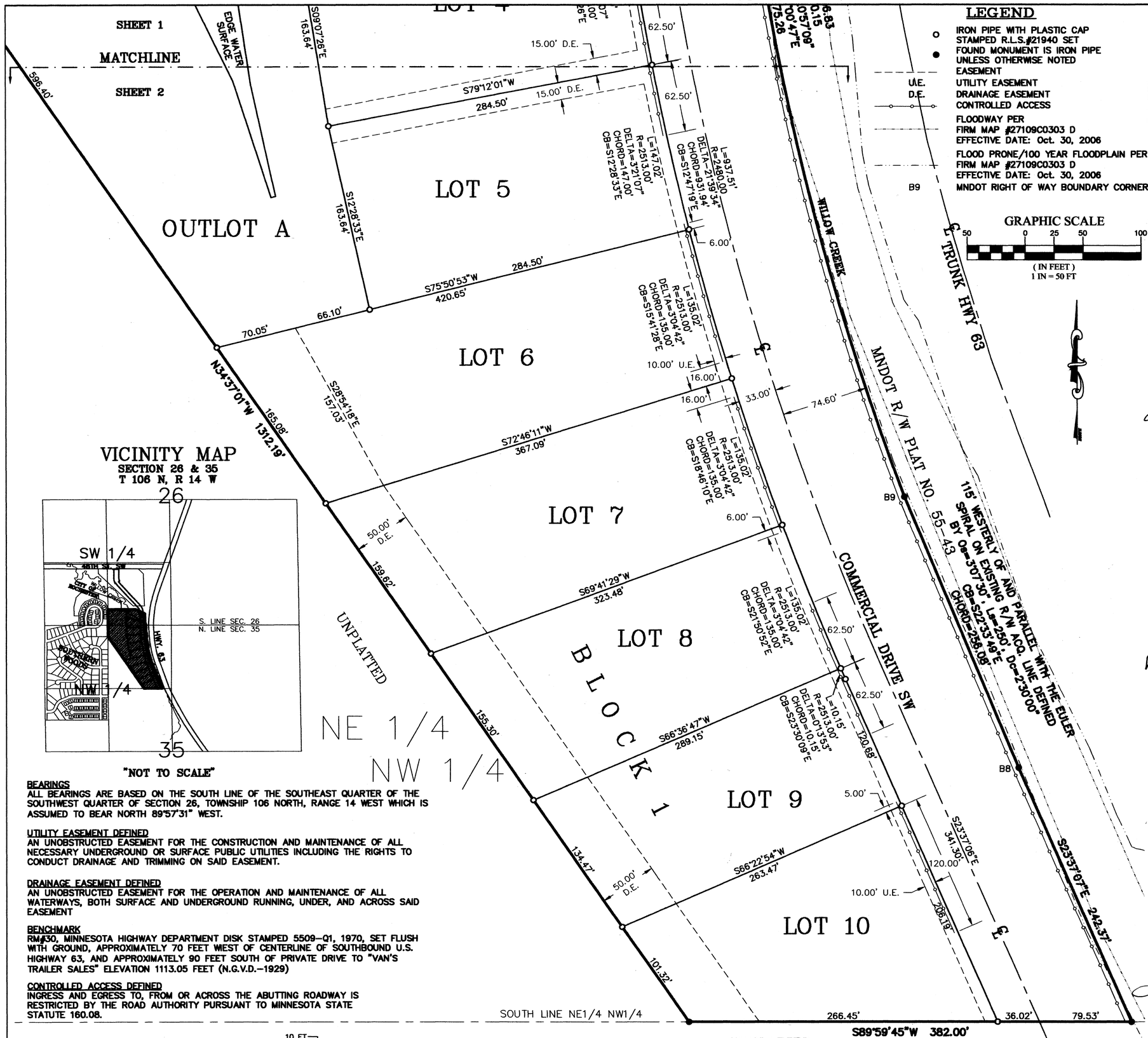
"OFFICIAL PLAT"

WATERFRONT BUSINESS PARK



LEGEND

- IRON PIPE WITH PLASTIC CAP STAMPED R.L.S.#21940 SET
- FOUND MONUMENT IS IRON PIPE UNLESS OTHERWISE NOTED
- EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- CONTROLLED ACCESS
- FLOODWAY PER FIRM MAP #27109C0303 D EFFECTIVE DATE: Oct. 30, 2006
- FLOOD PRONE/100 YEAR FLOODPLAIN PER FIRM MAP #27109C0303 D EFFECTIVE DATE: Oct. 30, 2006
- MNDOT RIGHT OF WAY BOUNDARY CORNER

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 IN = 50 FT

VICINITY MAP
SECTION 26 & 35
T 106 N, R 14 W

"NOT TO SCALE"

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 106 NORTH, RANGE 14 WEST WHICH IS ASSUMED TO BEAR NORTH 89°57'31" WEST.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING, UNDER, AND ACROSS SAID EASEMENT

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RM#30, MINNESOTA HIGHWAY DEPARTMENT DISK STAMPED 5509-Q1, 1970, SET FLUSH WITH GROUND, APPROXIMATELY 70 FEET WIEST OF CENTERLINE OF SOUTHBOUND U.S. HIGHWAY 63, AND APPROXIMATELY 90 FEET SOUTH OF PRIVATE DRIVE TO "VAN'S TRAILER SALES" ELEVATION 1113.05 FEET (N.G.V.D.-1929)

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.

100 YEAR FLOOD ELEVATIONS
PER FIRM MAP NUMBER 27109C0303 D
AND FIRM MAP NUMBER 27109C0304 D

10 FT
UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

INSTRUMENT OF DEDICATION
KNOW ALL MEN BY THESE PRESENTS: That Waterfront Business Park, LLC, a Minnesota limited liability company, owners and proprietor of the following described property in the City of Rochester, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section Twenty-six (26), Township One hundred six (106) North, Range Fourteen (14) West of the 5th P.M., Olmsted County, Minnesota, described as follows:

Beginning at the Southwest corner of said SE1/4 SW1/4; thence on an assumed bearing N00°02'29"W, 335.00 feet at right angles with the South line of said SE1/4 SW1/4 along the Easterly line of Lot 23 of Southern Woods Second Addition; thence N89°57'31"E 569.90 feet at right angles with said Easterly line along the Southerly lines of Outlot "F" and Outlot "B" of Southern Woods First Addition; thence S84°46'19"E, 208.98 feet along the Southerly line of said Outlot "B" to a point on the Westerly line of Minnesota Department of Transportation Right of Way Plat No. 55-43, Document No. 916301 on file and of record in the office of the Olmsted County Recorder; thence S01°57'38"E, 245.93 feet along said Westerly line to a point on said South line; thence S89°57'31"W, 767.12 feet along said South line to the Point of Beginning.

AND

That part of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Thirty-five (35), Township One hundred six (106) North, Range Fourteen (14) West of the 5th P.M., Olmsted County, Minnesota, described as follows:

Beginning at the Northwest corner of said NE1/4 NW1/4; thence on an assumed bearing N89°57'31"E, 779.56 feet along the North line of said NE1/4 NW1/4 to a point on the Westerly line of Minnesota Department of Transportation Right of Way Plat No. 55-43, Document No. 916301 on file and of record in the office of the Olmsted County Recorder, said point being the beginning of a 2406.83 foot radius, non-tangent curve, concave Easterly; thence 880.15 feet along said Westerly line and said curve having a chord that beare S10°00'47"E, 875.26 feet; thence S22°33'49"E, 258.08 feet along said Westerly line; thence S23°37'07"E, 242.37 feet along said Westerly line to a point on the South line of said NE1/4 NW1/4; thence S89°59'45"W, 382.00 feet along said South line; thence N34°37'01"W, 1312.19 feet to a point on the West line of said NE1/4 NW1/4, said point being the Southeast corner of Lot 23, Southern Woods Second Addition; thence N00°04'44"E, 240.05 feet along said West line to the Point of Beginning.

The above described conveyance contains 23.65 acres.

Have caused the same to be surveyed and platted as WATERFRONT BUSINESS PARK and do hereby donate and dedicate to the public use forever the thoroughfares, and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Waterfront Business Park, LLC, has caused these presents to be signed by its proper officers this 25 day of JANUARY, 2007.

Ricky T. Penz – Chief Manager

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 25 day of January, 2007 by Ricky T. Penz, Chief Manager of Waterfront Business Park, LLC.

Mary Margaret Alexander
Notary Public, Olmsted County, Minnesota
My commission expires: 1-31-08

MARY MARGARET ALEXANDER NOTARY PUBLIC - MINNESOTA MY COMMISSION EXPIRES 1-31-2008

SURVEYOR'S CERTIFICATE

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

Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of Fillmore

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 23 day of January, 2007.

Notary Public, Fillmore County, Minnesota
My commission expires: 1-31-09

BRIDGET L. MEYER NOTARY PUBLIC - MINNESOTA MY COMMISSION EXPIRES 1-31-2009

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 23 day of JAN, 2007.

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2007 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 28th day of February 2007.

DOCUMENT NUMBER A-1127757 -

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28th day of February, 2007, at 4½ o'clock P M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

Wendy Von Wald
Deputy

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the 17th day of JANUARY, 2007, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 26th day of FEBRUARY, 2007.

Judy K. Scherr, City Clerk

SHEET 1 OF 2

1136A

GGG INC.
Engineering
Surveying
Planning
14070 Hwy 52 SE
Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1685
www.ggg.to

FILE NO.: 00-001cFP

"OFFICIAL PLAT"

WATERFRONT BUSINESS PARK

OUTLOT F
SOUTHERN WOODS
FIRST ADDITION

OUTLOT B
SOUTHERN WOODS
FIRST ADDITION

(R) N89°57'31"E 569.90'
(M) N89°57'41"E

360.85'
21.35'
187.70'

(R) S84°46'19"E 208.98'
(M) S84°46'09"E
95.61'
39.10'
74.27'

17
18
23
19
20
21
22
23
SOUTHERN WOODS
SECOND ADDITION

(R) N00°02'29"W 335.00'
(M) N00°02'16"W

30.00' UTILITY EASEMENT PER DOC. #_____

30.00' UTILITY EASEMENT PER DOC. #_____

20.00' U.E.

S20°31'54"E
74.75'
S20°31'54"E
169.49'

L=25.36'
R=167.00'
DELTA=8°42'02"
CHORD=25.34'
CB=S06°18'33"E

L=7.40'
R=200.00'
DELTA=2°07'09"
CHORD=7.40'
CB=S03°01'06"E

185.91'

MNDOT R/W PLAT NO. 55-43
(R) S01°57'38"E 245.93'
(M) S01°57'28"E 245.89'

20.00' U.E.
18.00'
51.84'
S72°42'47"E
231.87'
N72°42'47"W
301.34'
2.00' U.E.
33.00' D.E.
19.07'
S01°57'32"E
369.20'
33.00'
130.00'
65.92'
12.44'
N89°57'31"E

BLOCK 1

EDGE OF WATER

EDGE OF WATER SURFACE ELEVATION 1079.0

(R)90°00'00"
(M)89°59'50"

REGIONAL STORM
WATER POND

S89°57'31"W 767.12'
N89°57'31"E 779.56'

SOUTH LINE SE 1/4 SW 1/4 SEC. 26
NORTH LINE NE 1/4 NW 1/4 SEC. 35

S01°57'32"E
225.88'

LOT 1

B11
B10

COMMERCIAL DRIVE SW

POINT OF
BEGINNING

N00°04'44"E 240.05'
WEST LINE NE 1/4 NW 1/4 SEC. 35

S88°44'06"W
284.52'

S01°57'32"E
56.74'

S03°01'38"E
104.33'

53.28'

L=93.74'
R=2513.00'
DELTA=2°08'14"
CHORD=93.73'
CB=S03°01'38"E

76.13'
33.00'
16.00'

S85°54'15"W
284.50'

16.00'

L=147.02'
R=2513.00'
DELTA=3°21'07"
CHORD=147.00'
CB=S05°46'18"E

S05°46'18"E
163.64'

10.00' U.E.

S82°33'08"W
284.50'

L=147.02'
R=2513.00'
DELTA=3°21'07"
CHORD=147.00'
CB=S09°07'26"E

S09°07'26"E
163.64'

62.50'

15.00' D.E.

S79°12'01"W
284.50'

15.00' D.E.

62.50'

OUTLOT A

SOUTHERN WOODS
THIRD ADDITION

13
14
23

SHEET 1

MATCHLINE

SHEET 2

EDGE WATER SURFACE

596.40'

TRUNK HWY 63

MNDOT R/W PLAT NO. 55-43

R=2406.83
L=880.15
DELTA=20°57'09"
CB=S10°00'47"E
C=875.26

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PER FIRM MAP NUMBER 27109C0303 D
AND FIRM MAP NUMBER 27109C0304 D

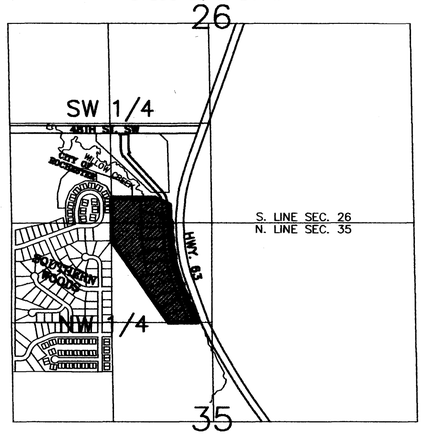
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50 0 25 50 100
(IN FEET)
1 IN = 50 FT

VICINITY MAP

SECTION 26 & 35
T 106 N, R 14 W



"NOT TO SCALE"

SHEET 2 OF 2

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FILE NO.: 00-001cFP