

CIRCLE DRIVE BUSINESS CENTER SECOND



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
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 and the Southwest Quarter, all in Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 87 degrees 31 minutes 25 seconds along the north line of said Southeast Quarter 11.08 feet to the point of beginning; thence continuing easterly 87 degrees 31 minutes 25 seconds azimuth 476.38 feet to the west right-of-way line of County State Aid Highway No. 4, according to Olmsted County Highway Right-Of-Way Plat No. 79; thence southerly 179 degrees 32 minutes 49 seconds azimuth along said west right-of-way line 37.19 feet to the southerly right-of-way line of said County State Aid Highway No. 4; thence easterly 89 degrees 32 minutes 49 seconds azimuth along said southerly right-of-way line 677.40 feet to the westerly right-of-way line of County State Aid Highway No. 22 of said Olmsted County Highway Right-Of-Way Plat No. 79; thence southerly 178 degrees 40 minutes 14 seconds azimuth along said westerly right-of-way line 139.41 feet; thence southerly 567.83 feet along said westerly right-of-way line on a tangential curve concave easterly, having a radius of 3537.75 feet and a central angle of 09 degrees 11 minutes 47 seconds; thence westerly 259 degrees 28 minutes 27 seconds azimuth along said westerly right-of-way line 25.00 feet; thence southerly 220.42 feet along said westerly right-of-way line on a nontangential curve concave easterly, having a radius of 3562.75 feet, a central angle of 03 degrees 32 minutes 41 seconds, and a chord azimuth of 167 degrees 42 minutes 07 seconds; thence southerly 165 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 157.87 feet; thence westerly 270 degrees 00 minutes 00 seconds azimuth 500.65 feet; thence southerly 180 degrees 00 minutes 00 seconds azimuth 66.00 feet; thence westerly 270 degrees 00 minutes 00 seconds azimuth 457.51 feet; thence northwesterly 499.51 feet on a tangential curve concave northeasterly, having a radius of 318.00 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence northerly 00 degrees 00 minutes 00 seconds azimuth 835.84 feet to the point of beginning.

Said tract contains 30.37 acres more or less.

Have caused the same to be surveyed and platted as CIRCLE DRIVE BUSINESS CENTER SECOND 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. Huille
Olmsted County Surveyor

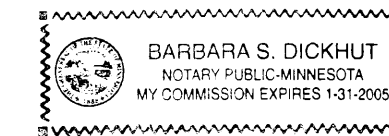
SURVEYOR'S CERTIFICATE

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-849668**

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 SCHERER, 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.

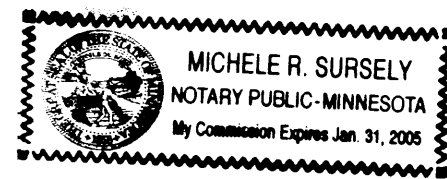
Judy Kay Scherer
City Clerk
City of Rochester

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.



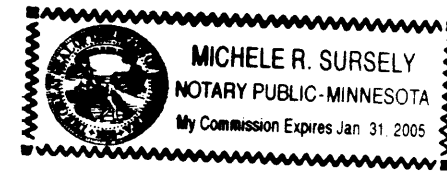
Michele R. Sursely
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

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.



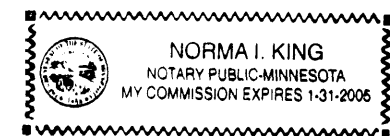
Michele R. Sursely
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof said Richard E. Badger Revocable Trust, Richard E. Badger, Trustee, has caused these presents to be signed this 28th day of Aug, 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

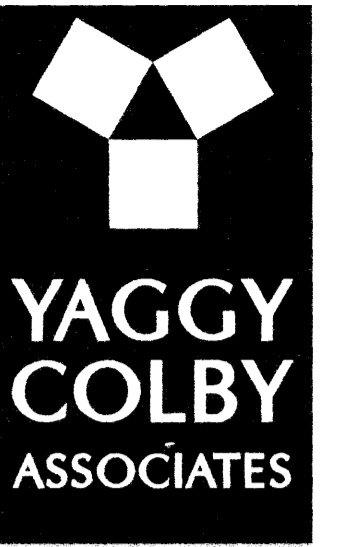
DRAFTSPERSON:P.G.O.

DATE: 06/27/2000

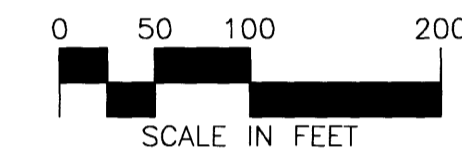
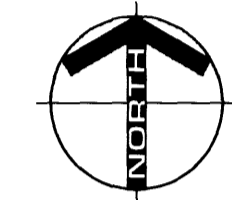
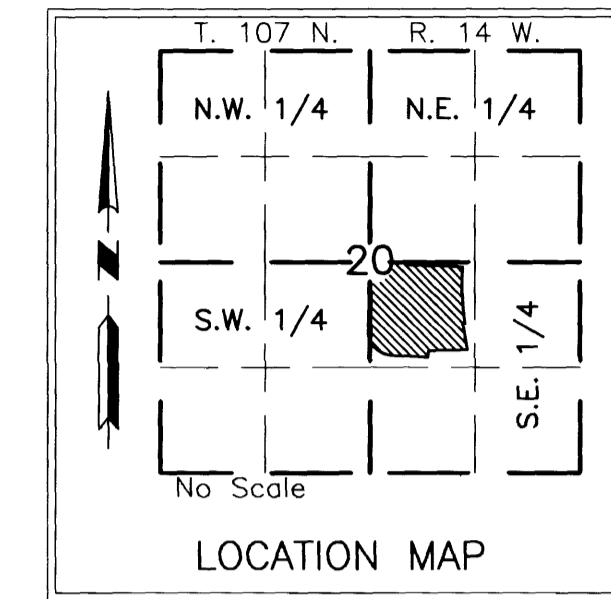
COMPUTER FILE: 6753PFO2.DWG

PROJECT NUMBER: 6753

CIRCLE DRIVE BUSINESS CENTER SECOND



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SURVEYORS • PLANNERS
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717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
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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

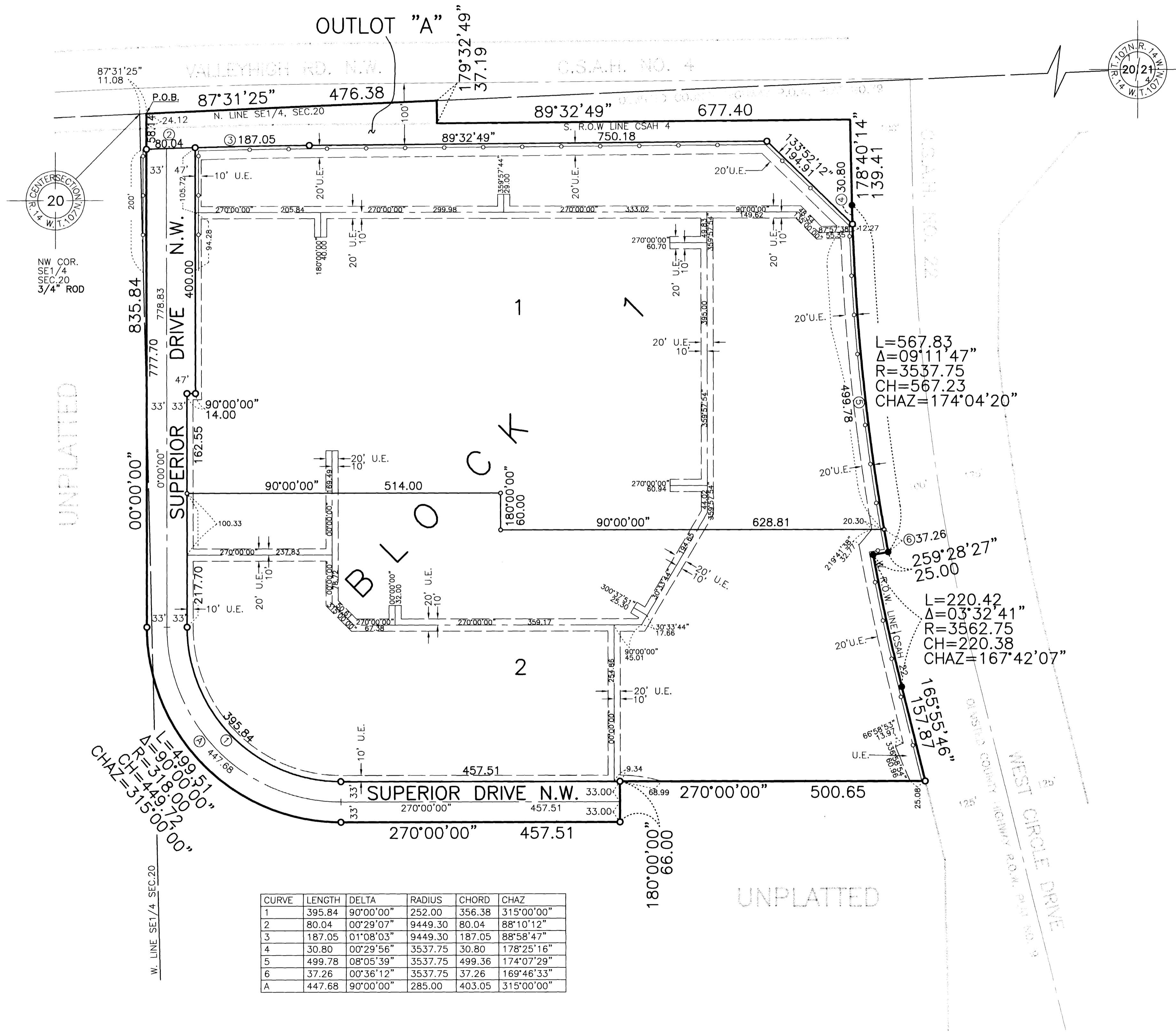
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

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

—○—○—○— CONTROLLED ACCESS



CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	395.84	90°00'00"	252.00	356.38	315°00'00"
2	80.04	00°29'07"	9449.30	80.04	88°10'12"
3	187.05	01°08'03"	9449.30	187.05	88°58'47"
4	30.80	00°29'56"	3537.75	30.80	178°25'16"
5	499.78	08°05'39"	3537.75	499.36	174°07'29"
6	37.26	00°36'12"	3537.75	37.26	169°46'33"
A	447.68	90°00'00"	285.00	403.05	315°00'00"

DRAFTSPERSON: P.G.O.

DATE: 06/28/2000

COMPUTER FILE: 6753PF02.DWG

PROJECT NUMBER: 6753