

CIRCLE 19 PLAZA

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Hartman Farms, Inc., a Minnesota Corporation, 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 Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeasterly corner of said Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north 267 degrees 08 minutes 49 seconds along the southerly line of said Northeast Quarter, a distance of 327.35 feet to the southerly extension of the westerly right-of-way line of County State Aid Highway No. 22; thence northerly 345 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 1101.48 feet; thence westerly 255 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 65.00 feet; thence northerly 359 degrees 42 minutes 40 seconds azimuth along said westerly right-of-way line 272.86 feet; thence northerly 345 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 259.96 feet to the point of beginning; thence continue northerly 345 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 1022.78 feet to the north line of said Northeast Quarter; thence westerly 267 degrees 09 minutes 39 seconds azimuth along said north line 427.43 feet; thence westerly 267 degrees 09 minutes 52 minutes 48 seconds azimuth 79.78 feet; thence southerly 307.97 feet along a tangential curve concave easterly, having a radius of 533.00 feet and a central angle of 33 degrees 06 minutes 20 seconds; thence southeasterly 144 degrees 46 minutes 28 seconds azimuth 570.73 feet; thence southerly 349.49 feet on a tangential curve concave westerly, having a radius of 467.00 feet and a central angle of 42 degrees 52 minutes 44 seconds; thence southerly 187 degrees 39 minutes 12 seconds 35.54 feet; thence northerly 102.30 feet on a tangential curve concave westerly, having a radius of 500.00 feet and a central angle of 11 degrees 43 minutes 22 seconds; thence easterly 75 degrees 55 minutes 46 seconds azimuth 252.42 feet the point of beginning.

Said tract contains 10.12 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That B & H Development, LLC, a Minnesota Limited Liability Company, 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 Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeasterly corner of said Northeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north 267 degrees 08 minutes 49 seconds along the southerly line of said Northeast Quarter, a distance of 327.35 feet to the southerly extension of the westerly right-of-way line of County State Aid Highway No. 22; thence northerly 345 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 818.48 feet to the point of beginning; thence continue northerly 345 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 283.00 feet; thence westerly 255 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 65.00 feet; thence northerly 359 degrees 42 minutes 40 seconds azimuth along said westerly right-of-way line 272.86 feet; thence northerly 345 degrees 55 minutes 46 seconds azimuth along said westerly right-of-way line 259.96 feet; thence westerly 255 degrees 55 minutes 46 seconds azimuth 252.42 feet; thence southerly 102.30 feet on a nontangential curve concave westerly, having a radius of 500.00 feet, a central angle of 11 degrees 43 minutes 22 seconds, and a chord azimuth of 181 degrees 47 minutes 31 seconds; thence southerly 187 degrees 39 minutes 12 seconds azimuth 208.55 feet; thence westerly 255 degrees 55 minutes 46 seconds azimuth 458.94 feet; thence southeasterly 165 degrees 55 minutes 46 seconds azimuth 200.00 feet; thence easterly 75 degrees 55 minutes 46 seconds azimuth 20.00 feet; thence southeasterly 165 degrees 55 minutes 46 seconds azimuth 316.00 feet; thence easterly 75 degrees 55 minutes 46 seconds 796.46 feet to the point of beginning.

Said tract contains 11.34 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That Badger Development L.L.C., a Minnesota Limited Liability Company, mortgagor, and Wells Fargo formerly known as Norwest Bank Minnesota South NA, a national association, mortgagee, and Richard E. Badger Revocable Trust, mortgagee, all being owners and proprietors of the following described property, situated in the County of Olmsted, 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 87 degrees 09 minutes 39 seconds azimuth along the south line of said Southeast Quarter 1204.50 feet; thence continue easterly 87 degrees 09 minutes 39 seconds azimuth along the south line of said Southeast Quarter 427.43 feet to the westerly right of way line of County State Aid Highway No. 22; thence northerly 345 degrees 55 minutes 46 seconds azimuth along said right of way line 16.17 feet; thence westerly 255 degrees 55 minutes 46 seconds azimuth 5.32 feet; thence westerly 90.37 feet along 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 149.27 feet; thence westerly 265 degrees 15 minutes 05 seconds azimuth 180.10 feet to the point of beginning.

Said tract contains 2338 square feet more or less.

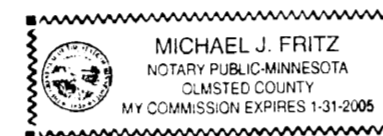
Have caused the same to be surveyed and platted as CIRCLE 19 PLAZA and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof said Hartman Farms, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 21st day of July, 2000.

David J. Hartman
David J. Hartman
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21st day of July, 2000, by David J. Hartman, President, of Hartman Farms, Inc. a Minnesota Corporation, on behalf of the corporation.



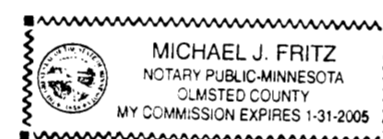
Michael J. Fritz
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

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

David J. Hartman
David J. Hartman
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21st day of July, 2000, by David J. Hartman, President, of B & H Development, LLC, a Minnesota Limited Liability Company, on behalf of the Company.



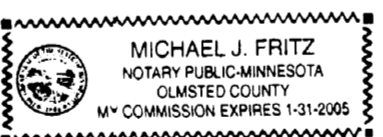
Michael J. Fritz
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof said Badger Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this 20th 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 20th day of July, 2000, by J.M. Hamilton, General Partner, Badger Development, LLC, a Minnesota Limited Liability Company, on behalf of the Company.



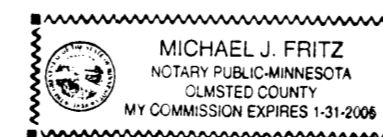
Michael J. Fritz
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof said Wells Fargo formerly known as Norwest Bank Minnesota South NA has caused these presents to be signed by its proper officer this 25th day of July, 2000.

David G. Wittenberg
David G. Wittenberg

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 25th day of July, 2000, by David G. Wittenberg, Vice President of Wells Fargo formerly known as Norwest Bank Minnesota South NA, a national association, on behalf of the association.



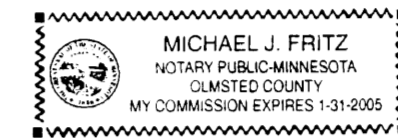
Michael J. Fritz
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof said Richard E. Badger Revocable Trust, Richard E. Badger, Trustee, has caused these presents to be signed this 25th day of July, 2000.

Richard E. Badger
Richard E. Badger, Trustee

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 25th day of July, 2000, by Richard E. Badger, Trustee of the Richard E. Badger Revocable Trust.



Michael J. Fritz
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

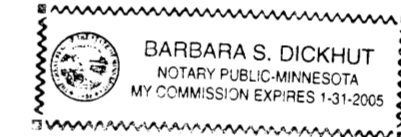
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CIRCLE 19 PLAZA; 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 L.S. No. 20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 19th day of July, 2000, by Michael J. Fritz, L.S. No. 20703.



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

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, *Valori Peterson*, Deputy City Clerk, in and for the City of Rochester, do hereby certify that on the 5th 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 4th day of August, 2000.

Valori Peterson
Judy Scher, Valori Peterson
City Clerk Deputy
City of Rochester

COUNTY SURVEYOR

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

This 19 day of July, 2000.

Edward P. Kinke
Olmsted County Surveyor

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 14th day of September, 2000.

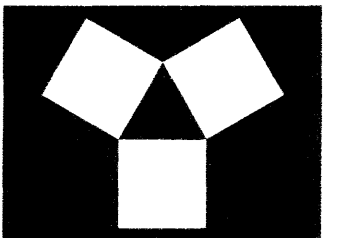
Document Number - A-852242

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 14th day of September, 2000, at 4 o'clock p.m. and was duly recorded in Olmsted County Records.

Daniel Hall
Olmsted County Director of
Property Records and Licensing
By *Janice Klemm* Deputy

PROJECT NUMBER: 6496
COMPUTER FILE: 6496SF01A.DWG
DATE: 10/22/1999
DRAFTSPERSON: P.G.O.

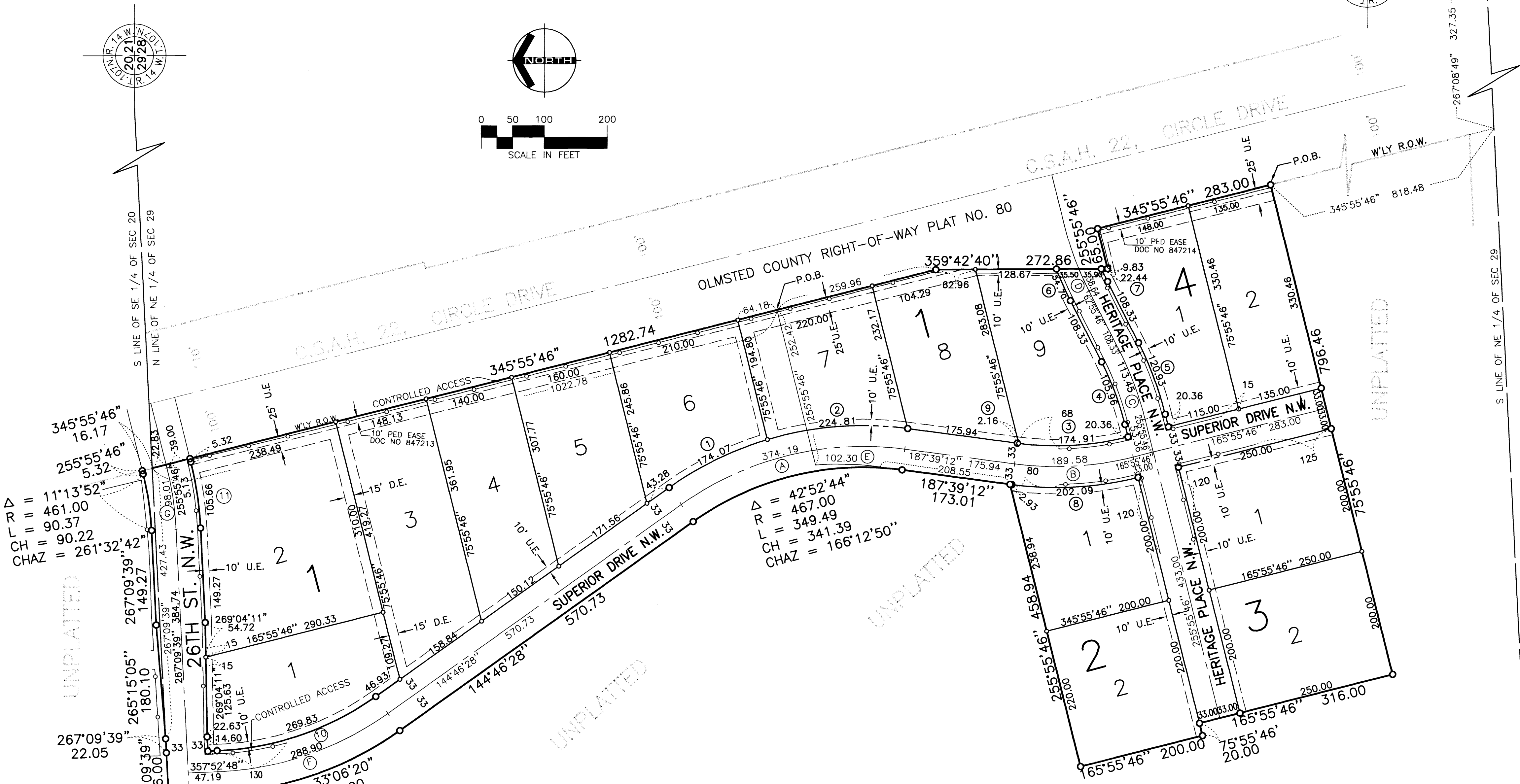
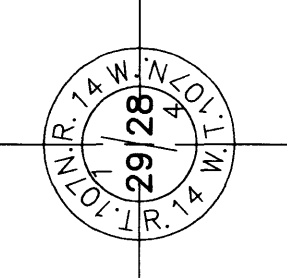
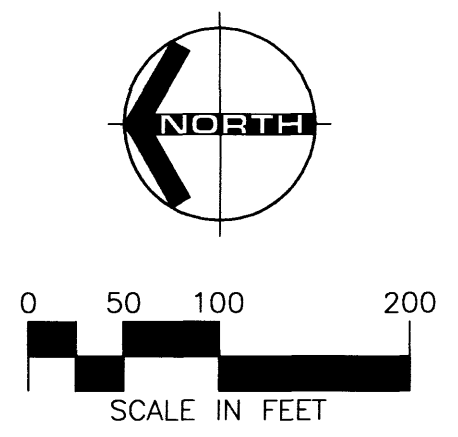
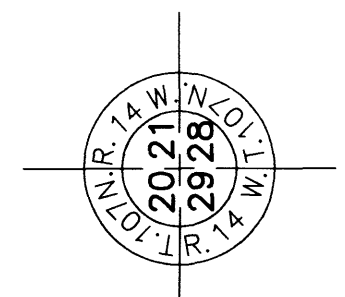
CIRCLE 19 PLAZA



YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-3058
EMAIL INFO@YAGGY.COM



$\Delta = 11^{\circ}13'52''$
R = 461.00
L = 90.37
CH = 90.22
CHAZ = 261'32'42"

$\Delta = 42^{\circ}52'44''$
R = 467.00
L = 349.49
CH = 341.39
CHAZ = 166'12'50"

$\Delta = 33^{\circ}06'20''$
R = 533.00
L = 307.97
CH = 303.70
CHAZ = 161'19'38"

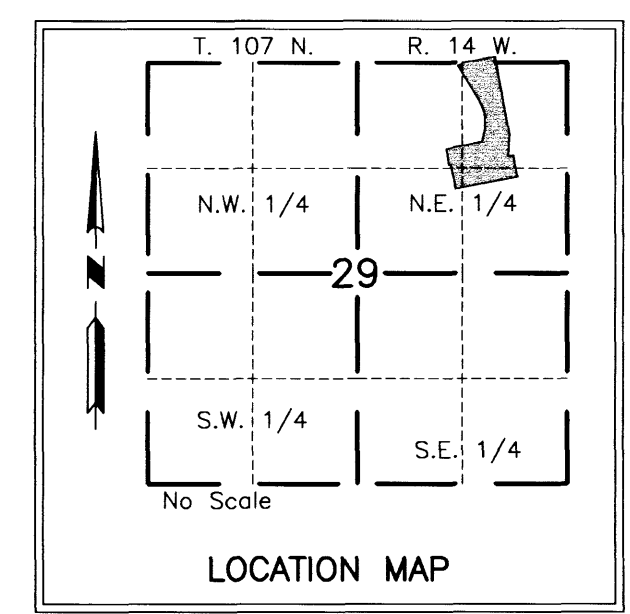
MONUMENTS

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

All monuments set have a plastic cap stamped L.S. 20703.

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

CURVE	DELTA	R	L	CH	CHAZ
1	18°42'44"	533.00	174.07	173.30	154°07'50"
2	24°10'00"	533.00	224.81	223.15	175°34'12"
3	21°27'34"	467.00	174.91	173.89	176°39'34"
4	13°00'00"	467.00	105.96	105.73	249°25'46"
5	13°00'00"	533.00	120.93	120.67	69°25'46"
6	05°52'46"	533.00	54.70	54.67	65°52'09"
7	02°45'11"	467.00	22.44	22.44	64°18'21"
8	21°43'26"	533.00	202.09	200.88	176°47'29"
9	00°15'52"	467.00	2.16	2.16	187°31'17"
10	33°06'20"	467.00	269.83	266.09	161°19'38"
11	11°13'52"	539.00	105.66	105.49	261°32'42"
A	42°52'44"	500.00	374.19	365.52	166°12'50"
B	21°43'26"	500.00	189.58	188.44	176°47'29"
C	13°00'00"	500.00	113.45	113.20	69°25'46"
D	04°25'41"	500.00	38.64	38.63	65°08'37"
E	11°43'22"	500.00	102.30	102.12	181°47'31"
F	33°06'20"	500.00	288.90	284.90	161°19'38"
G	11°13'52"	500.00	98.01	97.85	261°32'42"

PROJECT NUMBER: 6496 COMPUTER FILE: 6496SF01A.DWG DATE: 10/22/1999 DRAFTSPERSON: P.G.O. C.A.J. F.J.G.