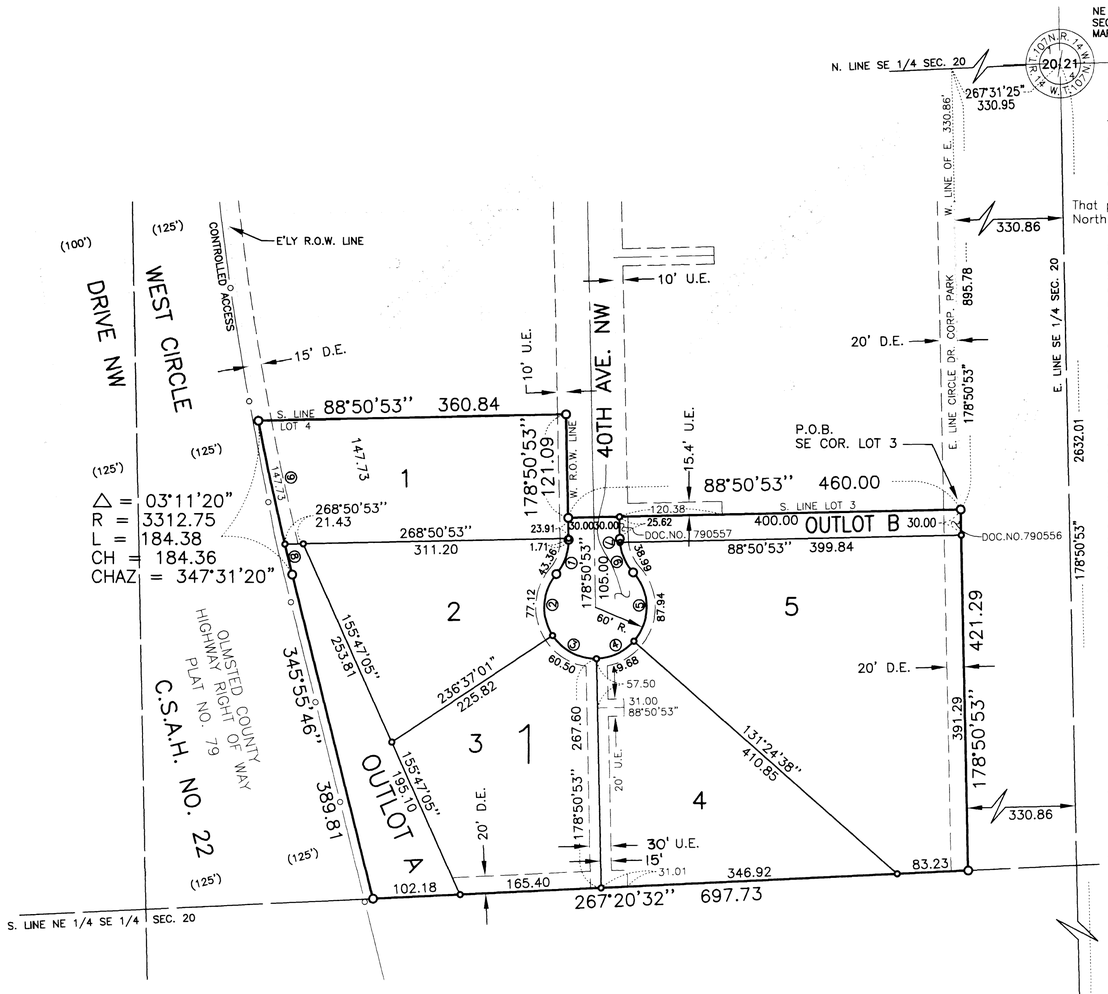
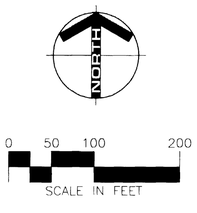
CIRCLE DRIVE CORPORATE PARK SECOND

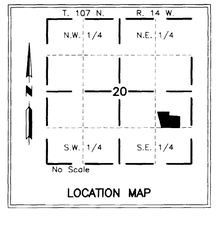




MONUMENTS

- ○ Set 1/2" Rebars
- ○ Set 3/4" Iron Pipes
- ● Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 22422.



A drainage easement is granted over all of Outlot A.

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHAZ
1	41°24'35"	60.00	43.36	42.43	199°33'11"
2	73°38'27"	60.00	77.12	71.92	183°26'14"
3	57°46'07"	60.00	60.50	57.97	117°43'57"
4	47°26'16"	60.00	49.68	48.27	65°07'45"
5	83°58'19"	60.00	87.94	80.27	359°25'28"
6	37°13'50"	60.00	38.99	38.31	336°03'13"
7	04°10'45"	60.00	4.38	4.38	356°45'31"
8	00°38'02"	3312.75	36.65	36.65	346°14'41"
9	02°33'18"	3312.75	147.73	147.72	347°50'21"

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Circle Drive Corporate Park Limited Partnership, a Minnesota Limited Partnership and Norwest Bank Minnesota South, National Association, a mortgagee, being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 267 degrees 31 minutes 25 seconds along the north line of said Southeast Quarter 330.95 feet to the west line of the east 330.86 feet of said Southeast Quarter; thence southerly 178 degrees 50 minutes 53 seconds azimuth along said west line and along the east line of Circle Drive Corporate Park, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 895.78 feet to the southeast corner of Lot 3, Block 2 of said Circle Drive Corporate Park and the point of beginning; thence continue southerly 178 degrees 50 minutes 53 seconds azimuth along said west line 421.29 feet to the south line of said Northeast Quarter of the Southeast Quarter; thence westerly 267 degrees 20 minutes 32 seconds azimuth along said south line 697.73 feet to the easterly right-of-way line of County State Aid Highway No. 22, according to Olmsted County Right-Of-Way Plat No. 79; thence northerly 345 degrees 55 minutes 46 seconds azimuth along said easterly right-of-way line 389.81 feet; thence northerly 184.38 feet along said easterly right-of-way line on a tangential curve concave easterly, having a radius of 3312.75 feet and a central angle of 03 degrees 11 minutes 20 seconds to the south line of Lot 4, Block 1 of said Circle Drive Corporate Park; thence easterly 88 degrees 50 minutes 53 seconds azimuth along said south line 360.84 feet to the west right-of-way line of 40th Avenue NW; thence southerly 178 degrees 50 minutes 53 seconds azimuth along said west right-of-way line 121.09 feet to the westerly extension of the south line of said Lot 3, Block 2; thence easterly 88 degrees 50 minutes 53 seconds azimuth along said westerly extension of the south line of Lot 3, a distance of 460.00 feet to the point of beginning.

Said tract contains 8.37 acres more or less.

Have caused the same to be surveyed and platted as CIRCLE DRIVE CORPORATE PARK SECOND and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof, said Circle Drive Corporate Park Limited Partnership, a Minnesota Limited Partnership has caused these presents to be signed by its proper Officer this 28th day of May, 1999.

J. M. Hamilton, General Partner

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 28th day of May, 1999, by J. M. Hamilton, General Partner in Circle Drive Corporate Park Limited Partnership, a Minnesota Limited Partnership, on behalf of said Partnership.

Kathryn M. Malloy
Notary Public, Olmsted County, MN

My Commission Expires 1-31-2000

KATHRYN M. MALLOY

In witness whereof, said Norwest Bank Minnesota South, National Association, has caused these presents to be signed by its proper Officer this 28th day of May, 1999.

David G. Wittenberg, Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 28th day of May, 1999, by David G. Wittenberg, Vice President, Norwest Bank Minnesota South, National Association, on behalf of the Association.

Kathryn M. Malloy
Notary Public, Olmsted County, MN

My Commission Expires 1-31-2000

BEARINGS

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

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.

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility 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.

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

COUNTY RECORDER

Document Number 317121

I hereby certify that this instrument was filed in the Office of the County Register of Titles for record on this 3rd day of June, 1999, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

Olmsted County Recorder

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 3rd day of June, 1999.

Olmsted County Auditor/Treasurer

By Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 3rd day of June, 1999.

Edward P. Kinsle
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, JUDY KAY SCHERR, City Clerk, in and for the City of Rochester, do hereby certify that on the 17TH day of MAY, 1999, 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 7TH day of JULY, 1999.

Judy Kay Scherr
City Clerk

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CIRCLE DRIVE CORPORATE PARK SECOND, 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 May 1, 2000; 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.

Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 28th day of May, 1999, by Douglas G. Rude, L.S. No. 22422.

Barbara S. Lieseknut
Notary Public, Olmsted County, MN

My Commission Expires 1-31-2000

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

PROJECT NUMBER: 6432 COMPUTER FILE: 6432SF01.DWG DATE: 04/28/1999 DRAFTSPERSON: P.G.O.