

SOUTH BROADWAY BUSINESS CENTER FIRST ADDITION

MCA
LAND SURVEYORS
 4800 HIGHWAY 63 S
 ROCHESTER, MN 55904
 (507) 281-5700
 FAX (507) 280-4058

INSTRUMENT OF DEDICATION

South
 KNOW ALL MEN BY THESE PRESENTS: That Broadway Partners, LLC, a Minnesota Limited Liability Company, mortgagor, and Norwest Bank Minnesota South NA, a National Association, mortgagee, all being Owners and Proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the East Half of the Northeast Quarter of Section 26, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 20 minutes 23 seconds along the east line of said Northeast Quarter 600.09 feet; thence westerly 269 degrees 48 minutes 23 seconds azimuth 94.24 feet to the westerly right of way line of 40th Street SE as defined by Official Street Map No. 12 and the point of beginning; thence southerly 175 degrees 31 minutes 32 seconds azimuth along said westerly right of way line 514.78 feet; thence southerly 179 degrees 20 minutes 23 seconds azimuth along said westerly right of way line 103.96 feet; thence westerly 269 degrees 48 minutes 23 seconds azimuth 535.28 feet; thence southwesterly 233 degrees 59 minutes 18 seconds azimuth 84.25 feet to the southwesterly right of way line of State Aid Road No. 1; thence northwesterly 323 degrees 56 minutes 22 seconds azimuth 266.48 feet; thence northeasterly 53 degrees 56 minutes 22 seconds azimuth 83.22 feet to the south line of the Northeast Quarter of said Northeast Quarter; thence easterly 90 degrees 05 minutes 49 seconds azimuth 8.60 feet; thence northerly 359 degrees 19 minutes 49 seconds azimuth 513.31 feet; thence northeasterly 61 degrees 42 minutes 39 seconds azimuth 420.77 feet; thence easterly 89 degrees 48 minutes 23 seconds azimuth 394.42 feet to the point of beginning.

Said tract contains 13.11 acres more or less.

WHICH INCLUDES THE FOLLOWING DESCRIBED TRACT:

AND KNOW ALL MEN BY THESE PRESENTS: That South Fork Ventures, LLC, a Minnesota Limited Liability Company, mortgagee, and Marquette Bank Rochester, NA, a national association, mortgagor, all being Owners and Proprietors of the following described tract situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of the Northeast Quarter of Section 26, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 270 degrees 12 minutes 47 seconds along the north line of said Northeast Quarter 861.67 feet; thence southerly 179 degrees 19 minutes 49 seconds azimuth 980.55 feet to the point of beginning; thence northeasterly 53 degrees 59 minutes 18 seconds azimuth 423.85 feet; thence easterly 89 degrees 48 minutes 23 seconds azimuth 64.76 feet; thence southerly 159 degrees 59 minutes 47 seconds azimuth 260.10 feet; thence southwesterly on a nontangential curve concave southeasterly having a radius of 333.00 feet, a central angle of 16 degrees 00 minutes 28 seconds and a chord azimuth of 241 degrees 59 minutes 32 seconds; thence southwesterly 233 degrees 59 minutes 18 seconds azimuth 507.82 feet to the south line of said Northeast Quarter of the Northeast Quarter; thence northerly 359 degrees 19 minutes 49 seconds azimuth 337.13 feet to the point of beginning.

Said tract contains 3.42 acres more or less.

Have caused the same to be surveyed and platted as SOUTH BROADWAY BUSINESS CENTER FIRST ADDITION 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 South Broadway Partners, LLC has caused these presents to be signed by its proper Officers this 30th day of DECEMBER, 1999.

Thomas M. Herum Chairman
OWNER
Lloyd P. Johnson President
OWNER

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30th day of DECEMBER, 1999, by THOMAS M. HERUM and LOYD P. JOHNSON OWNERS Chairman and President respectively, of South Broadway Partners, LLC, a Minnesota Limited Liability Company on behalf of the Company.

MICHAEL J. FRITZ
 NOTARY PUBLIC-MINNESOTA
 OLMSTED COUNTY
 MY COMMISSION EXPIRES 1-31-2005

Michael J. Fritz
 Notary Public, Olmsted County, MN
 My Commission Expires 1-31-2005

In witness whereof, said Norwest Bank Minnesota South NA has caused these presents to be signed by its proper Officers this 30th day of December, 1999.

David G. Wittenberg, VP
Michael L. Zinser

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30th day of December, 1999, by DAVID G. WITTENBERG and MICHAEL L. ZINSER, VICE PRESIDENT and OWNER respectively, of Norwest Bank Minnesota South NA, a National Association on behalf of the Association.

MICHAEL J. FRITZ
 NOTARY PUBLIC-MINNESOTA
 OLMSTED COUNTY
 MY COMMISSION EXPIRES 1-31-2005

Michael J. Fritz
 Notary Public, Olmsted County, MN
 My Commission Expires 1-31-2005

In witness whereof, said South Fork Ventures, LLC has caused these presents to be signed by its proper Officers this 30th day of DECEMBER, 1999.

Thomas M. Herum Chairman
OWNER
Lloyd P. Johnson President
OWNER

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30th day of DECEMBER, 1999, by THOMAS M. HERUM and LOYD P. JOHNSON, OWNERS Chairman and President respectively, of South Fork Ventures, LLC, a Minnesota Limited Liability Company on behalf of the Company.

MICHAEL J. FRITZ
 NOTARY PUBLIC-MINNESOTA
 OLMSTED COUNTY
 MY COMMISSION EXPIRES 1-31-2005

Michael J. Fritz
 Notary Public, Olmsted County, MN
 My Commission Expires 1-31-2005

In witness whereof, said Marquette Bank Rochester, NA has caused these presents to be signed by its proper Officer this 30th day of December, 1999.

Scott Morrissette, A.V.P.
 Scott Morrissette, Asst. Vice President

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30th day of December, 1999, by Scott Morrissette, Assistant Vice President, of Marquette Bank Rochester, NA, National Association, on behalf of the association.

Michael J. Fritz
 Notary Public, Olmsted County, MN
 My Commission Expires 1-31-2005

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 30th day of December, 1999.

Daniel O. Hall
 Olmsted County Auditor/Treasurer
 By: Annika Johnson Deputy

COUNTY RECORDER

Document Number **A-832333**

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 30th day of December, 1999, at 2 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel O. Hall
 Olmsted County Recorder
 by: Pam Hemister, deputy

COUNTY SURVEYOR

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

This 30th day of December, 1999.

Edward P. Kinsel
 Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
 COUNTY OF OLMSTED
 CITY OF ROCHESTER

Valori Peterson Deputy
 I, Judy Kay Schorr, City Clerk, in and for the City of Rochester, do hereby certify that on the 21st day of June, 1999, the accompanying plat 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 30th day of December, 1999.

Valori Peterson
 Judy Kay Schorr, City Clerk, Deputy
 Valori Peterson

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as SOUTH BROADWAY BUSINESS CENTER FIRST ADDITION; 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 June 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.

Michael J. Fritz
 Michael J. Fritz
 Minnesota LS No. 20703

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 28th day of December, 1999, by Michael J. Fritz, LS No. 20703.

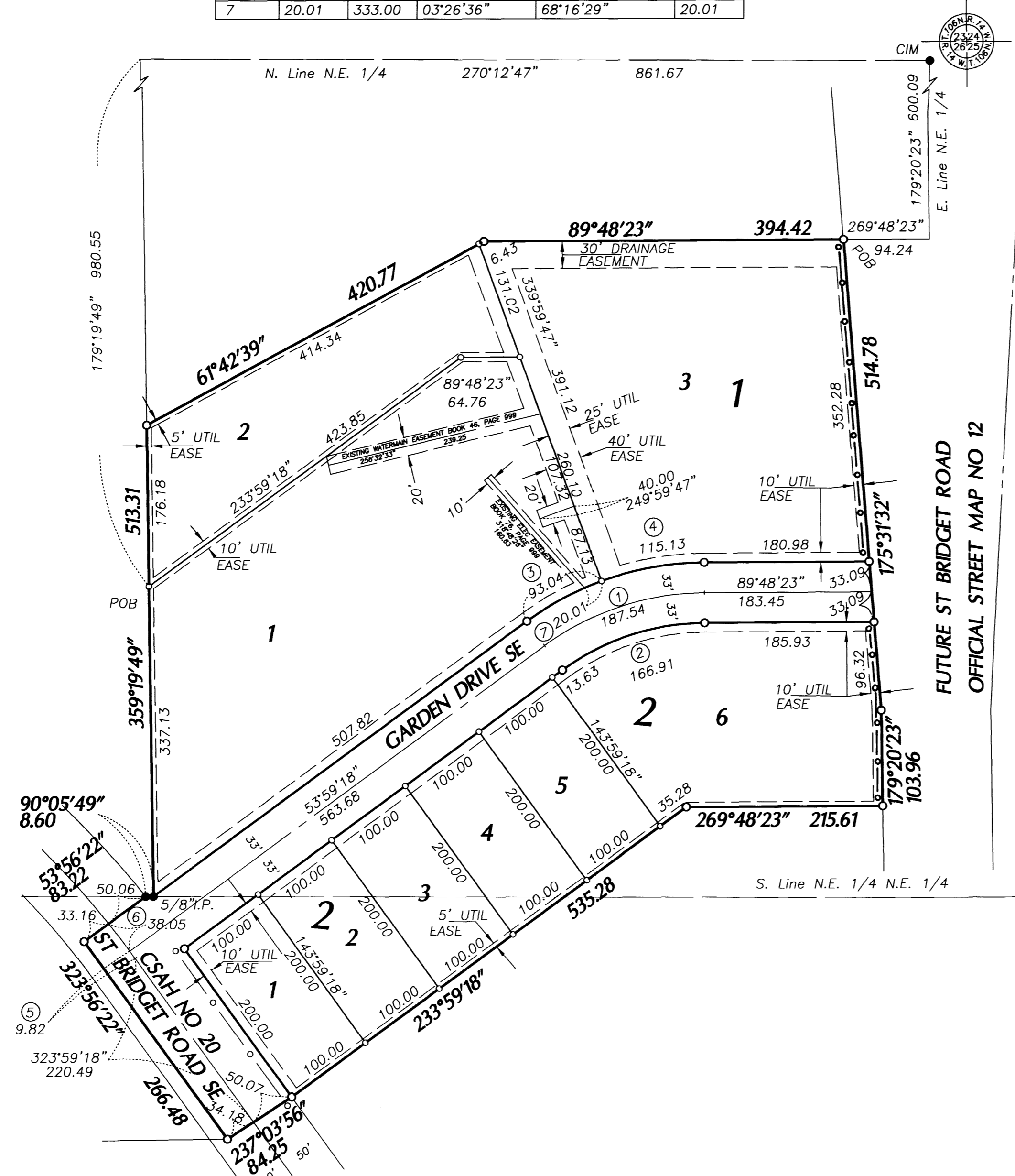
DANIEL J. OLIVE
 NOTARY PUBLIC-MINNESOTA
 OLMSTED COUNTY
 MY COMMISSION EXPIRES 1-31-2005

Daniel J. Olive
 Notary Public, Olmsted County, MN.
 My Commission Expires 1/31/2005

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 (507) 281-5700
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REF.NO.	L	R	Delta	ChAz	CHORD
1	187.54	300.00	35°49'05"	71°53'51"	184.50
2	166.91	267.00	35°49'05"	71°53'51"	164.21
3	93.04	333.00	16°00'29"	61°59'32"	92.74
4	115.13	333.00	19°48'36"	79°54'05"	114.56
5	9.82	954.93	00°35'22"	323°41'37"	9.82
6	38.05	954.93	02°16'58"	322°15'27"	38.04
7	20.01	333.00	03°26'36"	68°16'29"	20.01



BEARING NOTE
 Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

- MONUMENTS**
- SET 1/2" REBAR
 - SET 3/4" IRON PIPE
 - FOUND MONUMENT

PLACED MONUMENTS HAVE A PLASTIC CAP STAMPED RLS 20703

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.

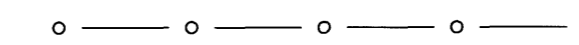
DRAINAGE EASEMENT DEFINED

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

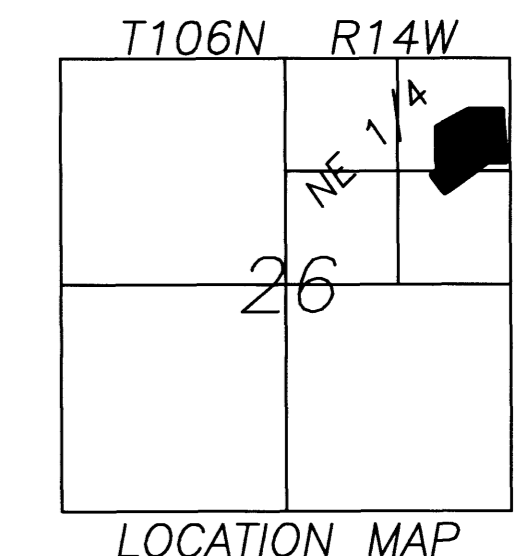
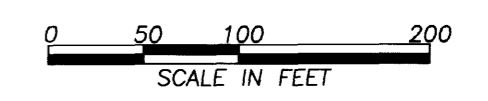
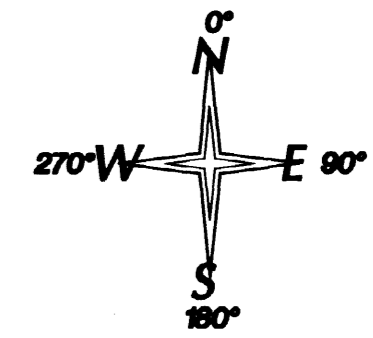
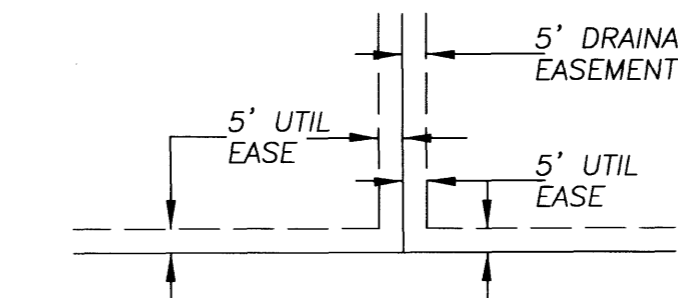
CONTROLLED ACCESS DEFINED

Ingress or egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08 or by the Owners of the private easement.

CONTROLLED ACCESS SHOWN THUS



UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN THUS



COMPUTER FILE: C658510256PLAT.DWG