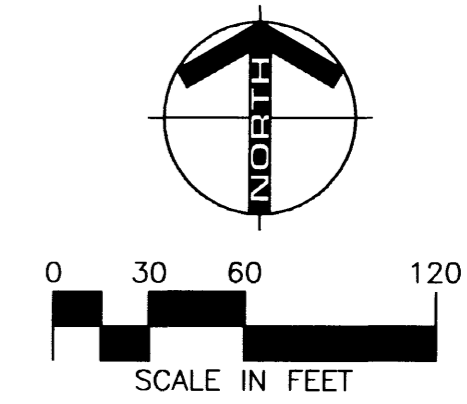
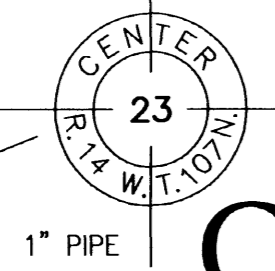
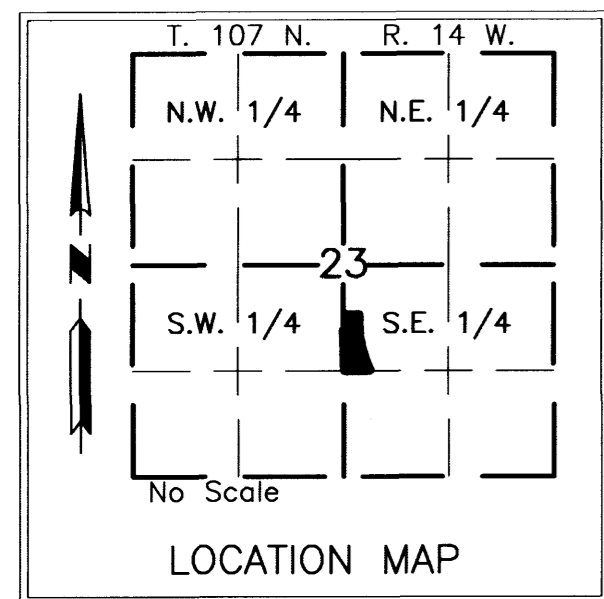


# VILLAS ON THE PARKWAY COMMON INTEREST COMMUNITY NUMBER 239



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5058  
EMAIL INFO@YAGGY.COM

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DLT Partners, LLC, a Minnesota Limited Liability Company, mortgagor, and Merchants Bank, a National Association, mortgagee, both being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of Northwest Quarter of the Southeast Quarter of Section 23, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of RIVERVIEW WEST FIRST REPLAT, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly on an assumed azimuth from grid north of 269 degrees 14 minutes 38 seconds along the north line of said RIVERVIEW WEST FIRST REPLAT 380.25 feet to the west line of said Southeast Quarter; thence northerly 358 degrees 23 minutes 35 seconds azimuth along said west line 585.78 feet to the southerly right-of-way line of 31st Street N.W.; thence easterly 86 degrees 37 minutes 33 seconds azimuth along said southerly right-of-way line 33.02 feet to the easterly right-of-way line of Third Avenue N.W.; thence northerly 220.00 feet to the westerly right-of-way line of West River Parkway N.W.; thence southerly 178 degrees 27 minutes 07 seconds azimuth along said westerly right-of-way line on a tangential curve concave easterly, having a radius of 1492.40 feet and a central angle of 24 degrees 30 minutes 30 seconds; thence southeasterly 153 degrees 56 minutes 37 seconds azimuth along said westerly right-of-way line 41.07 feet to the point of beginning.

Said tract contains 4.83 acres more or less.

Have caused the same to be surveyed and platted as VILLAS ON THE PARKWAY, COMMON INTEREST COMMUNITY NUMBER 239 and do hereby dedicate the easements as shown on this plat for utility purposes only.

In witness whereof, said DLT Partners, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this 28 day of January, 2004.

*David Reiland*      *Lanny Hickey*      *Todd Robertson*  
David Reiland      Lanny Hickey      Todd Robertson

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this 28 day of January, 2004, by David Reiland, Lanny Hickey and Todd Robertson on behalf of DLT Partners, LLC, a Minnesota Limited Liability Company, on behalf of the company.



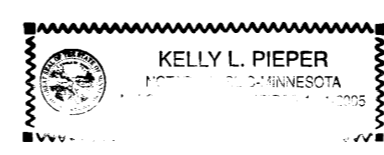
*Jennifer K. Dunn*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-08

In witness whereof, said Merchants Bank, a National Association, has caused these presents to be signed by its proper officer this 28 day of January, 2004.

*[Signature]*  
By: Vice President

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

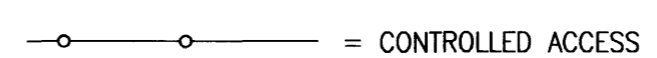
The foregoing instrument was acknowledged before me this 28 day of January, 2004, by Robalad, Vice President of Merchants Bank, a National Association, on behalf of the bank.



*Kelly L. Pieper*  
Notary Public, Olmsted County, MN  
My Commission Expires 01-31-05

### 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.



### BEARINGS

Plat bearings are azimuths measured to the right from an assumed north based on the west line of the SE 1/4 of Sec. 23, T107N, R14W, having an azimuth of 358°23'35".

### 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. 41887.

STATE OF MINNESOTA  
COUNTY OF OLMDSTED  
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 28 day of January, 2004, 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 28 day of January, 2004.

*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 2 day of February, 2004.

*Edward P. Kuisle*  
Edward P. Kuisle  
Olmsted County Surveyor

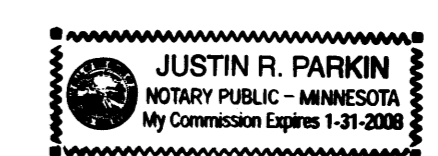
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as VILLAS ON THE PARKWAY, COMMON INTEREST COMMUNITY NUMBER 239; 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 as designated by January 15, 2005, 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.

*Peter G. Oetliker*  
Peter G. Oetliker  
Minnesota L.S. No. 41887

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

The foregoing Surveyor's Certificate was acknowledged before me this 27 day of January, 2004, by Peter G. Oetliker, L.S. No. 41887.



*Justin R. Parkin*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2004 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 6th day of Feb., 2004.

Document Number A-1010558

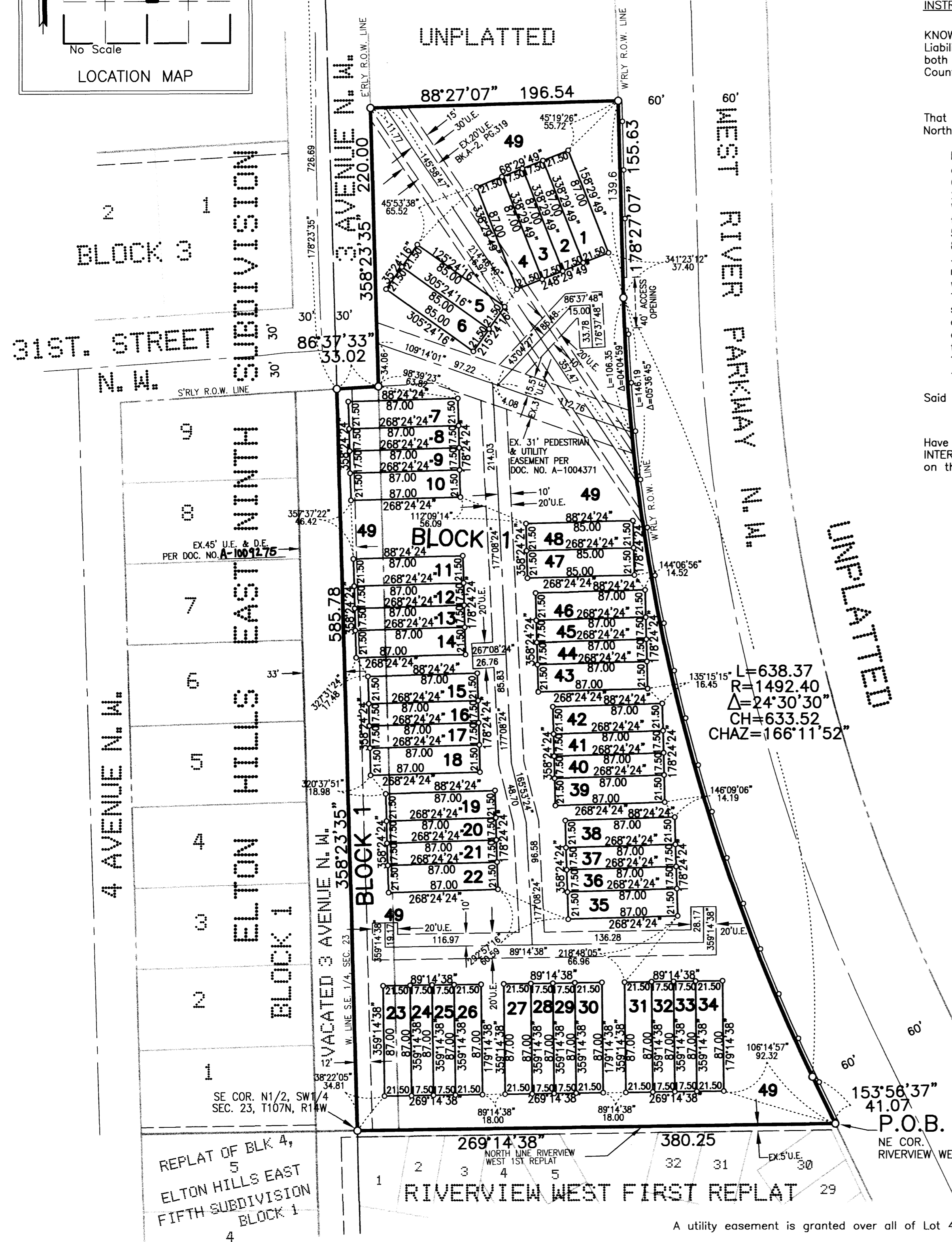
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 6th day of Feb., 2004, at 4 o'clock P.M. and was duly recorded in Olmsted County Records.

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

### 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



A utility easement is granted over all of Lot 49, Block 1.

929A

PROJECT NUMBER: 8118      COMPUTER FILE: 8118F-PLAT.DWG      DATE: 01/14/04      DRAFTSPERSON: JRP