

# BADGER RIDGE THIRD SUBDIVISION



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
307-288-6464  
FAX 307-288-5038  
EMAIL INFO@YAGGY.COM

### INSTRUMENT OF DEDICATION

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:

Lot 1, Block 6, BADGER RIDGE SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota.

Said tract contains 17.55 acres more or less.

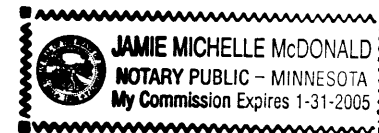
Have caused the same to be surveyed and platted as BADGER RIDGE THIRD SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof said Badger Development II, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 6 day of September, 2001.

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

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of September, 2001 by J.M. Hamilton, General Partner, Badger Development II, LLC, a Minnesota Limited Liability Company, on behalf of the company.



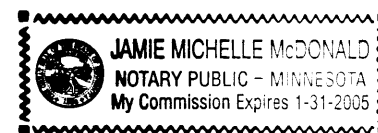
Jamie M. McDonald  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-05

In witness whereof said Richard E. Badger Revocable Trust, Richard E. Badger, Trustee, has caused these presents to be signed this 6 day of Sept, 2001.

Richard E. Badger  
Richard E. Badger, Trustee

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of September, 2001 by Richard E. Badger, Trustee of the Richard E. Badger Revocable Trust.



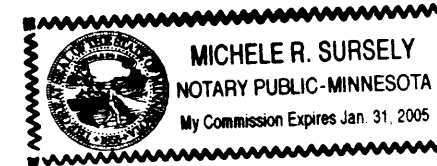
Jamie M. McDonald  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-05

In witness whereof said Wells Fargo Bank Minnesota N.A. formerly known as Norwest Bank Minnesota South N.A. has caused these presents to be signed by its proper officer this 10<sup>th</sup> day of Sept, 2001.

David G. Wittenberg VP  
David G. Wittenberg  
Vice President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of Sept, 2001 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.



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

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 16<sup>th</sup> day of JULY, 2001, 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 20<sup>th</sup> day of SEPT, 2001.

Judy Kay Scherr  
Judy K. Scherr  
City Clerk  
City of Rochester

### COUNTY SURVEYOR

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

This 13<sup>th</sup> day of September, 2001.

Edward P. Kuisle  
Edward P. Kuisle  
Olmsted County Surveyor

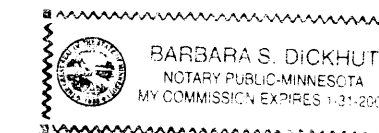
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BADGER RIDGE THIRD 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 July 8, 2002; 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 10<sup>th</sup> day of September, 2001, 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 2001 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 27<sup>th</sup> day of September, 2001.

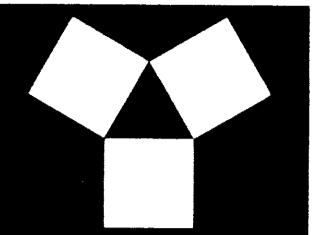
Document Number 887678

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 27<sup>th</sup> day of September, 2001, at 9 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel G. Hall  
Olmsted County Director of  
Property Records and Licensing  
By Wendy van Wal Deputy

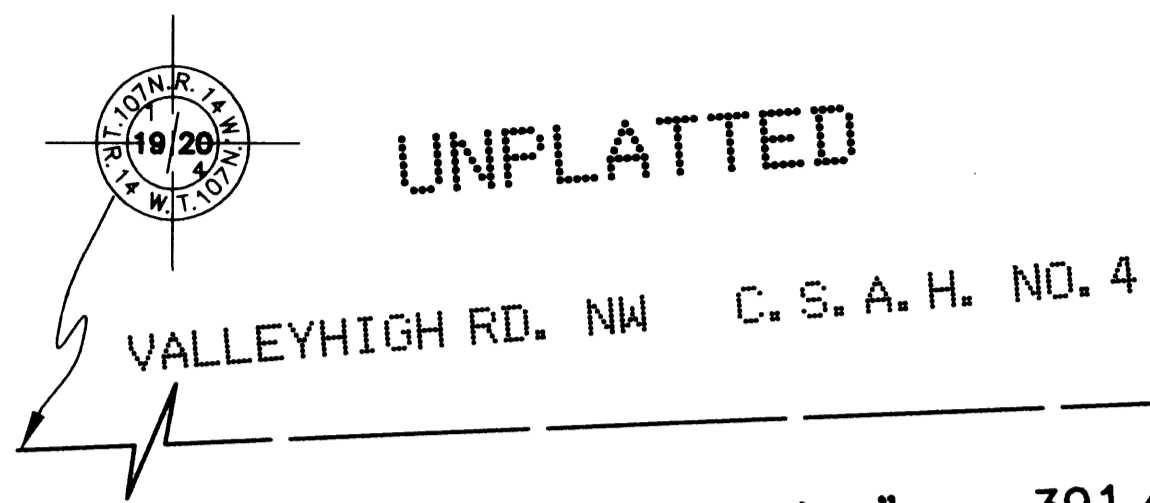
PROJECT NUMBER: 7382 COMPUTER FILE: 7382 S FNPL 01.DWG DATE: 6/29/2001 DRAFTSPERSON: P.G.O.

# BADGER RIDGE THIRD SUBDIVISION

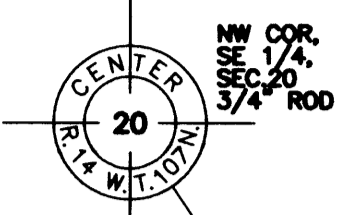


**YAGGY COLBY ASSOCIATES**

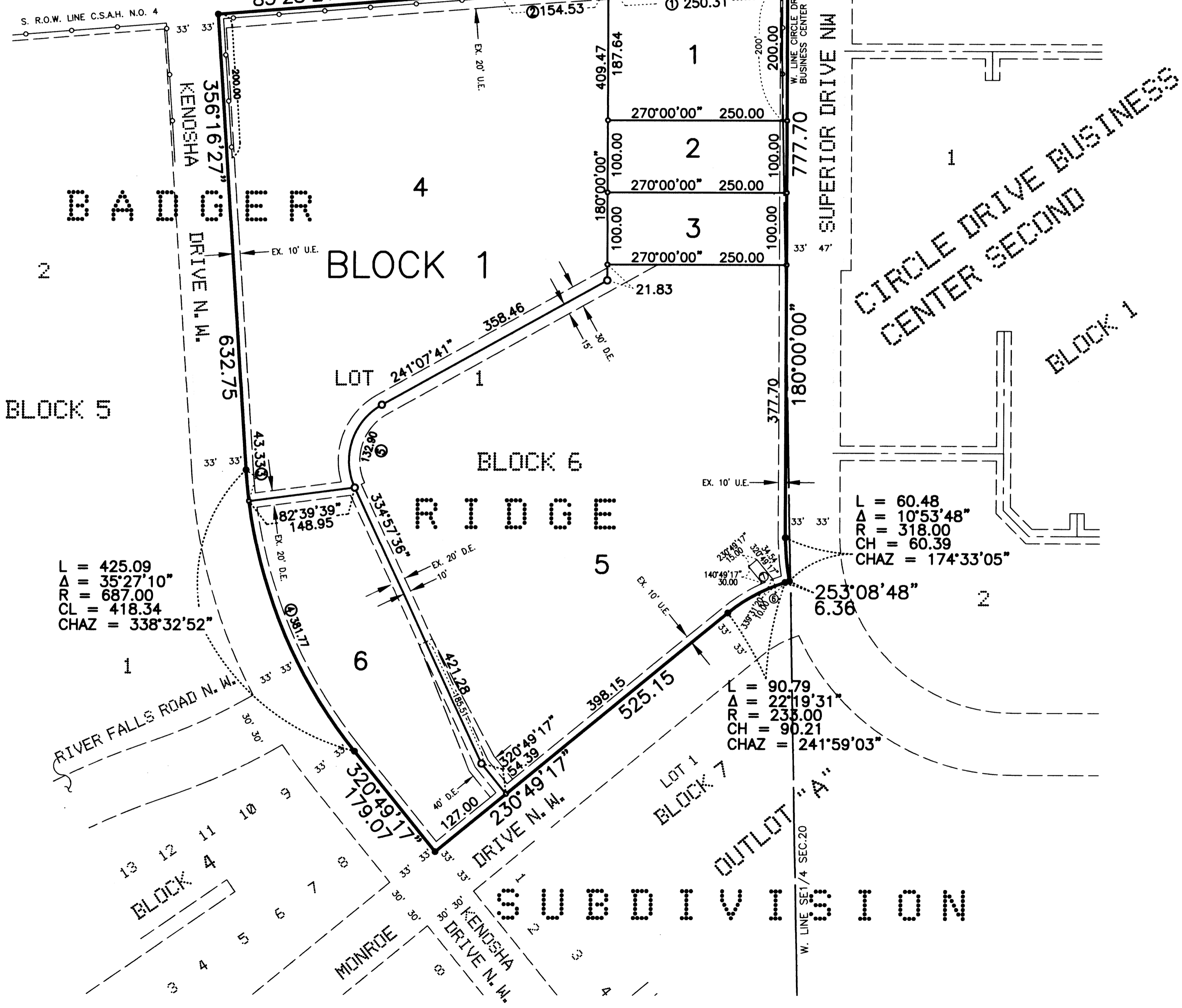
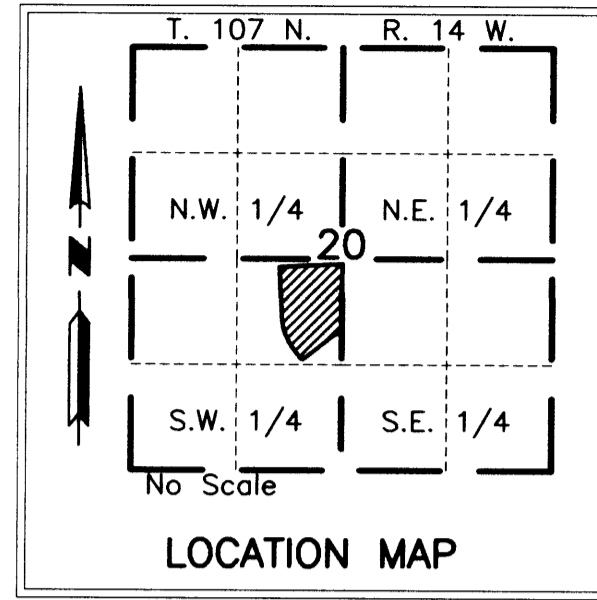
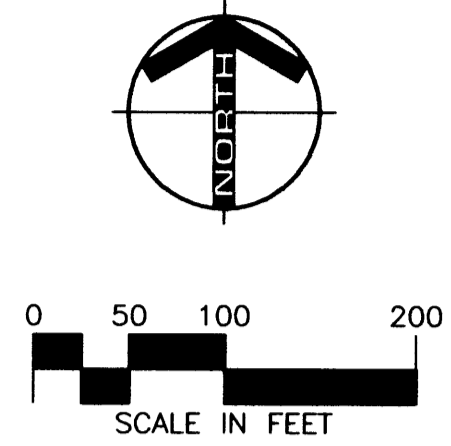
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L = 404.84  
Δ = 2°27'17"  
R = 9449.30  
CL = 404.81  
CHAZ = 86°42'00"



CENTER LINE C.S.A.H. NO. 4  
N.LINE SE1/4 SEC.20



L = 425.09  
Δ = 35°27'10"  
R = 687.00  
CL = 418.34  
CHAZ = 338°32'52"

L = 60.48  
Δ = 10°53'48"  
R = 318.00  
CH = 60.39  
CHAZ = 174°33'05"

L = 90.79  
Δ = 22°19'31"  
R = 233.00  
CH = 90.21  
CHAZ = 241°59'03"

- 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.

U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT

| CURVE | LENGTH | DELTA     | RADIUS  | CHORD  | CHAZ       |
|-------|--------|-----------|---------|--------|------------|
| 1     | 250.31 | 01°31'04" | 9449.30 | 250.31 | 87°10'06"  |
| 2     | 154.53 | 00°56'13" | 9449.30 | 154.53 | 85°56'28"  |
| 3     | 43.33  | 03°36'48" | 687.00  | 43.32  | 354°28'03" |
| 4     | 381.77 | 31°50'22" | 687.00  | 376.87 | 336°44'28" |
| 5     | 132.90 | 86°10'05" | 88.37   | 120.73 | 198°02'38" |
| 6     | 14.74  | 03°38'28" | 233.00  | 14.74  | 251°20'04" |
| 7     | 15.68  | 03°41'46" | 243.00  | 15.67  | 67°40'27"  |

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