

# COMMERCE PARK

**SURVEYOR'S CERTIFICATE**

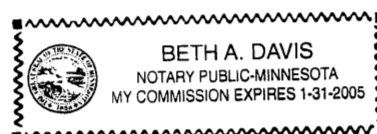
I hereby certify that I have surveyed and platted the property described on this plat as COMMERCE PARK; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; 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, 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 7<sup>TH</sup> day of DECEMBER, 2004.

Beth A. Davis  
Notary Public, Dodge County, Minnesota



My commission expires 1-31-2005

**COUNTY SURVEYOR**

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 8 day of December, 2004.

Edward P. Kusile  
County Surveyor

**CITY APPROVAL**

State of Minnesota  
County of Olmsted  
City of Rochester

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 6<sup>th</sup> day of DECEMBER, 2004, 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 14<sup>th</sup> day of DECEMBER, 2004.

Judy Kay Scherr  
City Clerk

**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 21<sup>ST</sup> day of DECEMBER, 2004.

DOCUMENT NUMBER A-1048406

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 21<sup>ST</sup> day of DECEMBER, 2004, at 2 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That AC PEMWEST LLC, a Limited Liability Company, owner and proprietor, of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota, to wit:

Lots 1 and 2, Block 1, ROCHESTER TECHNOLOGY PARK SECOND,  
Rochester, Minnesota.

ALSO:

That part of TECHNOLOGY DRIVE NW as dedicated on ROCHESTER TECHNOLOGY PARK SECOND, Rochester, Minnesota, described as follows:

Commencing at the southwest corner of said ROCHESTER TECHNOLOGY PARK SECOND; thence North 87 degrees 09 minutes 39 seconds East, assumed bearing, along the south line thereof, 80.45 feet for the point of beginning; thence continue North 87 degrees 09 minutes 39 seconds East along said south line, 226.48 feet; thence North 14 degrees 06 minutes 18 seconds West, 14.13 feet; thence northwesterly and westerly 47.11 feet along a tangential curve, concave southwesterly, radius of 30.00 feet and a central angle of 89 degrees 57 minutes 56 seconds; thence South 75 degrees 55 minutes 46 seconds East, tangent to said curve, 192.13 feet to the point of beginning.

ALSO:

That part of TECHNOLOGY DRIVE NW as dedicated on ROCHESTER TECHNOLOGY PARK SECOND, Rochester, Minnesota, described as follows:

Beginning at the southwest corner of Lot 1, Block 2 in said ROCHESTER TECHNOLOGY PARK SECOND; thence North 01 degrees 09 minutes 07 seconds West, assumed bearing, along the west line of said Lot 1, a distance of 394.18 feet; thence northeasterly 152.05 feet along the northwesterly line of said Lot 1 and along a tangential curve, concave to the southeast, central angle of 89 degrees 48 minutes 44 seconds and a radius of 97.00 feet; thence South 88 degrees 39 minutes 37 seconds West, not tangent to said curve, 131.00 feet to the westerly line of said TECHNOLOGY DRIVE NW; thence southwesterly 103.36 feet along said westerly line and along a nontangential curve, concave to the southeast, central angle of 36 degrees 19 minutes 53 seconds, radius of 163.00 feet and the chord of said curve bears South 17 degrees 00 minutes 49 seconds West, 101.64 feet; thence South 01 degree 09 minutes 07 seconds East, along said westerly line and tangent to said curve, 236.47 feet; thence South 14 degrees 06 minutes 18 seconds East, 162.72 feet to the south line of said ROCHESTER TECHNOLOGY PARK SECOND; thence North 87 degrees 09 minutes 39 seconds East, along said south line, 29.54 feet to the point of beginning.

Containing 22.72 acres.

Has caused the same to be surveyed and platted as COMMERCE PARK and does hereby donate and dedicate to the public for the public use forever the thoroughfares and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said AC PEMWEST LLC, a Limited Liability Company, has caused these presents to be signed by its Vice President this 7<sup>th</sup> day of December, 2004.

By Daniel E. Berndt  
Daniel E. Berndt, Vice President

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2004, by Daniel E. Berndt, Vice President of AC PEMWEST LLC, on behalf of the Company

Mary Kay G. Evens

Notary Public, Olmsted County, Minnesota

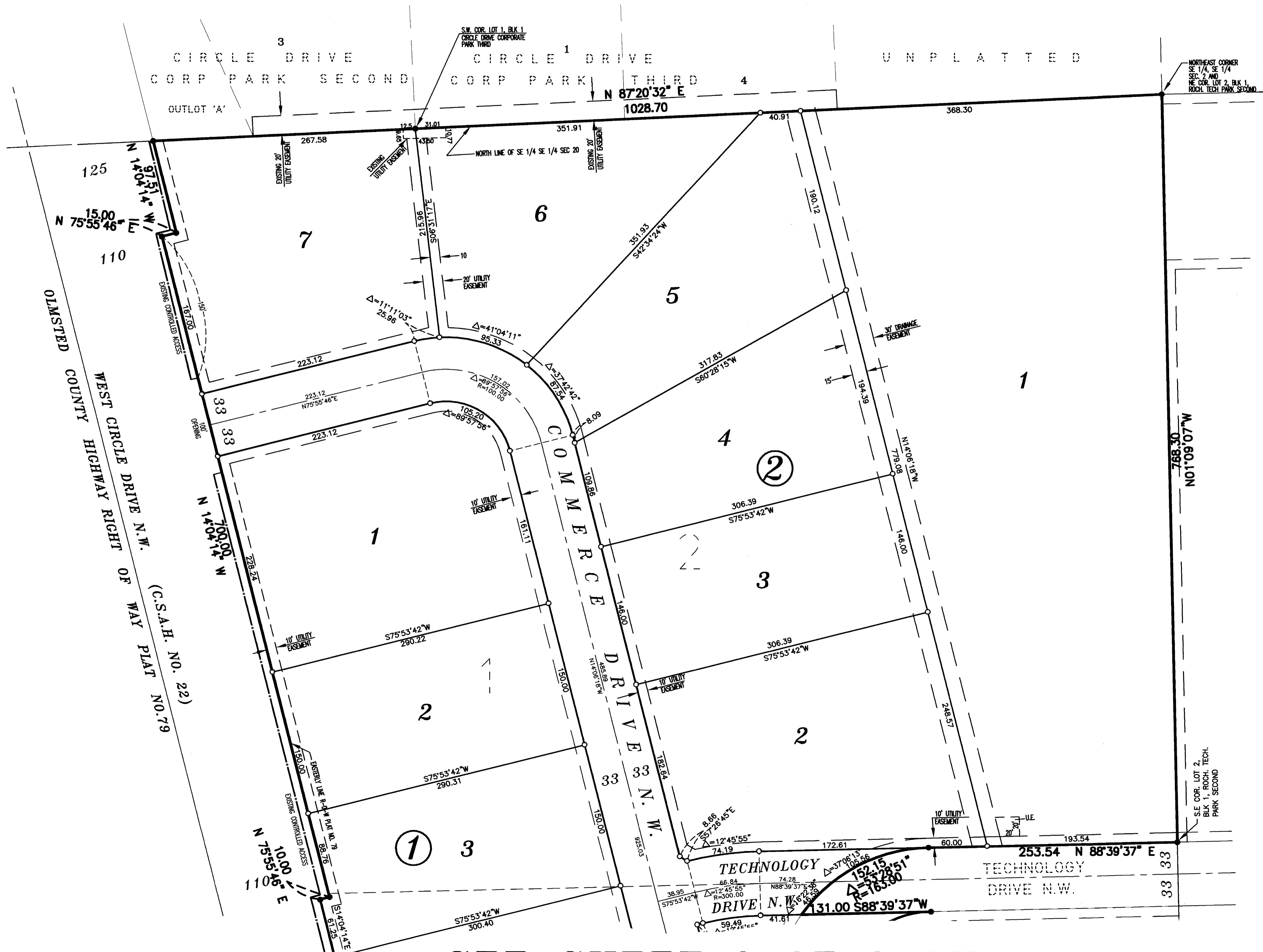
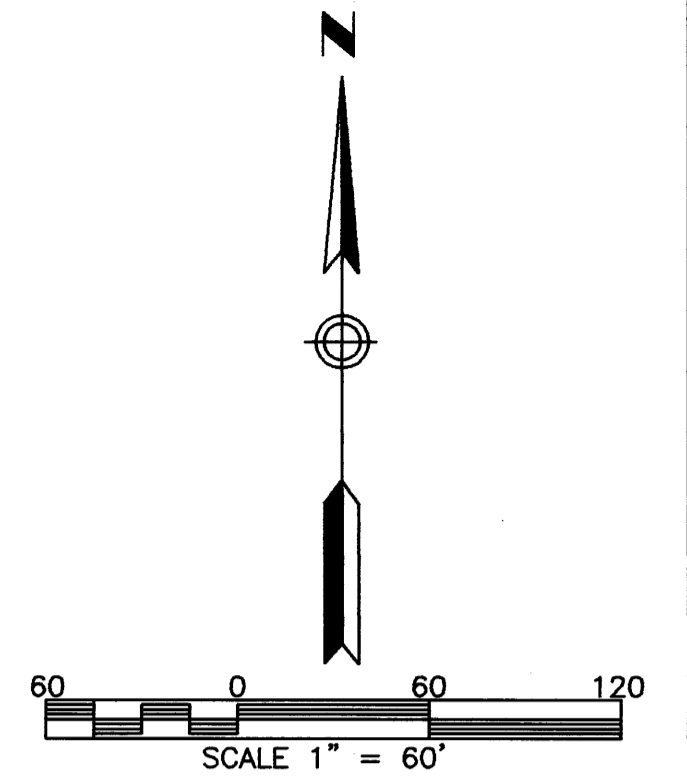


My commission expires \_\_\_\_\_

1000 A

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

# COMMERCE PARK

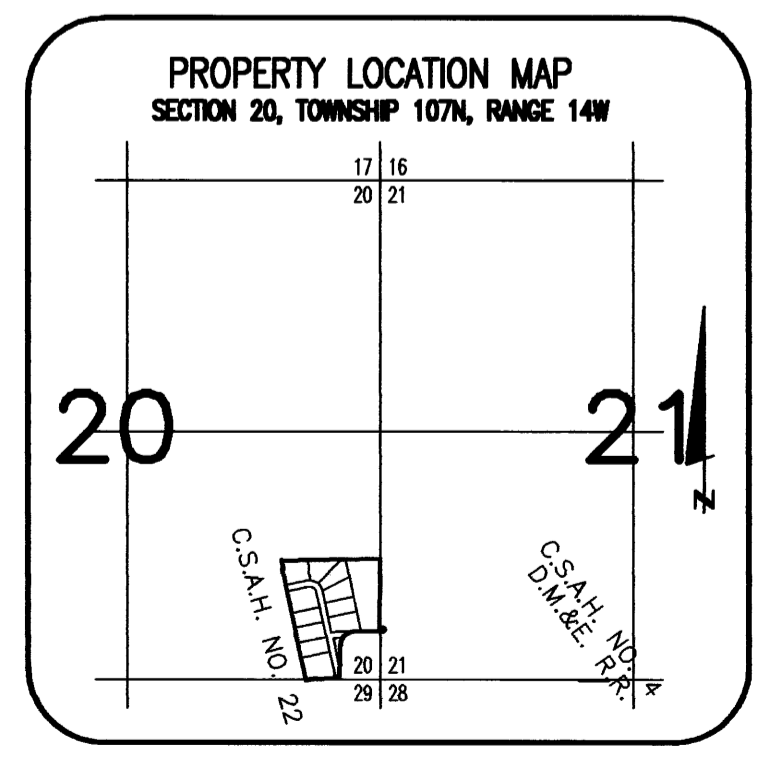


NOTE:  
 ALL MONUMENTS SHOWN THUS: ○  
 ARE 5/8" I.D. CAPPED PIPES  
 WITH LICENSE NO. 11622  
 WHICH WILL BE SET WITHIN 1 YEAR  
 AFTER RECORDING OF THIS PLAT.  
 ALL MONUMENTS SHOWN THUS: ●  
 ARE FOUND 5/8" PIPE UNLESS  
 OTHERWISE NOTED.

UTILITY EASEMENT (U.E.) 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.

DRAINAGE EASEMENT (D.E.) defined:  
 An unobstructed easement for the operation and  
 maintenance of waterways, both surface and  
 underground, running over, across, and under  
 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.



## SEE SHEET 3 OF 3 SHEETS

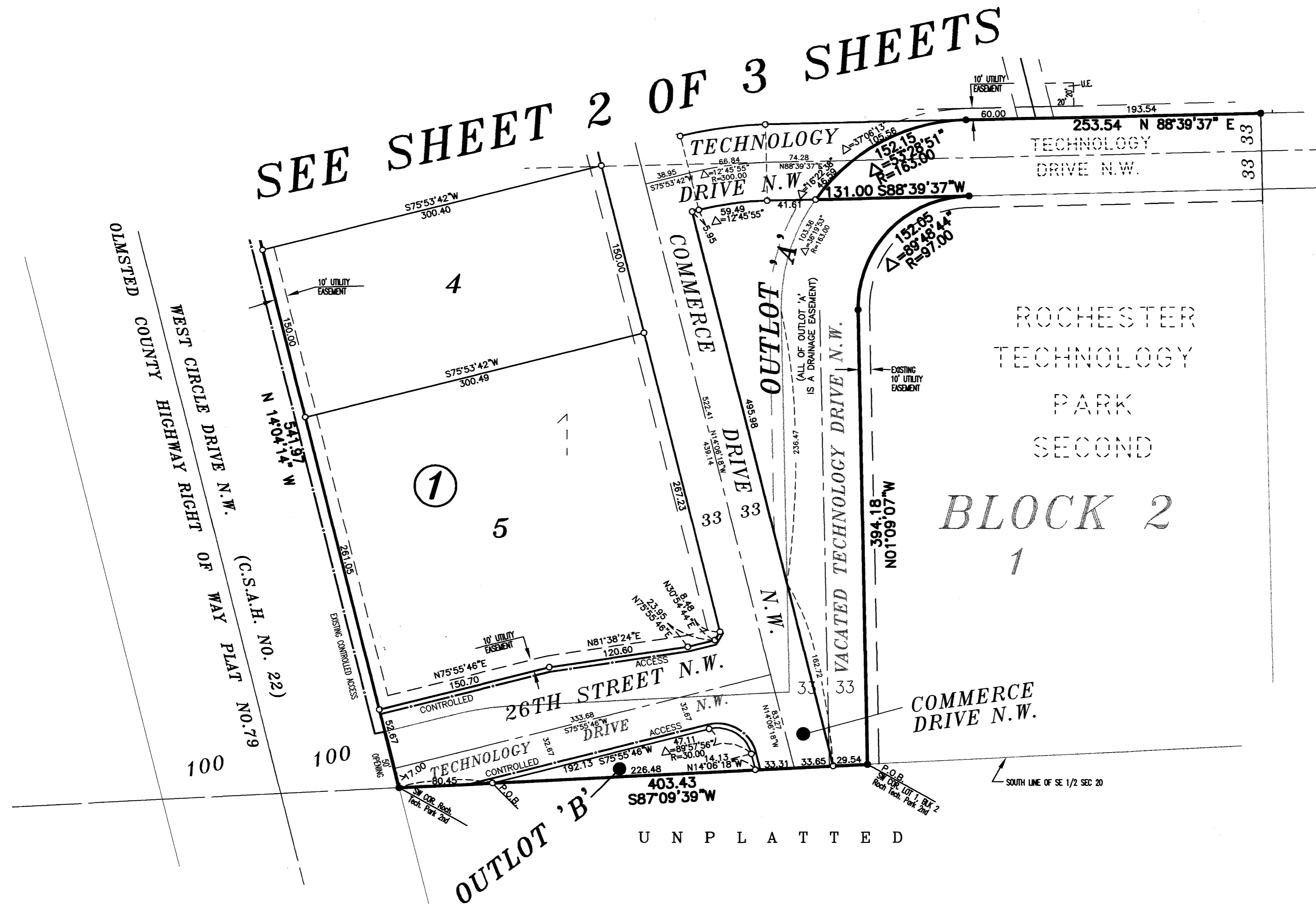
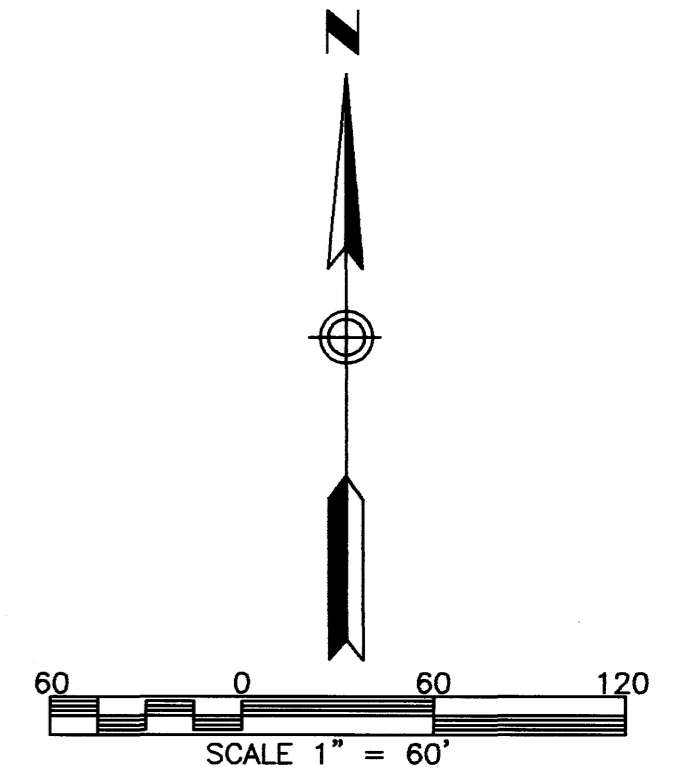
### 1000 B

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

6719/4151

# COMMERCE PARK

## SEE SHEET 2 OF 3 SHEETS

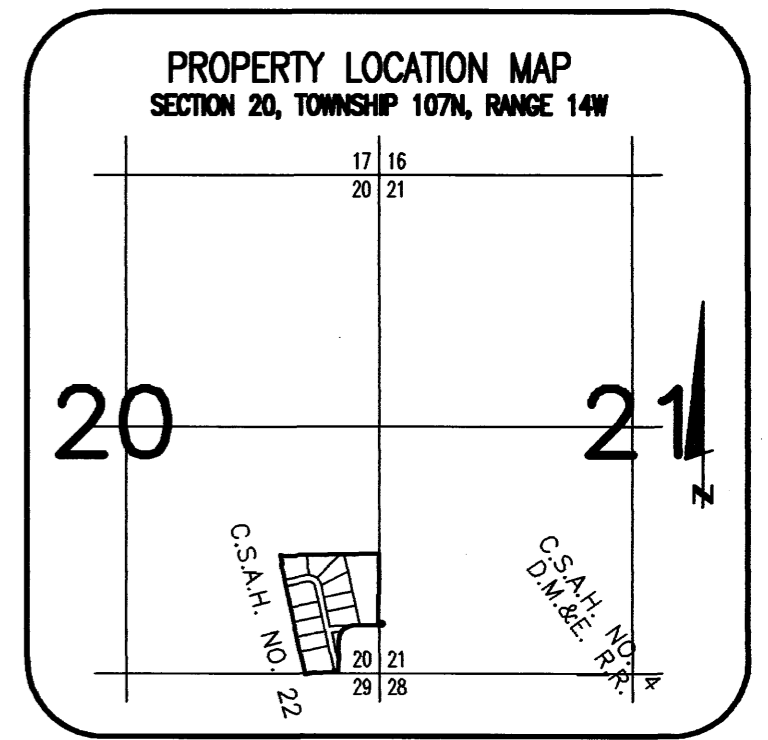


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PREPARED BY:  
 McGHEE & BETTS, INC.  
 CONSULTING ENGINEERS  
 PLANNERS, LAND SURVEYORS  
 ROCHESTER, MINNESOTA

### 1000C

6719/4151