

WEST EIGHTY DEVELOPMENT



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-9058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That West 80 Development LLC, a Minnesota limited liability company, mortgagor, and Associated Bank N.A., 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 the North Half of the Southwest Quarter, and that part of the Northwest Quarter of the Southeast Quarter, all in Section 26, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 90 degrees 09 minutes 04 seconds along the north line of said Southwest Quarter 1015.51 feet to Mn/DOT Monument No. B9, according to MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-47 and the point of beginning; thence southerly 179 degrees 12 minutes 00 seconds azimuth along the east line of said right-of-way plat 720.20 feet; thence southeasterly 146 degrees 52 minutes 00 seconds azimuth along the northeasterly line of said right-of-way plat 560.91 feet to the northerly right-of-way line of 48th Street S.W., according to said right-of-way plat; thence easterly 90 degrees 08 minutes 44 seconds azimuth along said northerly right-of-way line 664.45 feet to the westerly right-of-way line of Trunk Highway No. 63, according to MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-43; thence northeasterly 35 degrees 34 minutes 04 seconds azimuth along said westerly right-of-way line 455.69 feet; thence northeasterly 48 degrees 33 minutes 10 seconds azimuth along said westerly right-of-way line 500.49 feet; thence northeasterly 29 degrees 57 minutes 28 seconds azimuth along said westerly right-of-way line 406.43 feet; thence northerly 22 degrees 19 minutes 50 seconds azimuth along said westerly right-of-way line 143.11 feet to the north line of said Southeast Quarter; thence westerly 270 degrees 10 minutes 28 seconds azimuth along said north line 262.88 feet to the northeast corner of said Southwest Quarter; thence westerly 270 degrees 09 minutes 04 seconds azimuth along the north line of said Southwest Quarter 1615.76 feet to the point of beginning.

Said tract contains 38.17 acres more or less.

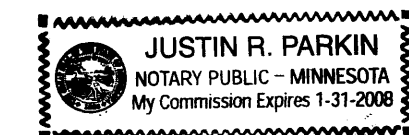
Have caused the same to be surveyed and platted as WEST EIGHTY DEVELOPMENT and do hereby donate and dedicate to the public for public use forever the thoroughfare and also dedicate the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof said West 80 Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 10 day of March, 2006.

Roger H. Carlsen
Roger H. Carlsen
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10 day of March, 2006, by Roger H. Carlsen, President of West 80 Development LLC, a Minnesota limited liability company, on behalf of the company.



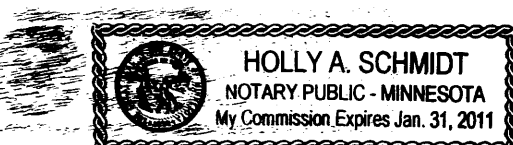
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

In witness whereof said Associated Bank N.A., a national association, has caused these presents to be signed by its proper officer this 15th day of March, 2006.

Stephen F. Knox
Stephen F. Knox
Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 15th day of March, 2006, by Stephen F. Knox, Vice President of Associated Bank N.A., a national association, on behalf of the bank.



Holly A. Schmidt
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2011

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 21st day of MARCH, 2005, 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 22nd day of MARCH, 2006.

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 10 day of March, 2006.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

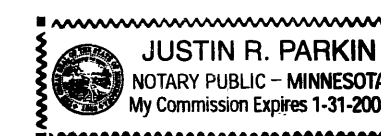
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as WEST EIGHTY DEVELOPMENT, 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 by March 09, 2007; 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 OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 10 day of March, 2006, by Peter G. Oetliker, L.S. No. 41887.



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

COUNTY PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2006 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22nd day of MARCH, 2006.

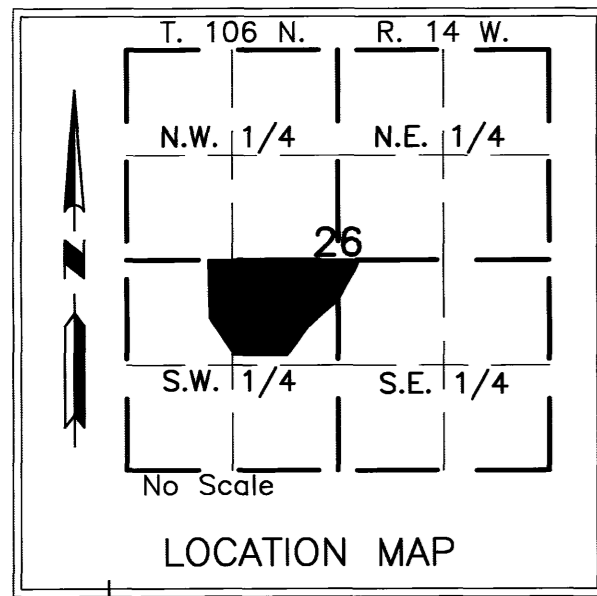
Document Number **A-1095179**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 22nd day of MARCH, 2006, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

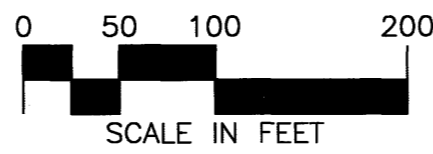
W. Mark Kupaki, Assistant
Olmsted County Director of
Property Records and Licensing
By Wendy Konwald Deputy

1088A

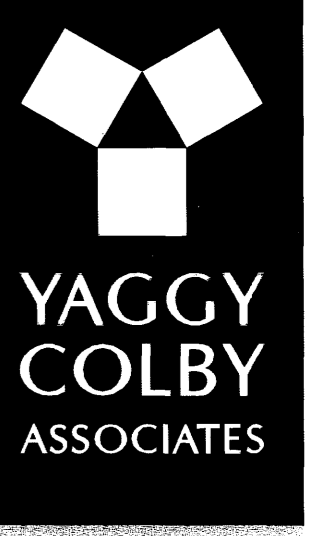
WEST EIGHTY DEVELOPMENT



- 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.

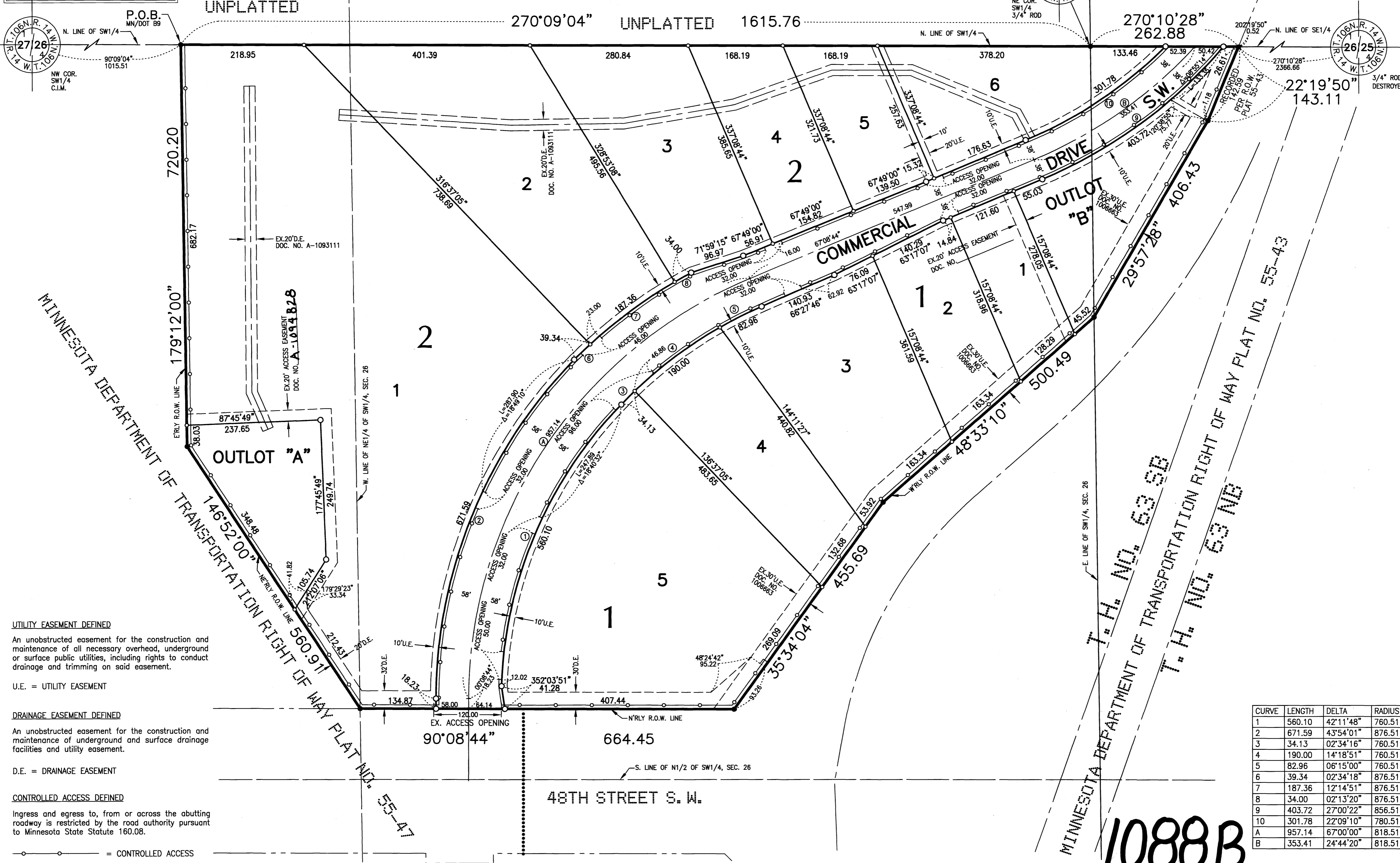


BEARINGS
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-8464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM



- 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
- DRAINAGE EASEMENT DEFINED**
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.
- D.E. = DRAINAGE EASEMENT
- 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.
- = CONTROLLED ACCESS

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	560.10	42°11'48"	760.51	547.52	202°56'58"
2	671.59	43°54'01"	876.51	655.28	202°05'44"
3	34.13	02°34'16"	760.51	34.13	224°36'46"
4	190.00	14°18'51"	760.51	189.51	233°03'20"
5	82.96	06°15'00"	760.51	82.92	243°20'16"
6	39.34	02°34'18"	876.51	39.34	225°58'14"
7	187.36	12°14'51"	876.51	187.01	233°22'48"
8	34.00	02°13'20"	876.51	34.00	240°36'54"
9	403.72	27°00'22"	856.51	399.99	53°38'33"
10	301.78	22°09'10"	780.51	299.90	56°04'09"
A	957.14	67°00'00"	818.51	903.53	33°38'44"
B	353.41	24°44'20"	818.51	350.67	54°46'34"

1088B

PROJECT NUMBER 8459 DATE: 03/09/06 DRAFTSPERSON: JRP COMPUTER FILE: 8459-PLAT.dwg