

# TRADERS POINT

### SURVEYOR'S CERTIFICATE

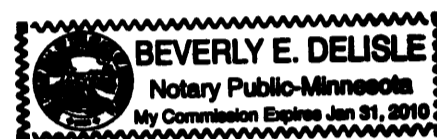
I hereby certify that I have surveyed and platted the property described on this plat as TRADERS POINT; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground 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 Dodge

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 23<sup>rd</sup> day of June, 2005.

Beverly E. Delisle  
Notary Public, Dodge County, Minnesota  
Olmsted  
My commission expires Jan. 31, 2010



### COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 18 day of July, 2005.

Edward P. Kinsle  
County Surveyor

### CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Rochester

I, Valori Langsuth, Deputy City Clerk, in and for the City of Rochester, do hereby certify that on the 20th day of June, 2005, 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 July, 2005.

Valori Langsuth  
City Clerk Deputy

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2005 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this day 28th of July, 2005.

DOCUMENT NUMBER A-1070165

I hereby certify that this instrument was filed in the Office of Property records and Licensing for the record this 8th day of July, 2005, at 12 o'clock P M., and was duly recorded in the Olmsted County records.

Daniel J. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife, owners and proprietors, of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 9, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Quarter Quarter Section; thence North 01 degree 13 minutes 24 seconds West, assumed bearing, along the east line thereof, 874.00 feet for the point of beginning; thence continue North 01 degree 13 minutes 24 seconds West, 439.90 feet to the northeast corner of said Quarter Quarter Section; thence south 89 degrees 45 minutes 01 second West, along the north line of said Quarter Quarter Section, 805.00 feet; thence South 05 degrees 14 minutes 41 seconds West, 165.00 feet; thence South 20 degrees 54 minutes 41 seconds West, 170.00 feet; thence South 37 degrees 24 minutes 41 seconds West, 125.00 feet to the north line of Block 1, BAMBER CORNER SECOND SUBDIVISION (the next three courses are along the northerly line of said Subdivision); thence North 89 degrees 40 minutes 12 seconds East, 321.04 feet; thence South 00 degrees 19 minutes 48 seconds East, 133.34 feet; thence North 89 degrees 40 minutes 12 seconds East, 356.69 feet to the west line of the east 290.00 feet of said Quarter Quarter Section; thence North 01 degree 13 minutes 24 seconds West along said west line, 109.38 feet to the intersection with a line that bears South 88 degrees 46 minutes 36 seconds West from the point of beginning; thence North 88 degrees 46 minutes 36 seconds East, 290.00 feet to the point of beginning.

Containing 9.5 acres more or less.

have caused the same to be surveyed and platted as TRADERS POINT and do hereby donate and dedicate to the public for the public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife, have caused these presents to be signed this 18<sup>th</sup> day of JULY, 2005.

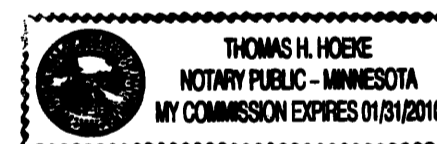
Arnold J. Bomgaars  
Arnold J. Bomgaars  
Rebecca A. Bomgaars  
Rebecca A. Bomgaars

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2005, by Arnold J. Bomgaars and Rebecca A. Bomgaars,

Thomas H. Hoibe  
Notary Public, Olmsted County, Minnesota

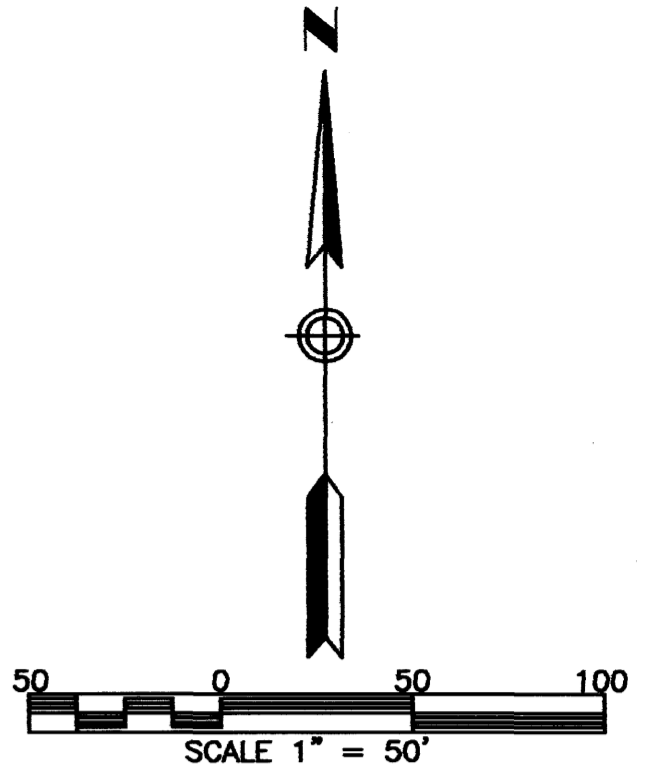
My commission expires 01/31/10



1029 A

# TRADERS POINT

BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP WITH  
THE EAST LINE S.E. 1/4 SEC 9-106-14  
WHICH IS ASSUMED TO BE N01°13'24"W

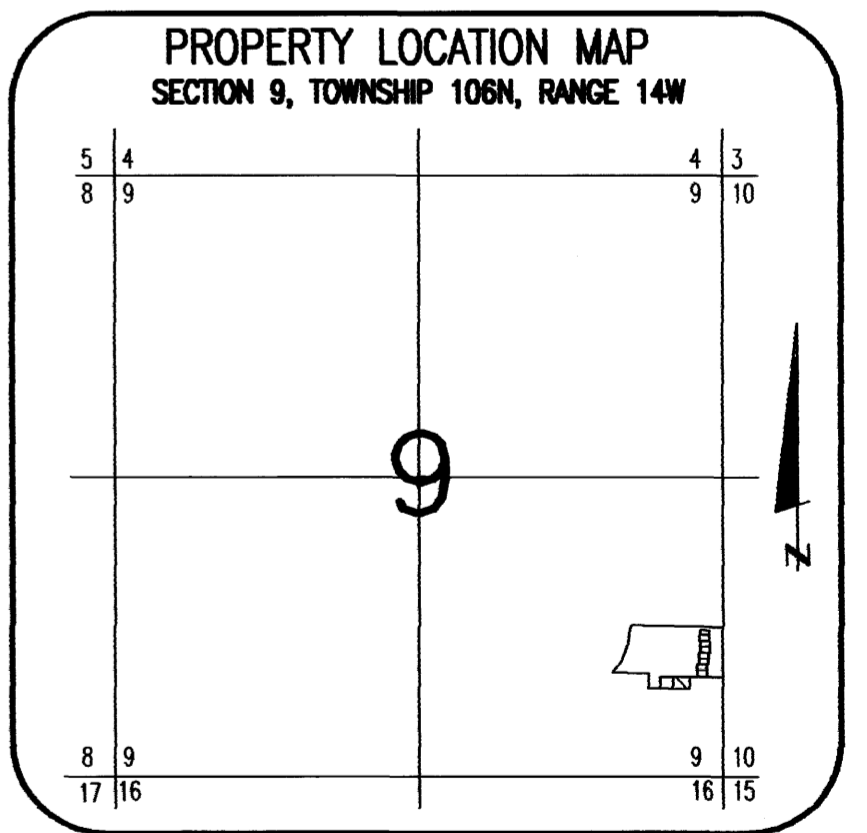


NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES  
WITH LICENSE NO. 11622  
WHICH WILL BE SET WITHIN 1 YEAR  
AFTER RECORDING OF THIS PLAT.  
  
ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 3/4" PIPE UNLESS  
OTHERWISE NOTED.

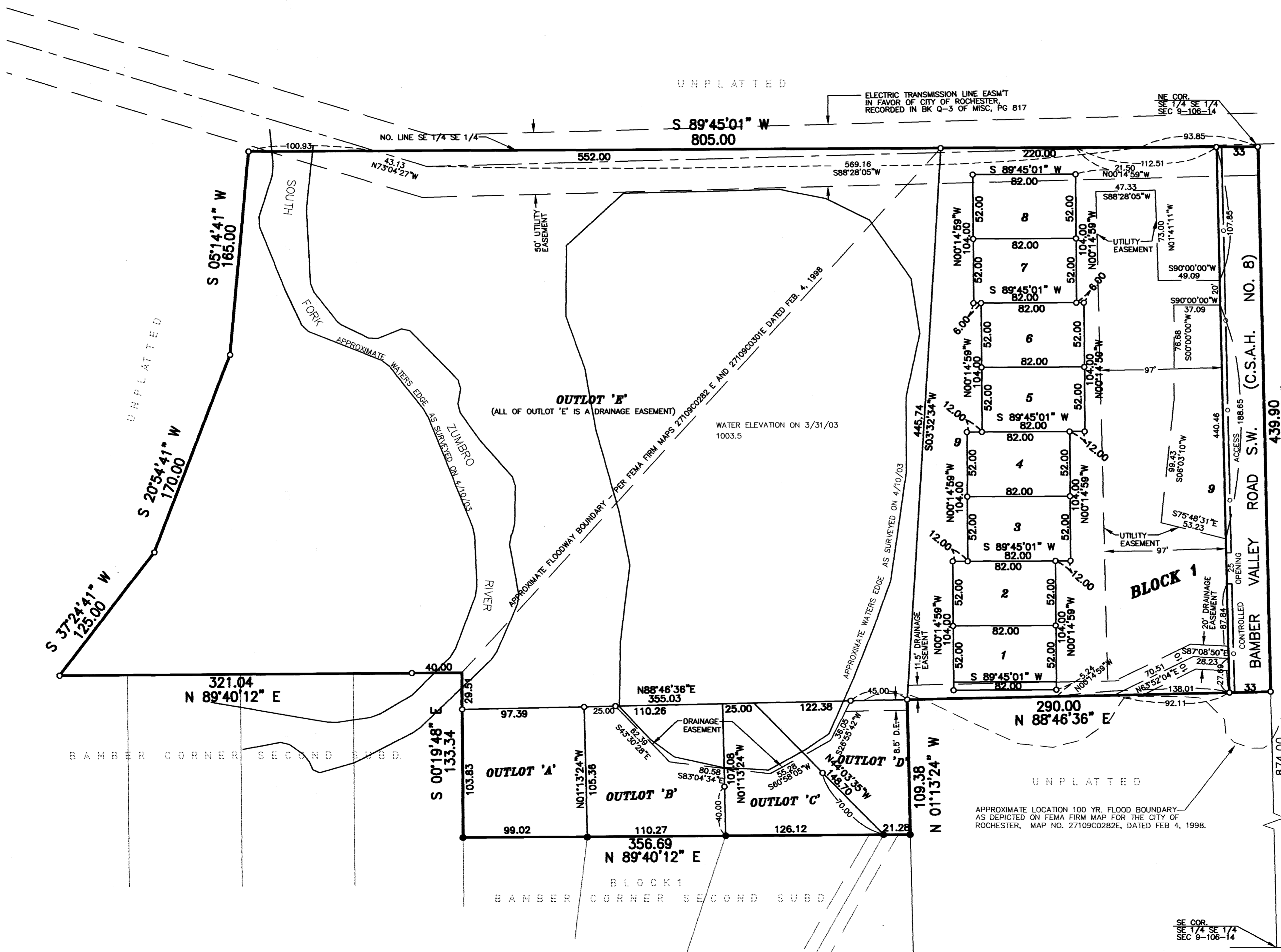
UTILITY EASEMENT (U.E.) defined:  
An unobstructed easement for the construction  
and maintenance of all necessary underground or  
surface public utilities including rights to  
conduct drainage and trimming on said easement.

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.



**B.M. ELEV. 1024.20**  
TOP OF 1" PIPE ON WEST BERM  
SOUTH BOUND LANE CSAH #8.  
PIPE IS 2.8' WEST OF BACK OF  
CURB & ±210' SOUTH OF BRIDGE



APPROXIMATE LOCATION 100 YR. FLOOD BOUNDARY—  
AS DEPICTED ON FEMA FIRM MAP FOR THE CITY OF  
ROCHESTER, MAP NO. 27109C0282E, DATED FEB 4, 1998.

69/96 COR.  
1/4 SE 1/4  
SEC 9-106-14

## 1029B

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

11/30/2004