

CIRCLE DRIVE BUSINESS CENTER



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-4464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Badger Development L.L.C., a Minnesota Limited Liability Company, mortgagor, and Wells Fargo Bank Minnesota N.A. formerly known as Norwest Bank Minnesota South N.A., mortgagee, and Richard E. Badger Revocable Trust, 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 Southeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 87 degrees 09 minutes 39 seconds along the south line of said Southeast Quarter 727.37 feet to the point of beginning; thence northerly 00 degrees 00 minutes 00 seconds azimuth 1142.31 feet; thence easterly 79 degrees 40 minutes 44 seconds azimuth 199.80 feet; thence northerly 349 degrees 40 minutes 44 seconds azimuth 145.64 feet; thence northwesterly 232.24 feet on a tangential curve concave southwesterly, having a radius of 167.00 feet and a central angle of 79 degrees 40 minutes 43 seconds; thence northerly 00 degrees 00 minutes 00 seconds azimuth 66.00 feet; thence easterly 90 degrees 00 minutes 00 seconds azimuth 500.65 feet to the westerly right-of-way line of County State Aid Highway No. 22, according to OLMSTED COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 79; thence southerly 165 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 132.16 feet; thence southerly 178 degrees 50 minutes 26 seconds azimuth along said westerly right-of-way line 458.88 feet; thence easterly 75 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 127.53 feet; thence southerly 165 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 936.08 feet to the northerly right-of-way line of 26th Street NW; thence westerly 255 degrees 55 minutes 46 seconds azimuth along said northerly right-of-way line 5.32 feet; thence westerly 90.37 feet along said northerly right-of-way line on a tangential curve concave northerly, having a radius of 461.00 feet and a central angle of 11 degrees 13 minutes 52 seconds; thence westerly 267 degrees 09 minutes 39 seconds azimuth along said northerly right-of-way line 149.27 feet; thence westerly 265 degrees 15 minutes 05 seconds azimuth along said northerly right-of-way line 180.10 feet to the south line of said Southeast Quarter; thence westerly 267 degrees 09 minutes 39 seconds azimuth along said south line 477.13 feet to the point of beginning.

Said tract contains 22.84 acres more or less.

Have caused the same to be surveyed and platted as CIRCLE DRIVE BUSINESS CENTER and do hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements, as shown on this plat for drainage and utility purposes only.

COUNTY SURVEYOR

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

This 28 day of July, 2000

Edward P. Kusale
Olmsted County Surveyor

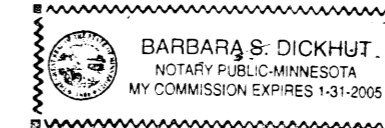
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CIRCLE DRIVE BUSINESS CENTER; 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 July 8, 2001; 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
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 26th day of July, 2000, by Douglas G. Rude, L.S. No. 22422.



Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

COUNTY PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 10th day of August, 2000.

Document Number **A-849667**

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 10th day of August, 2000, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

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 JULY, 2000, 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 10th day of AUGUST, 2000.

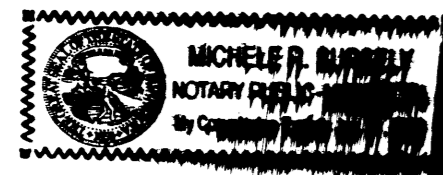
Judy Kay Scherr
City Clerk
City of Rochester

In witness whereof said Badger Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this 31st day of July, 2000.

J.M. Hamilton
J.M. Hamilton,
General Partner

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31st day of July, 2000 by J.M. Hamilton, General Partner, Badger Development, LLC, a Minnesota Limited Liability Company, on behalf of the Company.



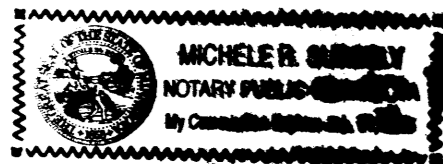
Michele R. Sursely
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof said Wells Fargo Bank Minnesota N.A. formerly known as Norwest Bank Minnesota South NA has caused these presents to be signed by its proper officer this 31st day of July, 2000.

David G. Wittenberg
David G. Wittenberg
Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31st day of July, 2000 by David G. Wittenberg, Vice President of Wells Fargo Bank Minnesota N.A. formerly known as Norwest Bank Minnesota South NA, a national association, on behalf of the association.



Michele R. Sursely
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

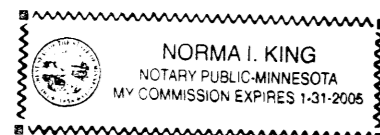
In witness whereof said Richard E. Badger Revocable Trust, Richard E. Badger, Trustee, has caused these presents to be signed this aug 1st day of 2000.

Richard E. Badger
Richard E. Badger, Trustee

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1st day of August, 2000 by Richard E. Badger, Trustee of the Richard E. Badger Revocable Trust.

Norma I. King
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05



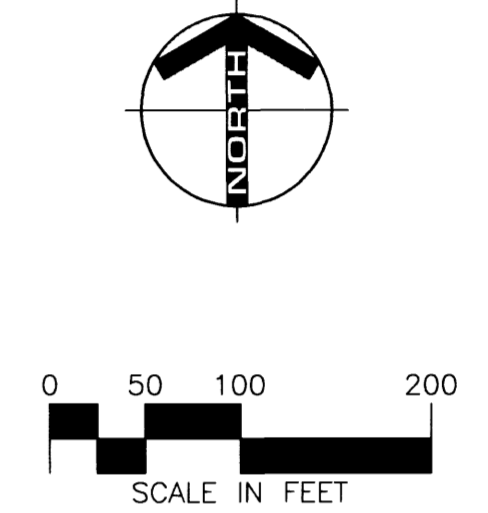
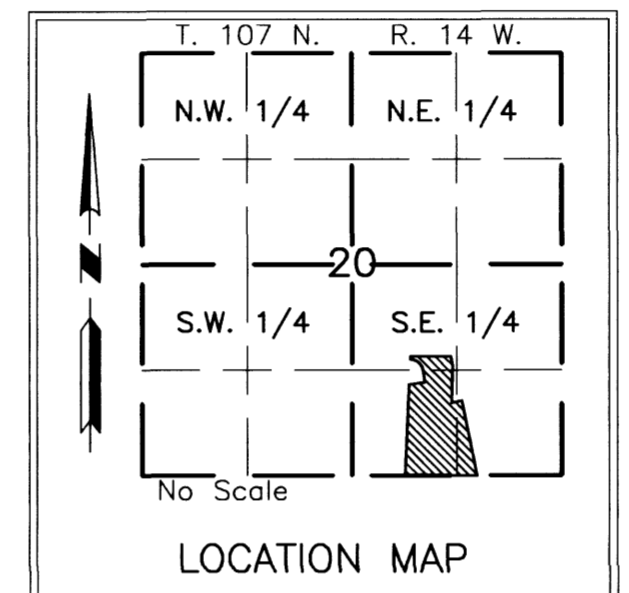
PROJECT NUMBER: 6753
COMPUTER FILE: 6753PF01.DWG
DATE: 06/27/2000
DRAFTER/PERSON: P.G.O.

CIRCLE DRIVE BUSINESS CENTER



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L=232.24
Δ=79°40'43"
R=167.00
CH=213.97
CHAZ=309°50'22"



CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	63.36	06°48'41"	533.00	63.33	354°28'28"
2	12.93	01°23'23"	533.00	12.93	350°22'26"
3	66.85	08°12'04"	467.00	66.79	353°46'46"
4	324.02	79°40'43"	233.00	298.54	309°50'22"
5	63.28	03°44'57"	967.00	63.27	77°48'15"
6	66.05	03°39'48"	1033.00	66.04	77°50'50"
A	71.57	08°12'04"	500.00	71.51	353°46'46"
B	278.13	79°40'43"	200.00	256.25	309°50'22"
C	65.44	03°44'57"	1000.00	65.42	77°48'15"

- 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.

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
—○— CONTROLLED ACCESS

L = 90.37
R = 461.00
Δ = 11°13'52"
CH = 90.22
CHAZ = 261°32'42"

PROJECT NUMBER: 6753
COMPUTER FILE: 6753PF01.DWG
DATE: 06/27/2000
DRAFTSPERSON: P.G.O.

