

GF FIRST SUBDIVISION

ROCHESTER, MINNESOTA

OWNERS DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT GF BUSINESS EQUIPMENT INC., AN OHIO CORPORATION, OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE CITY OF ROCHESTER, STATE OF MINNESOTA, TO WIT:

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 107 NORTH, RANGE 14 WEST, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 28; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION A DISTANCE OF 1889.59 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO GREAT WESTERN RAILWAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 66.00 FEET TO A POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF

851.11 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE WEST ALONG THE SECTION LINE A DISTANCE OF 742.81 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28; THENCE SOUTH ON THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER A DISTANCE OF 972.00 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF THE QUARTER SECTION A DISTANCE OF 891.51 FEET; THENCE NORTHEASTERLY A DISTANCE OF 486.68 FEET ON A COURSE AT RIGHT ANGLES TO THE RAILROAD TO THE PLACE OF BEGINNING; AND AFTER AN ACCURATE LAND SURVEY, THE ABOVE TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 28; THENCE NORTHERLY ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28 A DISTANCE OF 1889.84 FEET (PREVIOUSLY PLATTED AS 1889.59 FEET) TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY); THENCE ON AN ASSUMED BEARING OF NORTH 38 DEGREES 30 MINUTES 30 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 66.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 38 DEGREES 30 MINUTES 30 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 851.11 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE SOUTH 88 DEGREES 55 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE A DISTANCE OF 742.00 FEET (PREVIOUSLY DESCRIBED AS 742.81 FEET) TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER A DISTANCE OF 972.00 FEET TO THE NORTHWEST CORNER OF HENDRICKS' SUBDIVISION; THENCE NORTH 88 DEGREES 54 MINUTES 20 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID SUBDIVISION A DISTANCE OF 890.95 FEET (PREVIOUSLY PLATTED AS 891.51 FEET); THENCE NORTHEASTERLY A DISTANCE OF 1.88 FEET ALONG A NONTANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 00 DEGREES 16 MINUTES 32 SECONDS, RADIUS 391.10 FEET, AND THE CHORD OF SAID CURVE BEARS NORTH 51 DEGREES 22 MINUTES 14 SECONDS EAST; THENCE NORTH 51 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID SUBDIVISION AND TANGENT TO SAID CURVE A DISTANCE OF 484.80 FEET TO THE POINT OF BEGINNING. CONTAINING 22.96 ACRES.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS "GF FIRST SUBDIVISION", AND DO HEREBY GRANT THE EASEMENTS DEFINED THEREON. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 24th DAY OF October 1975 A.D.
G F BUSINESS EQUIPMENT INC.

Frank L. Petrony
FRANK L. PETRONY
VICE-PRESIDENT OF MANUFACTURING

Melvin F. Ogram
MELVIN F. OGRAM
SECRETARY

COUNTY OF Madison) s.s.
STATE OF Ohio)

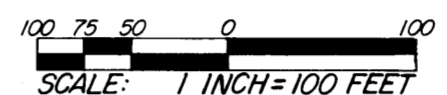
ON THIS 24th DAY OF October 1975 A.D. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED FRANK L. PETRONY AND MELVIN F. OGRAM TO ME PERSONALLY KNOWN, WHO BEING BY ME, EACH DULY SWORN, DID SAY THAT THEY ARE, RESPECTIVELY, THE VICE-PRESIDENT OF MANUFACTURING AND SECRETARY OF G F BUSINESS EQUIPMENT INC., THE CORPORATION NAMED IN THE FOREGOING INSTRUMENT; THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION; AND THAT SAID INSTRUMENT WAS SIGNED AND SEALED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND SAID FRANK L. PETRONY AND MELVIN F. OGRAM ACKNOWLEDGE SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID CORPORATION.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES LIFE TIME 19__ A.D.

NOTE:
MONUMENTS SHOWN THUS: O
ARE 5/8" 10 CAPPED PIPES
SET WITH REG. NO. 6980
UNLESS OTHERWISE NOTED.

ALL BEARINGS ASSUMED.



SURVEYOR'S CERTIFICATE
STATE OF MINNESOTA) s.s.
COUNTY OF OLMSTED)
I DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE PROPERTY DESCRIBED ON THIS PLAT AS "GF FIRST SUBDIVISION"; THAT THIS IS A CORRECT REPRESENTATION OF SAID SURVEY; THAT ALL DISTANCES ARE CORRECTLY SHOWN ON SAID PLAT IN FEET AND DECIMALS OF A FOOT; THAT ALL MONUMENTS HAVE BEEN CORRECTLY PLACED IN THE GROUND AS SHOWN ON THE PLAT; THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT; THAT THERE ARE NO WET LANDS OR PUBLIC HIGHWAYS TO BE DESIGNATED ON SAID PLAT OTHER THAN AS SHOWN THEREON AND THAT SAID PLAT HAS NOT BEEN PREVIOUSLY PLATTED.

Douglas M. Betts
DOUGLAS M. BETTS, P.E.
MINNESOTA REGISTRATION NO. 6980

STATE OF MINNESOTA) s.s.
COUNTY OF OLMSTED)
THE ABOVE SURVEYOR'S CERTIFICATE WAS SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE ON THIS 17 DAY OF October 1975 A.D.

Howard E. Hunt
NOTARY PUBLIC, OLMSTED COUNTY, MINNESOTA
Howard E. Hunt
Notary Public, Olmsted County, Minn.
MY COMMISSION EXPIRES My Commission Expires Dec. 9, 1978 19__ A.D.

COUNTY SURVEYOR'S CERTIFICATE OF APPROVAL
I CERTIFY THAT THIS PLAT HAS BEEN CHECKED MATHEMATICALLY AND THAT THE PLAT CONFORMS TO THE APPLICABLE PLATTING LAWS.
APPROVED THIS 15th DAY OF Oct. 1975 A.D.

Roger W. Brandt
OLMSTED COUNTY SURVEYOR

STATE OF MINNESOTA)
COUNTY OF OLMSTED) s.s.
CITY OF ROCHESTER)
I, CAROLE A. GRIMM, CITY CLERK IN AND FOR THE CITY OF ROCHESTER, DO HEREBY CERTIFY THAT ON THE 15th DAY OF December 1975 A.D., 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 16th DAY OF December 1975 A.D.

Carole A. Grimm
CITY CLERK

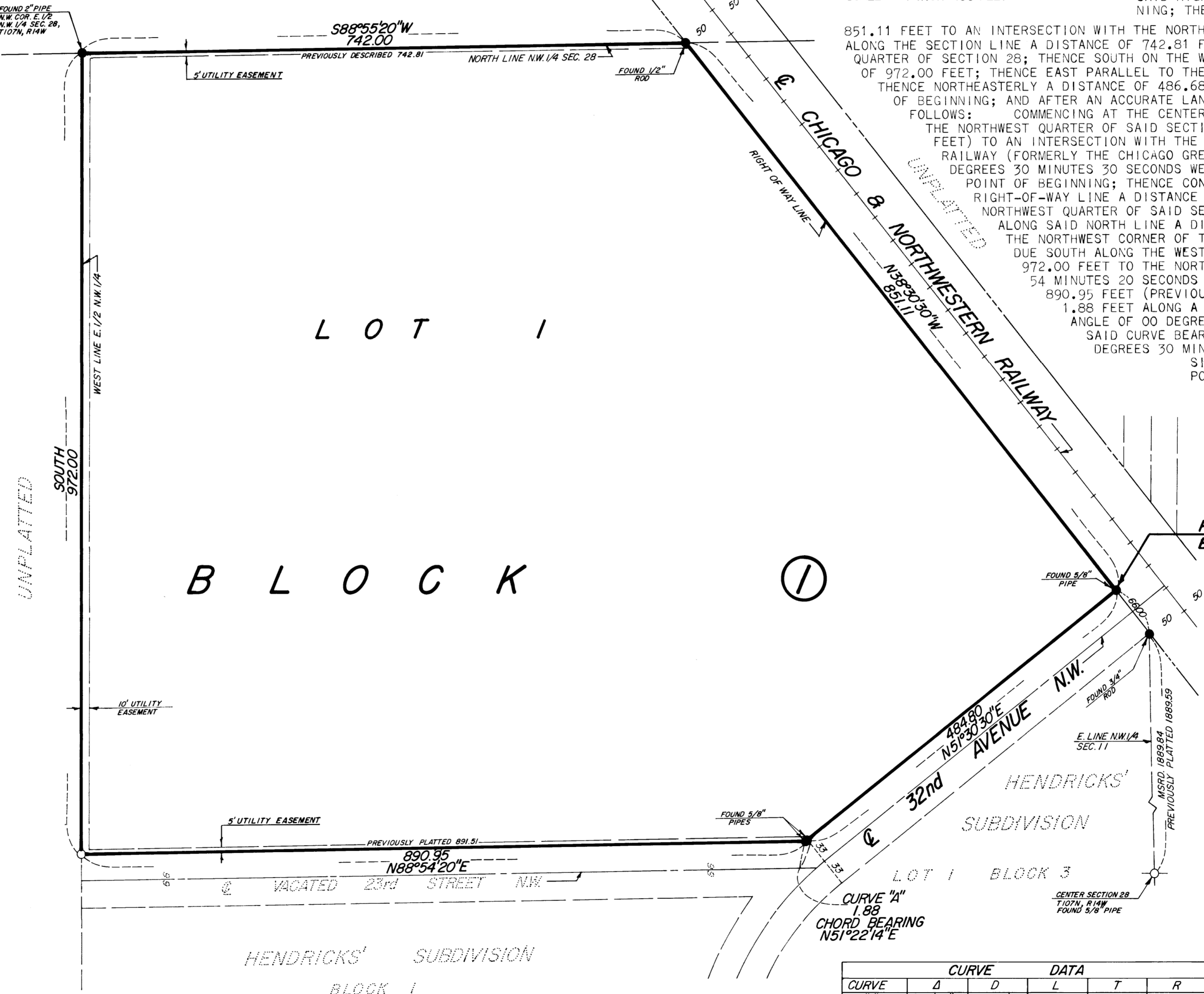
NO DELINQUENT TAXES DUE AND TRANSFER ENTERED THIS 17th DAY OF December 1975 A.D.

Rose Browning
COUNTY AUDITOR
Rose Browning, Deputy 371192

FILED FOR RECORD THIS 18 DAY OF Dec. 1975 A.D., AT 8 O'CLOCK A.M. IN BOOK _____ OF PLATS, ON PAGE _____

Harry H. Evans
REGISTER OF DEEDS

Carole M. Bahe
Deputy



CURVE		DATA			
CURVE	Δ	D	L	T	R
"A"	0°16'32"	14°39'	1.88	0.94	391.10

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.

OFFICIAL PLAT

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