Sixth Addition; thence South 88 degrees 58 minutes 30 seconds West, along the north line of said Lot 5, a distance of 126.00 feet to the northwest corner thereof; thence South 01 degree 01 minute 30 seconds East along the west line of said Lot 5, a distance of 25.00 feet to the northeast corner of Lot 2, Block 1 of said Addition; thence South 88 degrees 58 minutes 30 seconds West, along the north line of said Lot 2, a distance of 124.37 feet to the northwest corner thereof; thence South 11 degrees 05 minutes 48 seconds West, along the west line of said Lot 2, a distance of 93.48 feet to the northeast corner of Lot 1, Block 1 of said Miners Heights Sixth Addition; thence South 89 degrees 49 minutes 21 seconds West, along the northerly line of said Lot 1, and the north boundary line of Miners Heights Fifth Addition, 150.39 feet (previously described as 150.46 feet); thence North 71 degrees 09 minutes 03 seconds West, along said boundary line, 71.76 feet (previously described as 71.97 feet); thence North 52 degrees 20 minutes 09 seconds West, along said boundary line and along the northerly boundary line of "Blocks One, Two and Three Miners Heights", 515.10 feet (previously described as 514.95 feet); thence North 71 degrees 11 minutes 25 seconds West, along said boundary line, 277.76 feet (previously described as 277.99 feet) to the west line of said Lot 52 of School Section 36; thence North 00 degrees 54 minutes 04 seconds West, along said west line, 405.65 feet to the northwest corner of said Lot 52, also being the northwest corner of the Northeast Quarter of said Northeast Quarter; thence North 89 degrees 59 minutes 19 seconds East, along the north line of said Lot 52, a distance of 1,317.05 feet (previously described as 1,317.32 feet) to the point of beginning.

Also:

A part of the East One-Half of Lot 51, State Plat of Section 36, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 36 (said point also being the northeast corner of said Lot 51); thence South 89 degrees 59 minutes 19 seconds West, assumed bearing, along the north line of said Lot 51, a distance of 300.73 feet to the northeast corner of Betcher's Subdivision; thence South 00 degrees 30 minutes 14 seconds East, along the east line of said subdivision, 146.00 feet; thence South 89 degrees 48 minutes 14 seconds East, 5.00 feet; thence South 00 degrees 30 minutes 14 seconds East, 50.00 feet; thence North 89 degrees 48 minutes 14 seconds West, 5.00 feet to the southeast corner of Lot 1, Block 2, of said Betcher's Subdivision; thence South 00 degrees 30 minutes 14 seconds East, along the easterly line of said subdivision, 5.68 feet; thence South 55 degrees 57 minutes 45 seconds East, along the northeasterly line of said subdivision, 368.51 feet to the northeast corner of Lot 8, Block 2 of said Betcher's Subdivision; thence North 00 degrees 54 minutes 04 seconds West, along the east line of said Lot 51, a distance of 408.05 feet to the point of beginning.

Also:

A part of the Southwest Quarter of the Southeast Quarter of Section 25, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of the Southwest Quarter of said Southeast Quarter; thence South 89 degrees 59 minutes 19 seconds West, assumed bearing, along the south line of said Southeast Quarter, 571.43 feet to a point in the centerline of 14th Street N.E.; thence northeasterly 550.09 feet, along said centerline and along a nontangential curve, concave northwesterly, central angle of 38 degrees 30 minutes 22 seconds, radius of 818.51 feet, and the chord of said curve bears North 70 degrees 42 minutes 51 seconds East, 539.79 feet; thence North 51 degrees 27 minutes 40 seconds East, 76.43 feet to the east line of the Southwest Quarter of said Southeast Quarter; thence South 00 degrees 32 minutes 41 seconds East, along said east line, 225.80 feet to the point of beginning.

Also:

A part of Larson's First Subdivision, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 107 North, Range 14 West; thence North 89 degrees 59 minutes 19 seconds East, assumed bearing, along the north line of said Northeast Quarter, a distance of 418.00 feet to the southeast corner of Lot 7 in said Larson's First Subdivision for a point of beginning; thence continue North 89 degrees 59 minutes 19 seconds East, along the south line of said Subdivision, 233.02 feet to the southeast corner thereof; thence North 14 degrees 19 minutes 41 seconds West, along the easterly line of said Subdivision, 2.06 feet to the south line of the public road as dedicated in said Subdivision; thence South 89 degrees 59 minutes 19 seconds West, along said south line, 199.22 feet; thence northwesterly, 86.47 feet, along said south line and along a tangential curve, concave northeasterly, central angle of 27 degrees 05 minutes 03 seconds, radius of 182.93 feet, and the chord of said curve bears North 76 degrees 28 minutes 26 seconds West, 85.67 feet to the east line of said Lot 7; thence South 00 degrees 00 minutes 41 seconds East, along said east line, 22.05 feet to the point of beginning.

Containing 18.97 acres.

have caused the same to be surveyed and platted as OAKCLIFF and do hereby donate and dedicate to the public for the public use forever the street and also dedicate the easements as shown on this plat for drainage and utility purposes only.

OAKCLIFF

In witness whereof said Elcor Enterprises, Inc. has caused these presents to be signed by its proper officer this 1st day of July, 1981.

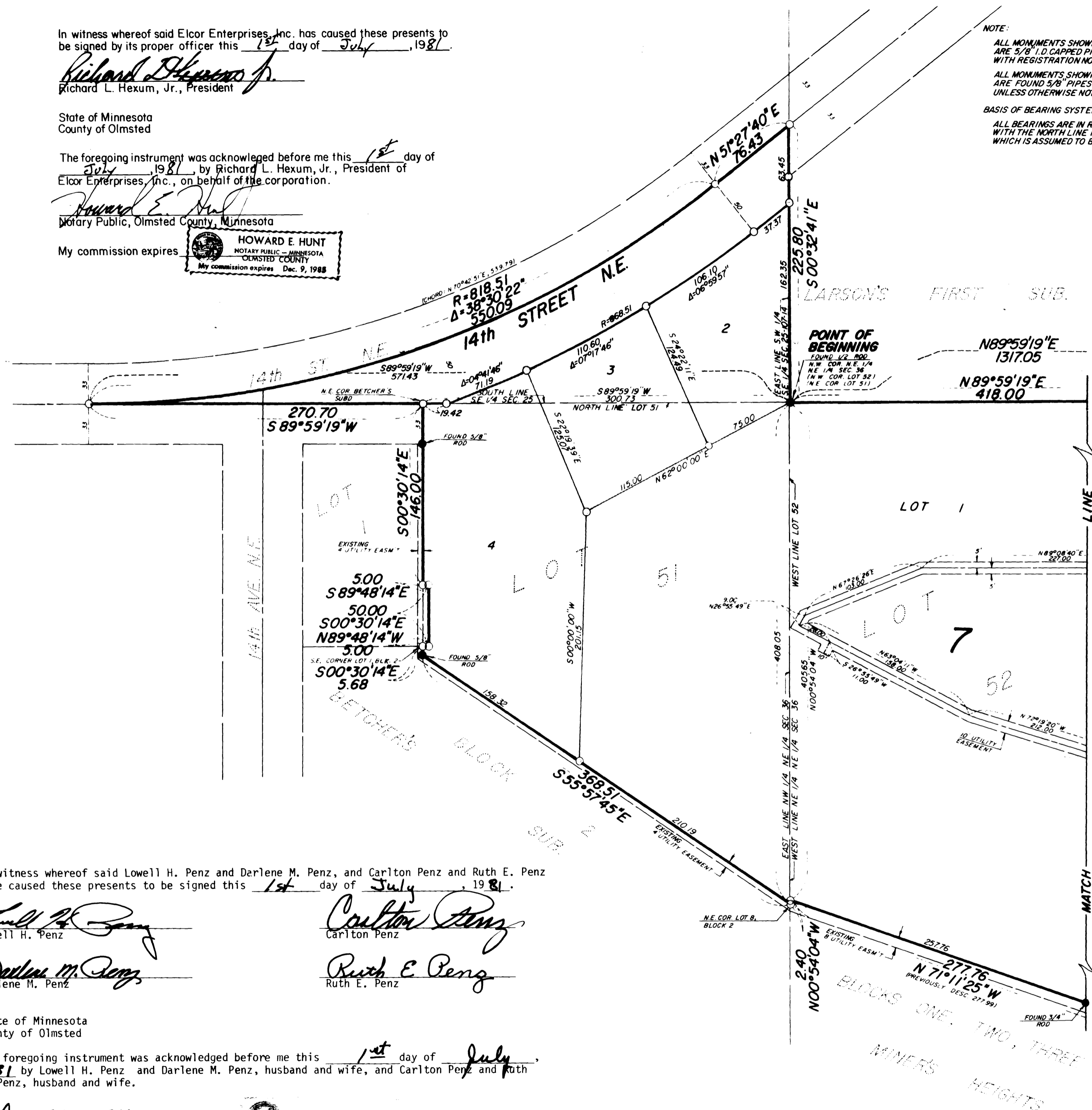
Richard L. Hexum, Jr., President

State of Minnesota County of Olmsted

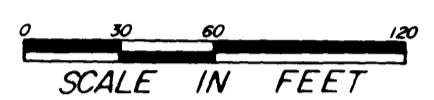
The foregoing instrument was acknowledged before me this 1st day of July, 1981, by Richard L. Hexum, Jr., President of Elcor Enterprises, Inc., on behalf of the corporation.

Notary Public, Olmsted County, Minnesota

My commission expires HOWARD E. HUNT NOTARY PUBLIC - MINNESOTA OLMSTED COUNTY My commission expires Dec. 9, 1988



NOTE: ALL MONUMENTS SHOWN THIS: ○ ARE 5/8\"/>



In witness whereof said Lowell H. Penz and Darlene M. Penz, and Carlton Penz and Ruth E. Penz have caused these presents to be signed this 1st day of July, 1981.

Signatures of Lowell H. Penz, Darlene M. Penz, Carlton Penz, and Ruth E. Penz.

State of Minnesota County of Olmsted

The foregoing instrument was acknowledged before me this 1st day of July, 1981 by Lowell H. Penz and Darlene M. Penz, husband and wife, and Carlton Penz and Ruth E. Penz, husband and wife.

Notary Public, Olmsted County, Minnesota

My commission expires Aug. 11, 1982

In witness whereof said Northwestern National Bank of Rochester, a United States Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 1st day of July, 1981.

Signatures of Charles E. Kearney and David H. Wittenberg, A.V.P.

State of Minnesota County of Olmsted

The foregoing instrument was acknowledged before me this 1st day of July, 1981, by Charles E. Kearney and David H. Wittenberg, its Vice Presidents and its Assistant Vice Presidents, officers of Northwestern National Bank of Rochester on behalf of the corporation.

Notary Public, Olmsted County, Minnesota

My commission expires 1-16-82

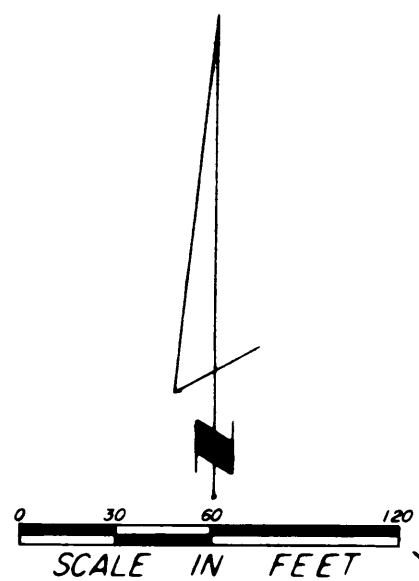
OFFICIAL PLAT

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

OAKCLIFF

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.



NOTE

ALL MONUMENTS SHOWN THUS ○ ARE 5/8" I.D. CAPRED PIPES SET WITH REGISTRATION NO. 11622
 ALL MONUMENTS SHOWN THUS ● ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.
 BASIS OF BEARING SYSTEM:
 ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE N.E. 1/4 SEC. 36 WHICH IS ASSUMED TO BE N89°59'19"E
 POINT OF BEGINNING
 FOUND C.I.M.
 N.E. COR. SEC. 36-107-14
 (N.E. COR. LOT 52)

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as Oakcliff; that this 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 or public highways to be designated on said plat other than as shown thereon.

James E. Swanson
 James E. Swanson, R.L.S.
 Minnesota Registration Number 11622

State of Minnesota
 County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 13th day of July, 1981.

Howard E. Hunt
 Notary Public, Olmsted County, Minnesota

My commission expires HOWARD E. HUNT
 NOTARY PUBLIC - MINNESOTA
 OLMSTED COUNTY

Tax Statement

No delinquent taxes due and transfer entered this 10th day of July, 1981.

Ross Browning
 County Auditor
Merna Nelson, Deputy

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable plating laws, this 13th day of July, 1981.

Robert W. Brand
 Olmsted County Surveyor

County Recorder

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 30 day of July, 1981, at 2 o'clock P.M., and was duly recorded in the Olmsted County records.

Sara Finstrom
 County Recorder

Deputy

City Approval

State of Minnesota
 County of Olmsted
 City of Rochester

I, Carole A. Grimm, City Clerk, and for the City of Rochester, do hereby certify that on the 7 day of July, 1981, 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 8 day of July, 1981.

Carole A. Grimm
 City Clerk

County Registrar of Titles

DOCUMENT NUMBER 34307

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this 30th day of July, 1981, at O'clock P.M., and was duly recorded in Olmsted County records.

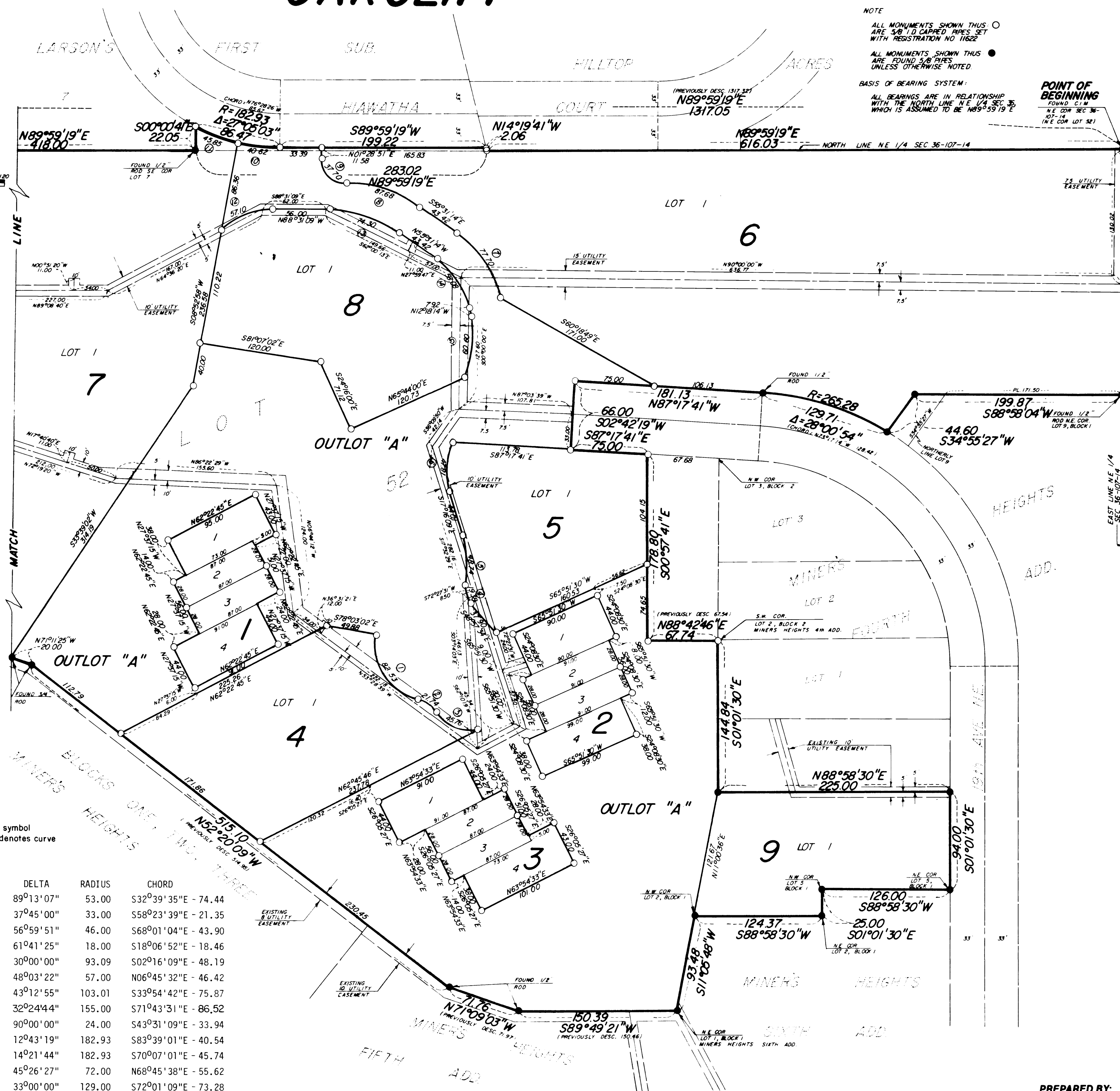
Sara Finstrom
 Registrar of Titles, Olmsted County

Jeanne O. Sudgea
 Deputy

NOTE:

Curve symbol
 (3) = denotes curve

| CURVE | DELTA | RADIUS | CHORD |
|-------|-----------|--------|---------------------|
| ① | 89°13'07" | 53.00 | S32°39'35"E - 74.44 |
| ② | 37°45'00" | 33.00 | S58°23'39"E - 21.35 |
| ③ | 56°59'51" | 46.00 | S68°01'04"E - 43.90 |
| ④ | 61°41'25" | 18.00 | S18°06'52"E - 18.46 |
| ⑤ | 30°00'00" | 93.09 | S02°16'09"E - 48.19 |
| ⑥ | 48°03'22" | 57.00 | N06°45'32"E - 46.42 |
| ⑦ | 43°12'55" | 103.01 | S33°54'42"E - 75.87 |
| ⑧ | 32°24'44" | 155.00 | S71°43'31"E - 86.52 |
| ⑨ | 90°00'00" | 24.00 | S43°31'09"E - 33.94 |
| ⑩ | 12°43'19" | 182.93 | S83°39'01"E - 40.54 |
| ⑪ | 14°21'44" | 182.93 | S70°07'01"E - 45.74 |
| ⑫ | 45°26'27" | 72.00 | N68°45'38"E - 55.62 |
| ⑬ | 33°00'00" | 129.00 | S72°01'09"E - 73.28 |
| ⑭ | 43°12'55" | 77.01 | S33°54'42"E - 56.72 |
| ⑮ | 35°47'50" | 97.00 | S05°35'41"W - 59.62 |



OFFICIAL PLAT

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