

KENSINGTON COTTAGES SECOND

Surveyor's Certificate

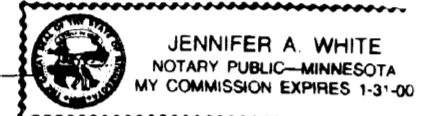
I hereby certify that I have surveyed and platted the property described on this plat as KENSINGTON COTTAGES SECOND; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed 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.

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 14th day of November, 1996.

Jennifer A. White
Notary Public, Olmsted County, Minnesota



My commission expires: January 31, 2000

County Recorder

DOCUMENT NUMBER 74009

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 27th day of November, 1996, at 3:12 o'clock P.M., and was duly recorded in the Olmsted County records.

By *Daniel J. Hall*
County Recorder

Nancy Johnson
Deputy

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 5th day of October, 1996.

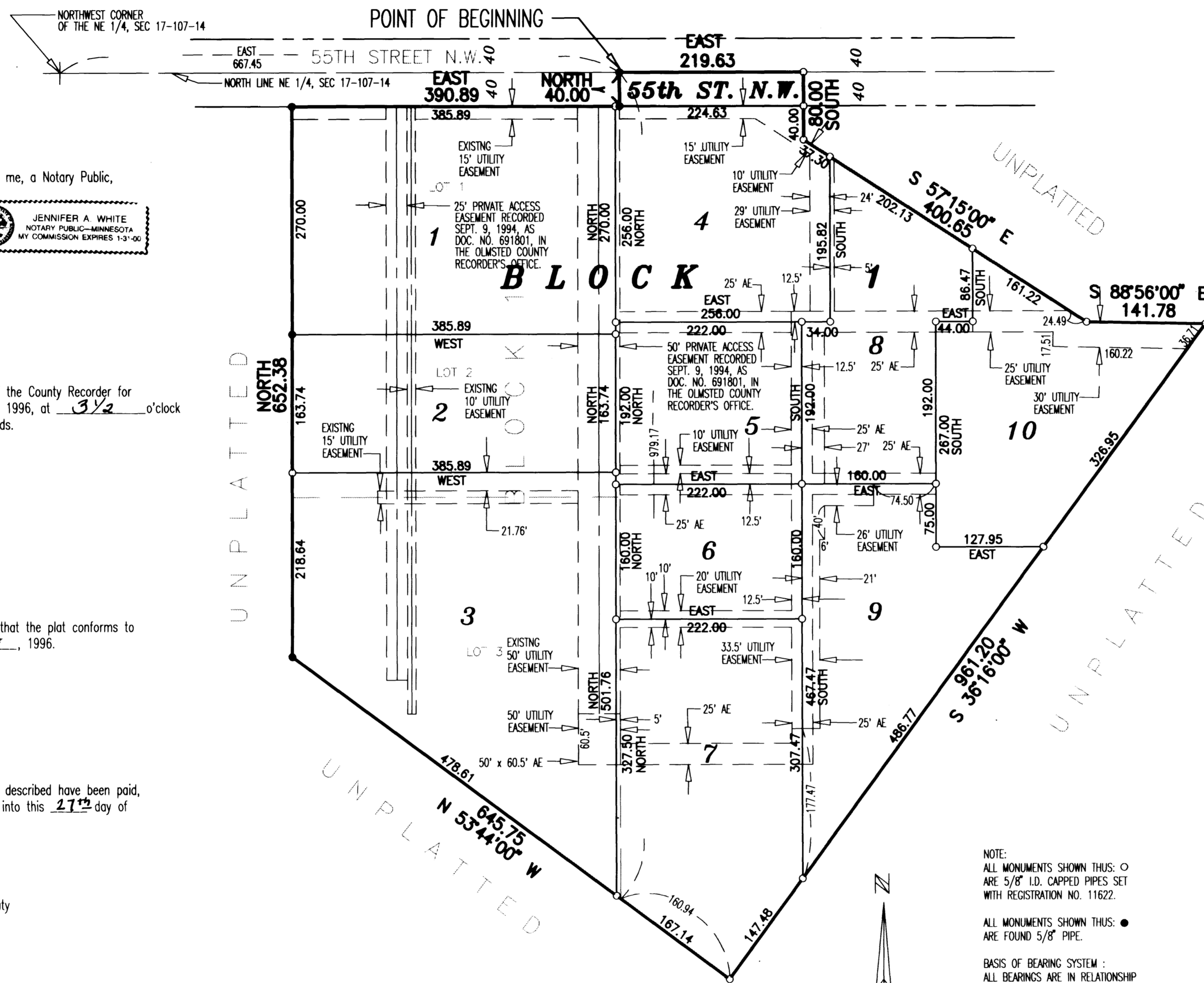
Elmer E. ...
Olmsted County Surveyor

Tax Statements

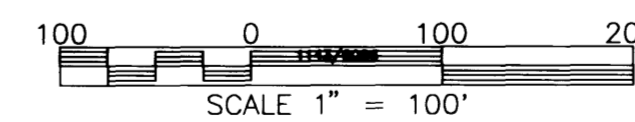
Taxes due and payable for the year 1996 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered into this 27th day of November, 1996.

Bob Ryan
Olmsted County Auditor/Treasurer

by *Jennifer Bartel* Deputy



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 OF N.E. 1/4,
SEC 17-107-14 WHICH IS ASSUMED TO BE EAST.



UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground and surface public utilities including rights to conduct drainage and trimming on said easement.

25' AE defined:
A private access easement recorded November 8, 1996 as Doc. No. 739799, in the Olmsted County Recorder's Office.

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Kensington Cottages Corporation of Rochester, a Minnesota Corporation, owner and proprietor, and Norwest Bank Minnesota Southeast, a National Association, mortgagee, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of Section 17, Township 107 North, Range 14 West, Olmsted County, described as follows:

Commencing at the northwest corner of said Northeast Quarter of Section 17; thence East, assumed bearing, along the north line of said Northeast Quarter, 667.45 feet to the point of beginning; thence continue East, along said north line, 219.63 feet; thence South, 80.00 feet; thence South 57 degrees 15 minutes 00 seconds East, 400.65 feet; South 88 degrees 56 minutes 00 seconds East, 141.78 feet; thence South 36 degrees 16 minutes 00 seconds West, 961.20 feet; thence North 53 degrees 44 minutes 00 seconds West, 160.94 feet; thence North, 979.17 feet to the point of beginning.

Also:

All of Lots 1, 2, and 3, Block 1, KENSINGTON COTTAGES, Rochester, Minnesota.

Containing in all 16.74 acres more or less.

have caused the same to be surveyed and platted as KENSINGTON COTTAGES SECOND and do hereby 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.

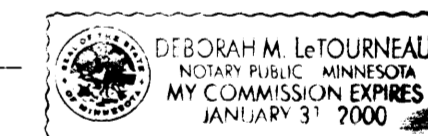
In witness whereof said Kensington Cottages Corporation of Rochester, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 20th day of November, 1996.

Jon D. Rappaport
Jon D. Rappaport, President

State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 8th day of November, 1996, by Jon D. Rappaport, President, on behalf of the Corporation.

Deborah M. LeTourneau
Notary Public, Hennepin County, Minnesota



My commission expires 1/31/2000

In witness whereof said Norwest Bank Minnesota Southeast, a National Association, has caused these presents to be signed by its proper officers this 20th day of November, 1996.

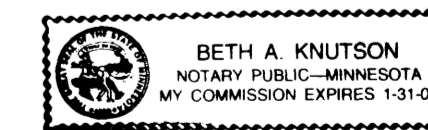
Susan M. Hanson A.P.
Susan M. Hanson

Kirk Muhlenbruck A.P.
Kirk Muhlenbruck

State of Minnesota
County of Olmsted

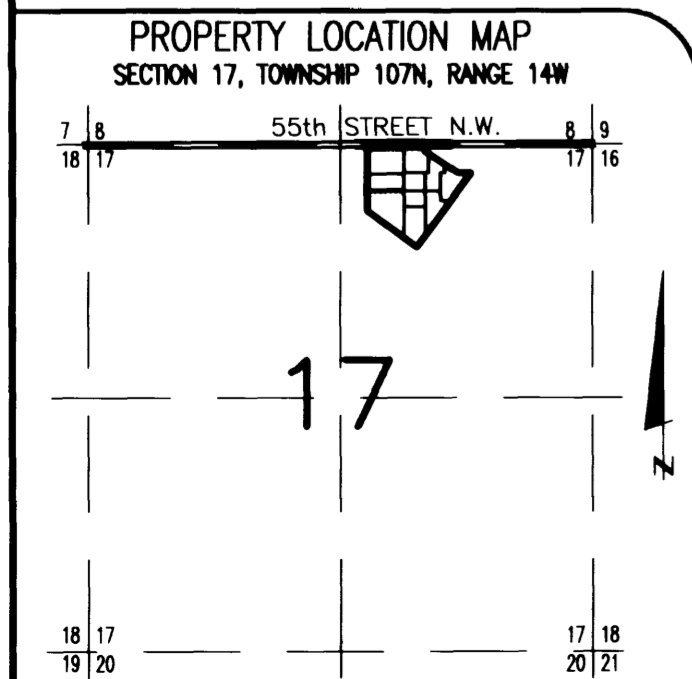
The foregoing instrument was acknowledged before me this 20th day of November, 1996, by Susan M. Hanson and Kirk Muhlenbruck, officers of Norwest Bank Minnesota Southeast, a National Association, on behalf of the Association.

Beth A. Knutson
Notary Public, Olmsted County, Minnesota



My commission expires 1-31-00

* Now Known as Norwest Bank Minnesota South, National Association



City Approval

State of Minnesota
County of Olmsted
City of Rochester

I, *Eileen Schneider* Acting Deputy City Clerk, in and for the City of Rochester, do hereby certify that on the 7th day of October, 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 27th day of November, 1996.

Acting Deputy *Eileen Schneider*
City Clerk

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