

# RADICHEL SECOND REPLAT

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as RADICHEL SECOND REPLAT; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

*James E. Swanson*  
James E. Swanson, L.S.  
Minnesota License No. 11622

State of Minnesota  
County of ~~Olmsted~~ *Dodge*

The surveyor's certificate was subscribed and sworn to before me a Notary Public, this 28 day of August, 2001.

*Beth A. Davis*  
Notary Public, ~~Olmsted~~ *Dodge* County, Minnesota

My commission expires: 1-31-2005



### COUNTY SURVEYOR

I certify that this plat has been checked mathematically, and that the plat conforms to the applicable laws, this 28 day of August, 2001.

*Edward P. Kusile*  
County Surveyor

### CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Rochester

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 20th day of AUGUST, 2001, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 24th day of SEPTEMBER, 2001.

*Judy K. Scherr*  
Judy K. Scherr, City Clerk

### PROPERTY RECORDS AND LICENSING

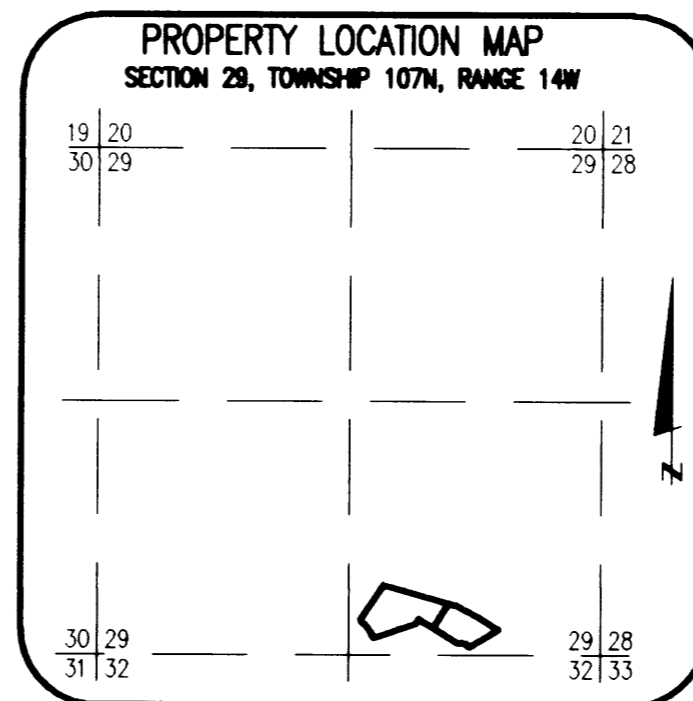
Taxes payable in the year 2001 on the land herein have been paid, there are no delinquent taxes and transfer has been entered this 25th day of September, 2001.

DOCUMENT NUMBER A-887428

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 25th day of September, 2001, at 10 1/2 o'clock A.M. and was duly recorded in the Olmsted County records.

*Daniel G. Hall*  
Director of Property Records & Licensing

*Wendy von Wald*  
Deputy



### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That VENSTAR, LLC, A Limited Liability Company, owner and proprietor, of the following described property situated in the City of Rochester, State of Minnesota, to wit:

All of Lots 2 and 6, Block 1, RADICHEL FIRST REPLAT, Olmsted County, Minnesota.

Containing 4.06 acres more or less.

have caused the same to be surveyed and platted as RADICHEL SECOND REPLAT, and grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Venstar, LLC has caused these presents to be signed by its proper officer this 5th day of September, 2001.

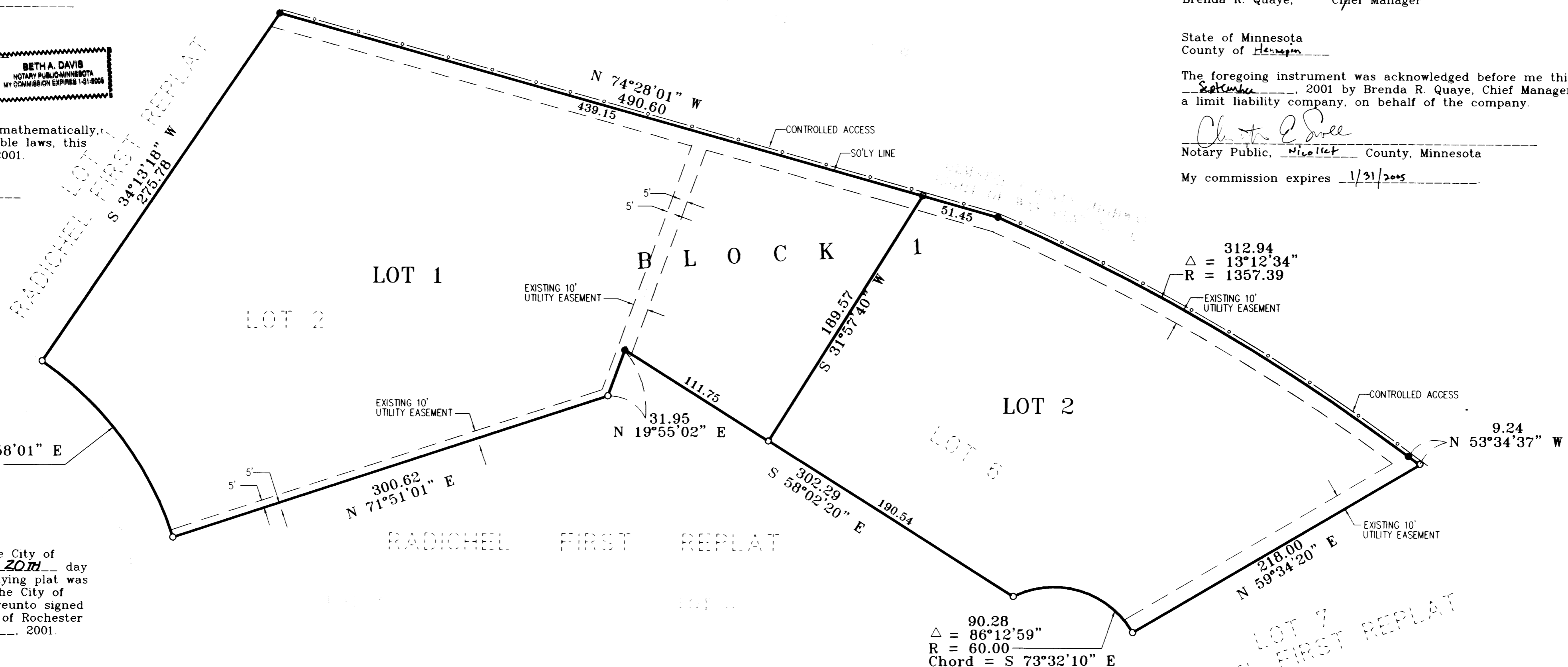
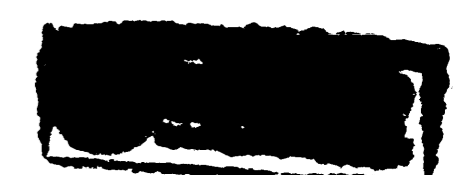
*Brenda R. Quaye*  
Brenda R. Quaye, Chief Manager

State of Minnesota  
County of ~~Olmsted~~ *Hennepin*

The foregoing instrument was acknowledged before me this 5th day of September, 2001 by Brenda R. Quaye, Chief Manager of Venstar, LLC, a limit liability company, on behalf of the company.

*Christa E. Sorel*  
Notary Public, ~~Olmsted~~ *Hennepin* County, Minnesota

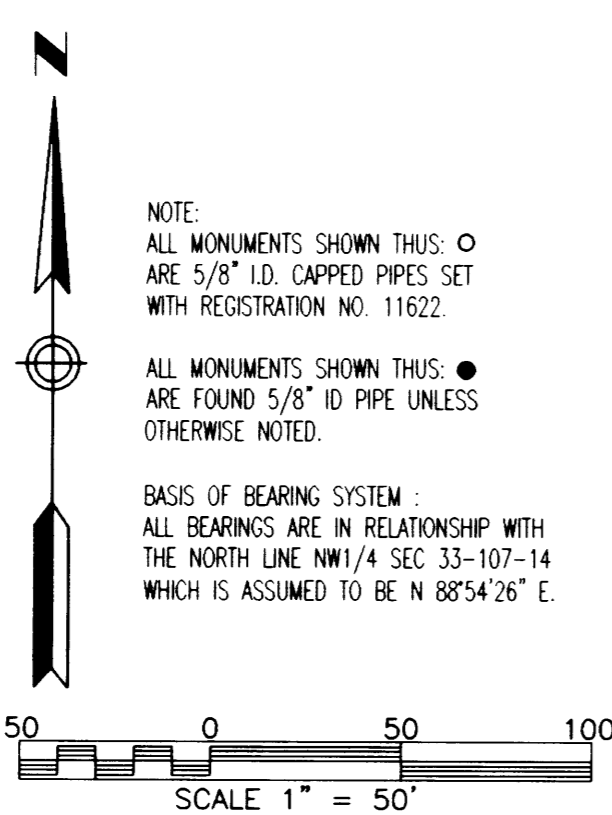
My commission expires 1/31/2005



146.45  
 $\Delta = 37^\circ 37' 43''$   
R = 223.00  
Chord = S 36°58'01" E  
143.84

312.94  
 $\Delta = 13^\circ 12' 34''$   
R = 1357.39

90.28  
 $\Delta = 86^\circ 12' 59''$   
R = 60.00  
Chord = S 73°32'10" E  
82.01



NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES SET  
WITH REGISTRATION NO. 11622.

ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" ID PIPE UNLESS  
OTHERWISE NOTED.

BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP WITH  
THE NORTH LINE, NW1/4 SEC 33-107-14  
WHICH IS ASSUMED TO BE N 88°54'26" E.

UTILITY EASEMENT defined:  
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said 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 16D.08.

PREPARED BY:  
McGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA