

OFFICIAL PLAT

GRAMERCY PARK

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as GRAMERCY PARK, 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 as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson
James E. Swanson, R.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 20th day of February, 1996.

William E. Tozier
Notary Public, Olmsted County, Minnesota

My commission expires

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable plotting laws, this 26th day of February, 1996.

Edward P. Kivela
Olmsted County Surveyor

Tax Statements

Taxes payable in the year 1996 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 3rd day of April, 1996.

William E. Tozier
Olmsted County Auditor/Treasurer

By *James E. Swanson* Deputy

City Approval

State of Minnesota
County of Olmsted
City of Rochester

I, *JUDY KAY OCHER*, City Clerk in and for the City of Rochester, do hereby certify that on the 17th day of JANUARY, 1996, 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 17th day of APRIL, 1996.

Judy Kay Ocher, Acting
City Clerk

County Recorder
DOCUMENT NUMBER 724365
77-2105

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 4th day of April, 1996, at 8 O'clock P.M., and was duly recorded in the Olmsted County records.

By *Mary F. Collier*
County Recorder

Sueann Muncy
Deputy

Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Fullerton Properties, Inc., a Minnesota Corporation, vendor of a Contract for Deed, and Dakota of Rochester, Inc., a Minnesota Corporation, vendee of a Contract for Deed, owners and Proprietors of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the West 5/8 of the East Half of Section 15, Township 107 North, Range 14 West, Rochester, Minnesota, described as follows:

Commencing at the northwest corner of the East Half of said Section 15; thence South 89 degrees 58 minutes 58 seconds East, assumed bearing, along the north line of said East Half, 1075.00 feet to the northeast corner of EDENBOROUGH ESTATES COMMON INTEREST COMMUNITY NUMBER 133 SECOND SUPPLEMENTAL CIC PLAT for the point of beginning (the next two courses are along the easterly line of said CIC PLAT); thence South 00 degrees 01 minute 02 seconds West, 335.00 feet; thence North 89 degrees 58 minutes 58 seconds West, 12.00 feet to the northeast corner of ARTHUR LANE NW as dedicated in KINGS RUN FOURTH; thence South 00 degrees 01 minute 02 seconds West, along the east line of said ARTHUR LANE NW, 50.00 feet to the north line of EDENBOROUGH ESTATES COMMON INTEREST NUMBER 133 FIRST SUPPLEMENTAL CIC PLAT (the next two courses are along the northerly and easterly line of said CIC PLAT); thence South 89 degrees 58 minutes 58 seconds East, 12.00 feet; thence South 00 degrees 01 minute 02 seconds West, 108.87 feet to the northerly line of Block 2 in the above described SECOND SUPPLEMENTAL CIC PLAT (the next three courses are along the northerly side of said BLOCK 2); thence North 75 degrees 39 minutes 07 seconds East, 25.99 feet; thence South 55 degrees 38 minutes 04 seconds East, 150.96 feet; thence South 82 degrees 54 minutes 34 seconds East, 68.82 feet to the northeasterly corner of said BLOCK 2 (said point being on the northerly line of KINGS RUN THIRD); thence continue South 82 degrees 54 minutes 34 seconds East along the northerly line of said KINGS RUN THIRD, 51.18 feet; thence South 89 degrees 58 minutes 58 seconds East along the northerly line of said KINGS RUN THIRD, 303.32 feet to the east line of the West 5/8 of the East Half of said Section 15; thence North 00 degrees 00 minutes 53 seconds East along said east line, 587.36 feet to the north line of said East Half; thence North 89 degrees 58 minutes 58 seconds West along said north line, 572.19 feet to the point of beginning.

Containing 7.49 acres more or less.

have caused the same to be surveyed and platted as GRAMERCY PARK, and do hereby donate and dedicate to the public use forever the thoroughfares designated herein as 55th Street N.W. and Arthur Lane N.W., and also dedicate the easements as shown on this plat for drainage and utility purposes only.

DAKOTA OF ROCHESTER, INC.

In witness whereof said Dakota of Rochester, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 23rd day of February, 1996.

By *Roger A. Carlsen*
Roger A. Carlsen, Chief Financial Officer

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 23rd day of February, 1996, by Roger A. Carlsen, Chief Financial Officer of Dakota of Rochester, Inc., on behalf of the corporation.

William E. Tozier
Notary Public, Olmsted County, Minnesota
My commission expires

FULLERTON PROPERTIES, INC.

In witness said Fullerton Properties, Inc., a Minnesota Corporation has caused these presents to be signed by its proper officers this 16th day of February, 1996.

By *Robert M. Purrier* *Kathleen R. Anderson*
Robert M. Purrier, Vice President
Kathleen R. Anderson, Assistant Secretary

State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 16th day of February, 1996, by Robert M. Purrier, Vice President, and Kathleen R. Anderson, Assistant Secretary, officers of Fullerton Properties, Inc., on behalf of the Corporation.

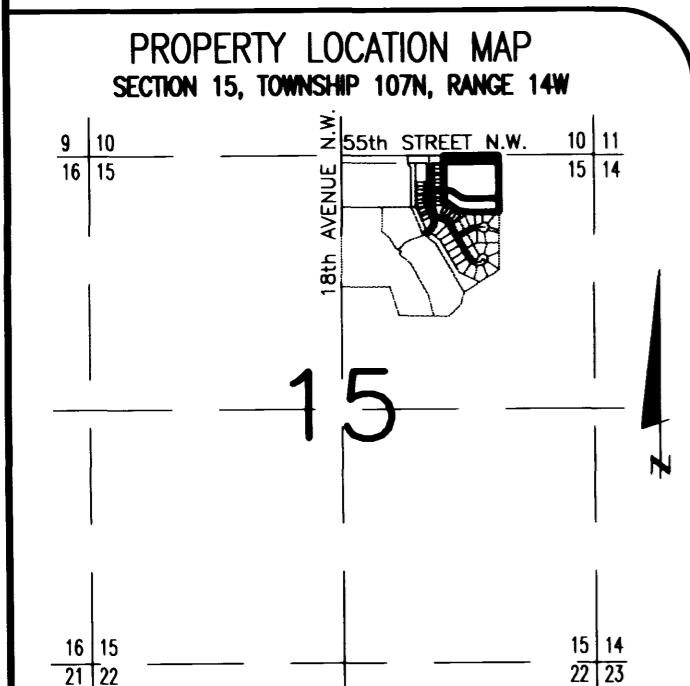
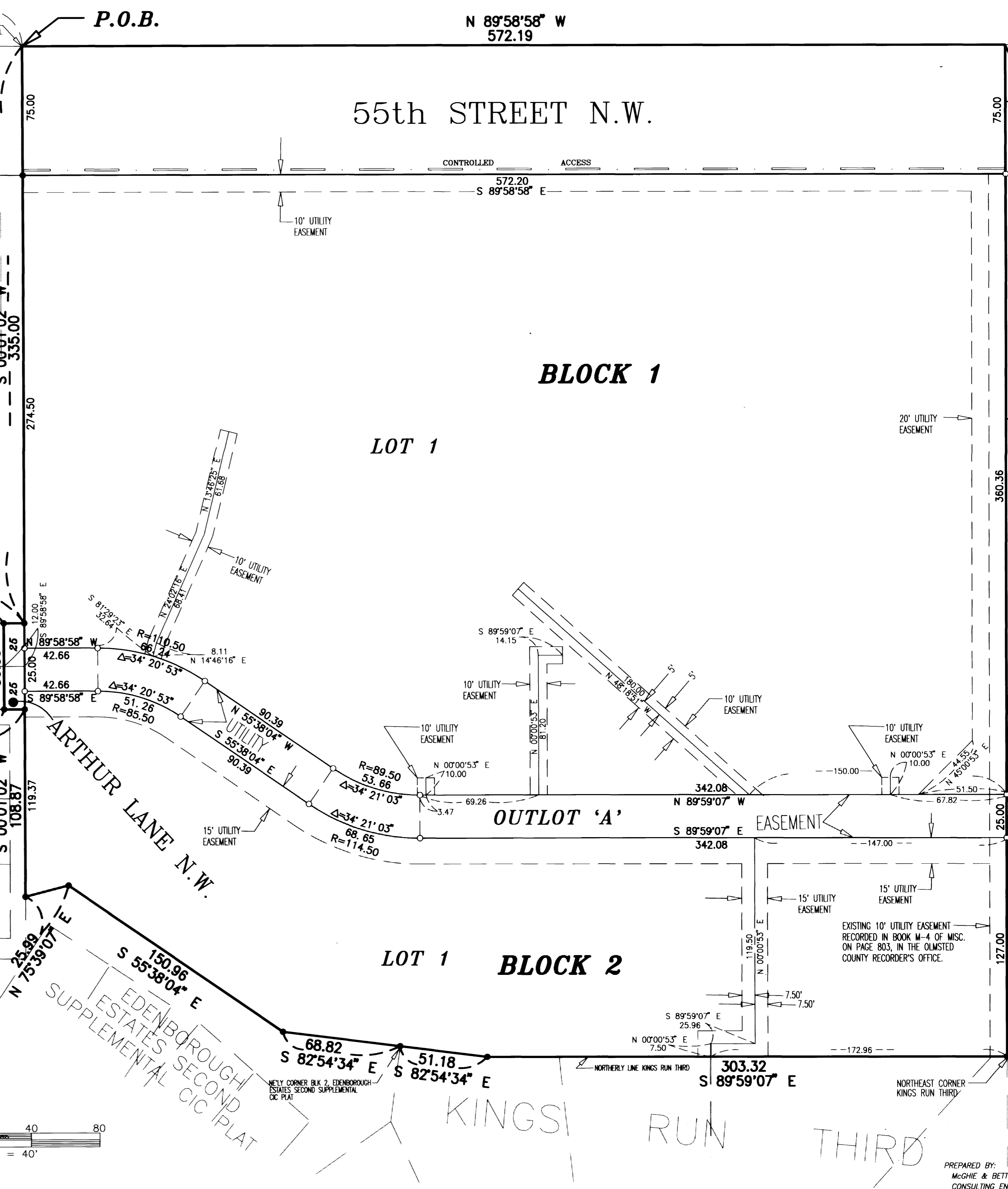
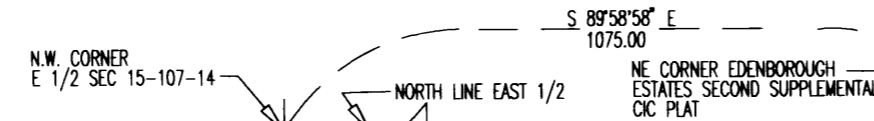
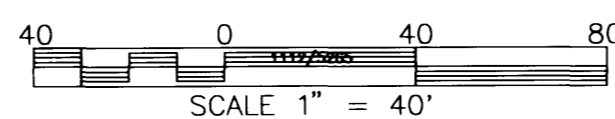
Wanda N. Anderson
Notary Public, Hennepin County, Minnesota
My commission expires

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 NORTH LINE E. 1/2 OF SECTION 15-107-14, WHICH IS ASSUMED TO BE S89°58'58" E.



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

GRAMERCY PARK