

# BADGER RIDGE SUBDIVISION



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

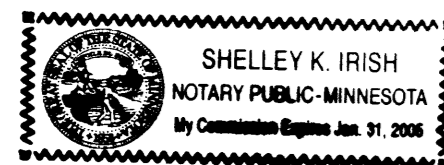
### INSTRUMENT OF DEDICATION

In witness whereof said Badger Development II, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 15th day of October, 2000.

J.M. Hamilton,  
General Partner

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 15th day of October, 2000 by J.M. Hamilton, General Partner, Badger Development II, LLC, a Minnesota Limited Liability Company, on behalf of the company.



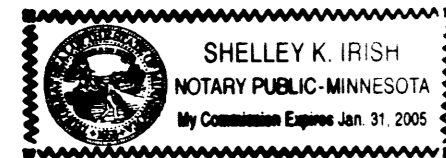
Shelley K. Irish  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2005

In witness whereof said Wells Fargo Bank Minnesota N.A. formerly known as Norwest Bank Minnesota South N.A. has caused these presents to be signed by its proper officer this 15th day of October, 2000.

David G. Wittenberg  
Vice President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 15th day of October, 2000 by David G. Wittenberg, Vice President of Wells Fargo Bank Minnesota N.A. formerly known as Norwest Bank Minnesota South N.A., a national association, on behalf of the association.



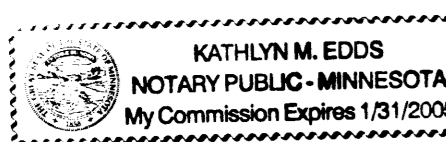
Shelley K. Irish  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2005

In witness whereof said Richard E. Badger Revocable Trust, Richard E. Badger, Trustee, has caused these presents to be signed this 27th day of October, 2000.

Richard E. Badger, Trustee

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 27th day of October, 2000 by Richard E. Badger, Trustee of the Richard E. Badger Revocable Trust.



Kathryn M. Edds  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2005

KNOW ALL MEN BY THESE PRESENTS: That Badger Development II, LLC, 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 Southwest Quarter and the Southeast Quarter, all in Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of the Southeast Quarter of said Section 20; 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 northwest corner of CIRCLE DRIVE BUSINESS CENTER SECOND, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 180 degrees 00 minutes 00 seconds azimuth along the west line of said CIRCLE DRIVE BUSINESS CENTER SECOND 835.84 feet; thence southeasterly 499.51 feet along said west line and the south line of said CIRCLE DRIVE BUSINESS CENTER SECOND 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 easterly 90 degrees 00 minutes 00 seconds azimuth along said south line 457.51 feet to the westerly line of CIRCLE DRIVE BUSINESS CENTER, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence southeasterly 232.24 feet along said westerly line 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 southerly 169 degrees 40 minutes 44 seconds azimuth along said westerly line 145.64 feet; thence westerly 259 degrees 40 minutes 44 seconds azimuth along said westerly line 199.80 feet; thence southerly 180 degrees 00 minutes 00 seconds azimuth along said westerly line 1142.31 feet to the south line of said Southeast Quarter; thence westerly 267 degrees 09 minutes 39 seconds azimuth along said south line 727.37 feet to the southeast corner of said Southwest Quarter; thence westerly 267 degrees 50 minutes 43 seconds azimuth along the south line of said Southwest Quarter 415.92 feet; thence northerly 357 degrees 46 minutes 14 seconds azimuth 366.00 feet; thence northerly 08 degrees 14 minutes 29 seconds azimuth 89.35 feet; thence northerly 03 degrees 30 minutes 26 seconds azimuth 35.40 feet; thence northwesterly 320 degrees 49 minutes 17 seconds azimuth 106.02 feet; thence southwesterly 8.32 feet on a nontangential curve concave southeasterly, having a radius of 270.00 feet, a central angle of 01 degrees 45 minutes 57 seconds, and a chord azimuth of 220 degrees 58 minutes 10 seconds; thence northwesterly 310 degrees 05 minutes 11 seconds azimuth 180.46 feet; thence northwesterly 45 degrees 43 minutes 41 seconds azimuth 43.91 feet; thence northwesterly 315 degrees 40 minutes 50 seconds azimuth 179.72 feet; thence northeasterly 1.58 feet on a nontangential curve concave southeasterly, having a radius of 628.00 feet, a central angle of 00 degrees 08 minutes 40 seconds, and a chord azimuth of 45 degrees 45 minutes 10 seconds; thence northwesterly 315 degrees 49 minutes 30 seconds azimuth 119.47 feet; thence southwesterly 227 degrees 18 minutes 25 seconds azimuth 32.27 feet; thence northwesterly 313 degrees 21 minutes 23 seconds azimuth 181.00 feet; thence northeasterly 8.75 feet on a nontangential curve concave southeasterly, having a radius of 930.00 feet, a central angle of 00 degrees 32 minutes 21 seconds, and a chord azimuth of 43 degrees 37 minutes 33 seconds; thence northwesterly 313 degrees 53 minutes 44 seconds azimuth 170.97 feet; thence northeasterly 47 degrees 41 minutes 40 seconds azimuth 69.12 feet; thence northeasterly 55 degrees 33 minutes 43 seconds azimuth 105.36 feet; thence northwesterly 334 degrees 41 minutes 01 seconds azimuth 190.17 feet; thence southwesterly 18.65 feet on a nontangential curve concave southeasterly, having a radius of 970.00 feet, a central angle of 01 degrees 06 minutes 06 seconds, and a chord azimuth of 244 degrees 07 minutes 58 seconds; thence northwesterly 333 degrees 34 minutes 54 seconds azimuth 60.00 feet; thence northerly 345 degrees 04 minutes 45 seconds azimuth 341.27 feet; thence westerly 259 degrees 56 minutes 43 seconds azimuth 214.09 feet; thence northerly 358 degrees 53 minutes 49 seconds azimuth 835.49 feet to the north line of said Southwest Quarter; thence easterly 87 degrees 31 minutes 07 seconds azimuth along said north line 1322.96 feet to the point of beginning.

Said tract contains 82.79 acres more or less

Have caused the same to be surveyed and platted as BADGER RIDGE SUBDIVISION 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 utility purposes only.

### COUNTY SURVEYOR

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

This 24 day of October, 2000.

Edward P. Kuistle  
Olmsted County Surveyor

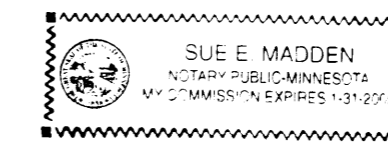
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BADGER RIDGE SUBDIVISION; 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 Sept. 18, 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  
Minnesota L.S. No. 22422

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 20th day of October, 2000, by Douglas G. Rude, L.S. No. 22422.



Sue E. Madden  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2005

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 11th day of OCTOBER, 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 16th day of NOVEMBER, 2000.

Judy Kay Scherr  
City Clerk  
City of Rochester

### COUNTY PROPERTY RECORDS AND LICENSING

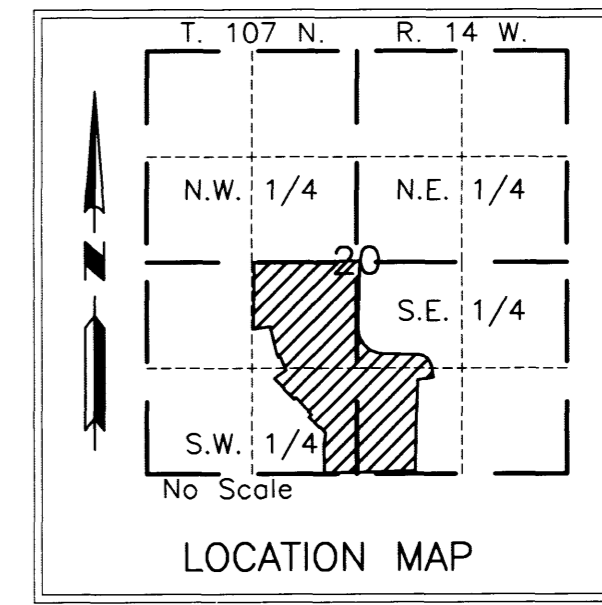
Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 2th day of November, 2000.

Document Number A-856559

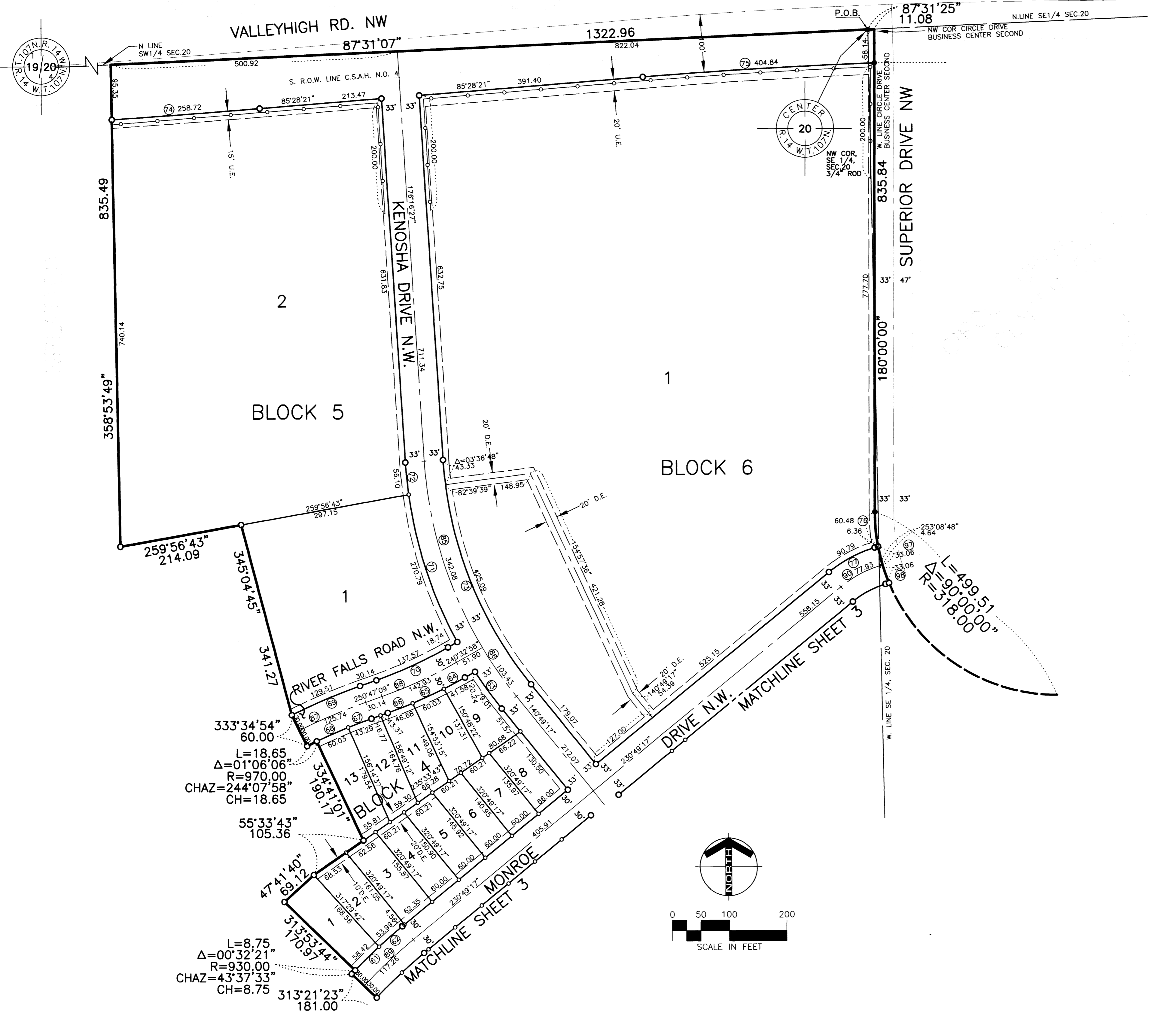
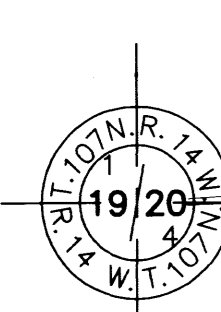
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for record on this 16th day of November, 2000, at 12:12 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall  
Olmsted County Director of  
Property Records and Licensing  
By Ken Hamilton

# BADGER RIDGE SUBDIVISION



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LANDSCAPE ARCHITECTS  
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ROCHESTER, MINNESOTA 55904  
307-288-6464  
FAX 507-288-5058  
EMAIL INFO@YAGGY.COM



**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 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.

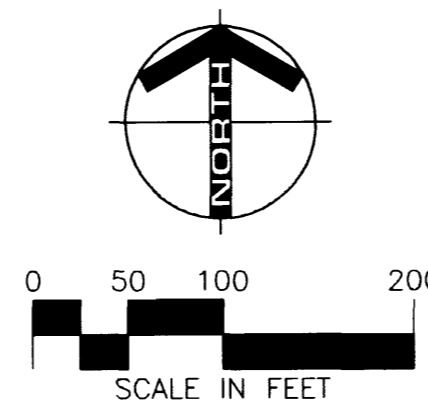
— = 10' UTILITY EASEMENT, UNLESS OTHERWISE NOTED

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

○ — ○ = CONTROLLED ACCESS

| CURVE | LENGTH | DELTA     | RADIUS   | CHAZ       | CHORD  |
|-------|--------|-----------|----------|------------|--------|
| 61    | 58.42  | 03°35'58" | 930.00   | 225°41'43" | 58.41  |
| 62    | 53.99  | 03°19'35" | 930.00   | 229°09'30" | 53.98  |
| 63    | 79.01  | 06°00'42" | 753.00   | 323°49'38" | 78.97  |
| 64    | 41.58  | 02°52'13" | 830.00   | 241°59'05" | 41.58  |
| 65    | 60.03  | 04°08'38" | 830.00   | 245°29'30" | 60.02  |
| 66    | 46.68  | 03°13'20" | 830.00   | 249°10'29" | 46.67  |
| 67    | 43.29  | 02°33'25" | 970.00   | 249°30'27" | 43.28  |
| 68    | 60.03  | 03°32'44" | 970.00   | 246°27'23" | 60.02  |
| 69    | 129.51 | 07°12'15" | 1030.00  | 247°11'02" | 129.42 |
| 70    | 137.57 | 10°14'11" | 770.00   | 245°40'04" | 137.38 |
| 71    | 276.79 | 20°36'17" | 753.00   | 161°42'12" | 269.34 |
| 72    | 56.10  | 04°16'06" | 753.00   | 174°08'24" | 56.08  |
| 73    | 425.09 | 35°27'10" | 687.00   | 158°32'52" | 418.34 |
| 74    | 258.72 | 00°46'20" | 19198.59 | 85°51'31"  | 258.72 |
| 75    | 404.84 | 02°27'17" | 9449.30  | 86°42'00"  | 404.81 |
| 76    | 60.48  | 10°53'48" | 318.00   | 174°33'06" | 60.39  |
| 77    | 90.79  | 22°19'31" | 233.00   | 241°59'03" | 90.22  |
| 85    | 342.08 | 27°13'19" | 720.00   | 162°39'48" | 338.87 |
| 86    | 103.43 | 08°13'51" | 720.00   | 144°56'13" | 103.34 |
| 87    | 125.74 | 07°12'15" | 1000.00  | 247°11'02" | 125.65 |
| 88    | 142.93 | 10°14'11" | 800.00   | 245°40'04" | 142.74 |
| 89    | 117.26 | 07°27'54" | 900.00   | 227°05'20" | 117.18 |
| 90    | 77.93  | 22°19'31" | 200.00   | 241°59'03" | 77.44  |
| 97    | 33.06  | 05°57'24" | 318.00   | 166°07'30" | 33.05  |
| 98    | 33.06  | 05°57'24" | 318.00   | 160°10'06" | 33.05  |



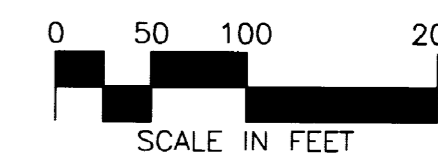
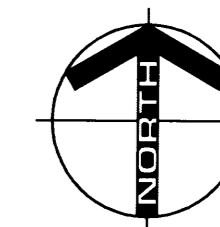
PROJECT NUMBER: 6753  
COMPUTER FILE: 6753PF03.DWG  
DATE: 08/30/2000  
DRAFTSPERSON: P.G.O., F.J.G.

# BADGER RIDGE SUBDIVISION



ENGINEERS • ARCHITECTS  
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### MONUMENTS

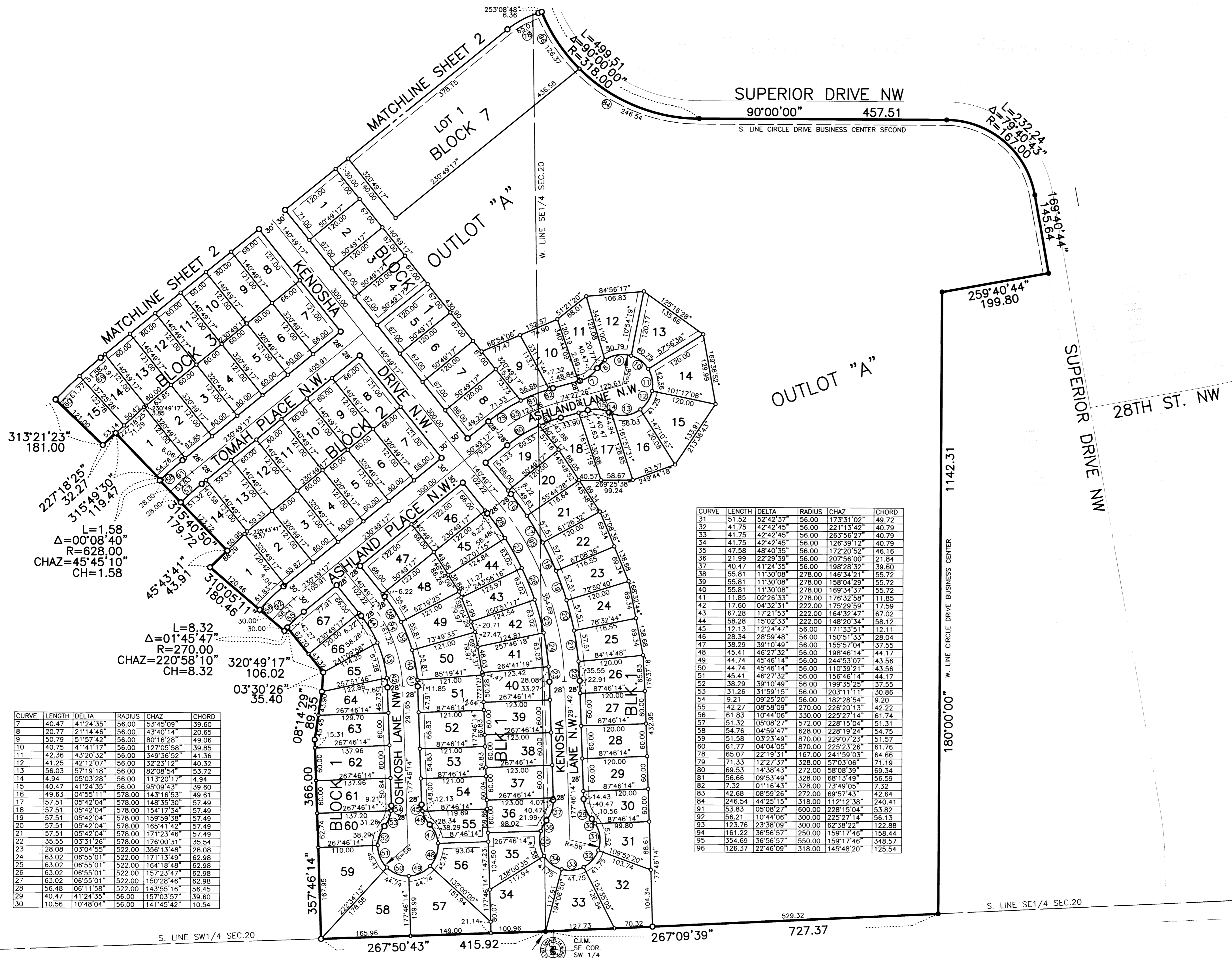
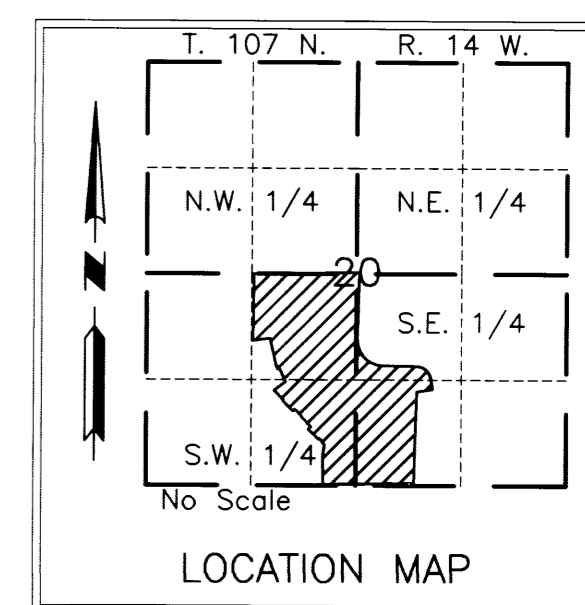
- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

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

### 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.

— = 10' UTILITY EASEMENT, UNLESS OTHERWISE NOTED



| CURVE | LENGTH | DELTA     | RADIUS | CHAZ       | CHORD |
|-------|--------|-----------|--------|------------|-------|
| 7     | 40.47  | 41°24'35" | 56.00  | 53°45'09"  | 39.60 |
| 8     | 20.77  | 21°14'46" | 56.00  | 43°40'14"  | 20.65 |
| 9     | 50.79  | 51°57'42" | 56.00  | 80°16'28"  | 49.06 |
| 10    | 40.75  | 41°41'17" | 56.00  | 127°05'58" | 39.85 |
| 11    | 42.36  | 43°20'32" | 56.00  | 349°36'52" | 41.36 |
| 12    | 41.25  | 42°12'07" | 56.00  | 32°23'12"  | 40.32 |
| 13    | 56.03  | 57°19'18" | 56.00  | 82°08'54"  | 53.72 |
| 14    | 4.94   | 05°03'28" | 56.00  | 113°20'17" | 4.94  |
| 15    | 40.47  | 41°24'35" | 56.00  | 95°09'43"  | 39.60 |
| 16    | 49.63  | 04°55'11" | 578.00 | 143°16'53" | 49.61 |
| 17    | 57.51  | 05°42'04" | 578.00 | 148°35'30" | 57.49 |
| 18    | 57.51  | 05°42'04" | 578.00 | 154°17'34" | 57.49 |
| 19    | 57.51  | 05°42'04" | 578.00 | 159°59'38" | 57.49 |
| 20    | 57.51  | 05°42'04" | 578.00 | 165°41'42" | 57.49 |
| 21    | 57.51  | 05°42'04" | 578.00 | 171°23'46" | 57.49 |
| 22    | 35.55  | 03°31'26" | 578.00 | 176°00'31" | 35.54 |
| 23    | 28.08  | 03°04'55" | 522.00 | 356°13'48" | 28.08 |
| 24    | 63.02  | 06°55'01" | 522.00 | 171°13'49" | 62.98 |
| 25    | 63.02  | 06°55'01" | 522.00 | 164°18'48" | 62.98 |
| 26    | 63.02  | 06°55'01" | 522.00 | 157°23'47" | 62.98 |
| 27    | 63.02  | 06°55'01" | 522.00 | 150°28'46" | 62.98 |
| 28    | 56.48  | 06°11'58" | 522.00 | 143°55'16" | 56.45 |
| 29    | 40.47  | 41°24'35" | 56.00  | 157°03'57" | 39.60 |
| 30    | 10.56  | 10°48'04" | 56.00  | 141°45'42" | 10.54 |

| CURVE | LENGTH | DELTA     | RADIUS | CHAZ       | CHORD  |
|-------|--------|-----------|--------|------------|--------|
| 31    | 51.52  | 52°42'37" | 56.00  | 173°31'02" | 49.72  |
| 32    | 41.75  | 42°42'45" | 56.00  | 221°13'42" | 40.79  |
| 33    | 41.75  | 42°42'45" | 56.00  | 263°56'27" | 40.79  |
| 34    | 41.75  | 42°42'45" | 56.00  | 126°39'12" | 40.79  |
| 35    | 47.58  | 48°40'35" | 56.00  | 172°20'52" | 46.16  |
| 36    | 21.99  | 22°29'39" | 56.00  | 207°56'00" | 21.84  |
| 37    | 40.47  | 41°24'35" | 56.00  | 198°28'32" | 39.60  |
| 38    | 55.81  | 11°30'08" | 278.00 | 146°34'21" | 55.72  |
| 39    | 55.81  | 11°30'08" | 278.00 | 158°04'29" | 55.72  |
| 40    | 55.81  | 11°30'08" | 278.00 | 169°34'37" | 55.72  |
| 41    | 11.85  | 02°26'33" | 278.00 | 176°32'58" | 11.85  |
| 42    | 17.60  | 04°32'31" | 222.00 | 175°29'59" | 17.59  |
| 43    | 67.28  | 17°21'53" | 222.00 | 164°32'47" | 67.02  |
| 44    | 58.28  | 15°02'33" | 222.00 | 148°20'34" | 58.12  |
| 45    | 12.13  | 12°24'47" | 56.00  | 171°33'51" | 12.11  |
| 46    | 28.34  | 28°59'48" | 56.00  | 150°51'33" | 28.04  |
| 47    | 38.29  | 39°10'49" | 56.00  | 155°57'04" | 37.55  |
| 48    | 45.41  | 46°27'32" | 56.00  | 198°46'14" | 44.17  |
| 49    | 44.74  | 45°46'14" | 56.00  | 244°53'07" | 43.56  |
| 50    | 44.74  | 45°46'14" | 56.00  | 110°39'21" | 43.56  |
| 51    | 45.41  | 46°27'32" | 56.00  | 156°46'14" | 44.17  |
| 52    | 38.29  | 39°10'49" | 56.00  | 199°35'25" | 37.55  |
| 53    | 31.26  | 31°59'15" | 56.00  | 203°11'11" | 30.86  |
| 54    | 9.21   | 09°25'20" | 56.00  | 182°28'54" | 9.20   |
| 55    | 42.27  | 08°58'09" | 270.00 | 226°20'13" | 42.22  |
| 56    | 61.83  | 10°44'06" | 330.00 | 225°27'14" | 61.74  |
| 57    | 51.32  | 05°08'27" | 572.00 | 228°15'04" | 51.31  |
| 58    | 54.76  | 04°59'47" | 628.00 | 228°19'24" | 54.75  |
| 59    | 51.59  | 03°23'49" | 870.00 | 229°07'23" | 51.57  |
| 60    | 61.77  | 04°04'05" | 870.00 | 225°23'26" | 61.76  |
| 78    | 65.07  | 22°19'31" | 167.00 | 24°59'03"  | 64.66  |
| 79    | 71.33  | 12°27'37" | 328.00 | 57°03'06"  | 71.19  |
| 80    | 69.53  | 14°38'43" | 272.00 | 58°08'39"  | 69.34  |
| 81    | 56.66  | 09°53'49" | 328.00 | 68°13'49"  | 56.59  |
| 82    | 7.32   | 01°16'43" | 328.00 | 73°49'05"  | 7.32   |
| 83    | 42.68  | 08°59'26" | 272.00 | 69°57'43"  | 42.64  |
| 84    | 246.54 | 44°25'15" | 318.00 | 112°12'38" | 240.41 |
| 91    | 53.83  | 05°08'27" | 600.00 | 228°15'04" | 53.82  |
| 92    | 56.21  | 10°44'06" | 300.00 | 225°27'14" | 56.13  |
| 93    | 123.76 | 23°38'09" | 300.00 | 62°38'22"  | 122.88 |
| 94    | 161.22 | 36°56'57" | 250.00 | 159°17'46" | 158.44 |
| 95    | 354.69 | 36°56'57" | 550.00 | 159°17'46" | 348.57 |
| 96    | 126.37 | 22°46'09" | 318.00 | 145°48'20" | 125.54 |

PROJECT NUMBER: 6753  
COMPUTER FILE: 6753PFD4.DWG  
DATE: 8/30/2000  
DRAFTSPERSON: P.G.O., F.J.G.