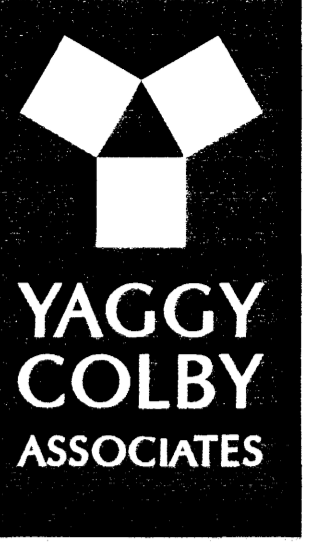


CENTURY HILLS COMMERCIAL PARK



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5038
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Payne Company, a Minnesota Corporation, being owners and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of Block 2, NORTHERN HEIGHTS EAST TENTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 09 minutes 03 seconds along the east line of said Block 2 and the east line of NORTHERN HEIGHTS EAST NINTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 414.83 feet; thence southerly 196 degrees 32 minutes 13 seconds azimuth along the east line of said NORTHERN HEIGHTS EAST NINTH SUBDIVISION 193.06 feet to the northeasterly line of NORTHERN HEIGHTS EAST SEVENTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southeasterly 128 degrees 49 minutes 01 seconds azimuth along said northeasterly line 348.03 feet to the northerly right-of-way line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 48; thence easterly 58.22 feet along said northerly right-of-way line on a nontangential curve concave southerly, having a radius of 622.96 feet, a central angle of 05 degrees 21 minutes 17 seconds, and a chord azimuth of 78 degrees 10 minutes 26 seconds; thence easterly 78 degrees 35 minutes 31 seconds azimuth along the westerly right-of-way line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 45, a distance of 126.84 feet; thence northeasterly 32 degrees 47 minutes 36 seconds azimuth along said westerly right-of-way line 202.77 feet; thence northerly 02 degrees 37 minutes 42 seconds azimuth along said westerly right-of-way line 303.31 feet; thence northerly 358 degrees 50 minutes 51 seconds azimuth along said westerly right-of-way line and the westerly right-of-way line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 44, a distance of 172.87 feet; thence westerly 271 degrees 21 minutes 57 seconds azimuth 150.00 feet; thence northerly 358 degrees 50 minutes 51 seconds azimuth 130.00 feet to the south right-of-way line of 26th Street N.E.; thence westerly 271 degrees 21 minutes 57 seconds azimuth along said south right-of-way line 172.02 feet; thence westerly 269 degrees 09 minutes 03 seconds azimuth along said south right-of-way line 199.37 feet to the point of beginning.

Said tract contains 8.56 acres more or less.

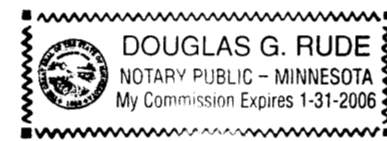
Has caused the same to be surveyed and platted as CENTURY HILLS COMMERCIAL PARK and do hereby donate and dedicate to the public for public use forever the thoroughfares and culdesac, and also dedicating the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof, said Payne Company, has caused these presents to be signed by its proper officer this 2nd day of December, 2002

RHP Payne
Roger H. Payne, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2nd day of December, 2002, by Roger H. Payne, President of Payne Company, a Minnesota Corporation, on behalf of the Corporation.



Douglas G. Rude
Notary Public, Olmsted County, MN
My Commission Expires 1-31-08

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

Valori Langseth Deputy
I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 31st day of October, 2002, 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 31st day of December, 2002.

Valori Langseth
Judy K. Scherr
City Clerk
Deputy

COUNTY SURVEYOR

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

This 2nd day of December, 2002

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

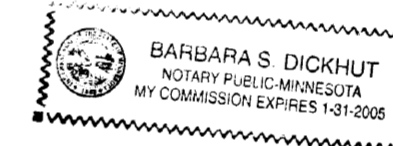
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CENTURY HILLS COMMERCIAL PARK, 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 OCTOBER 18, 2003; 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 15th day of November, 2002, by Douglas G. Rude, L.S. No. 22422.



Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2002 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 31st day of December, 2002.

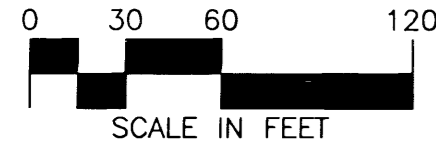
Document Number A-948443

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 31st day of December, 2002, at 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 Wendy von Wald Deputy

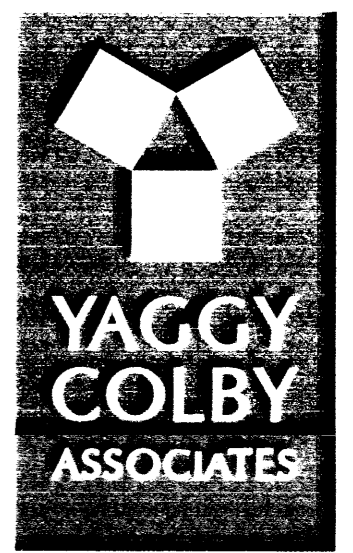
PROJECT NUMBER: 6661
COMPUTER FILE: 6661 S FNPL01.dwg
DATE: 10/23/02
DRAFTSPERSON: JRP

CENTURY HILLS COMMERCIAL PARK



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

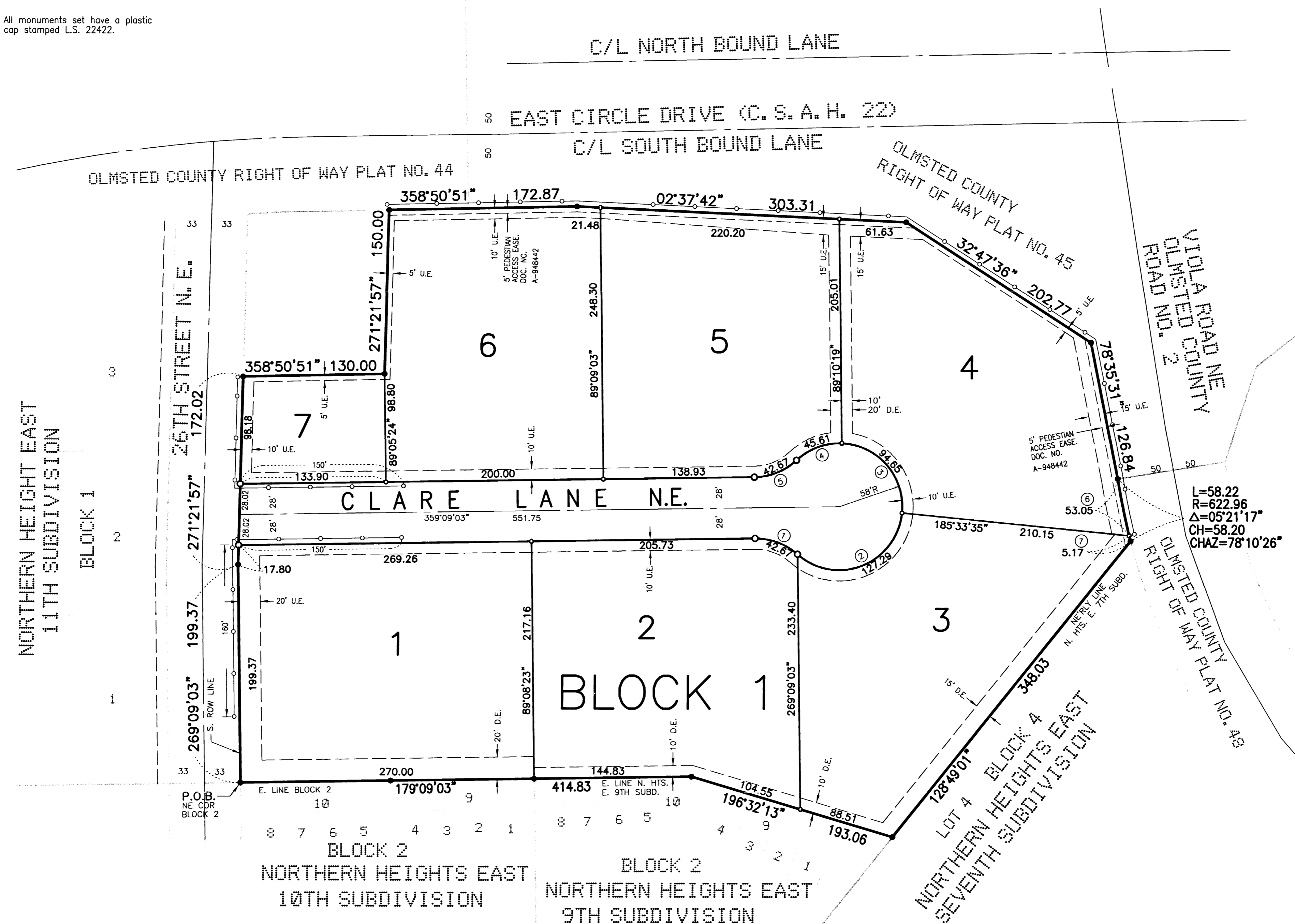
All monuments set have a plastic cap stamped L.S. 22422.



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BEARINGS
Bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



L=58.22
R=622.96
Δ=05°21'17"
CH=58.20
CHAZ=78°10'26"

CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	42.67	42°09'03"	58.00	41.71	200°13'35"
2	127.29	125°44'23"	58.00	103.24	158°25'55"
3	94.65	93°30'12"	58.00	84.49	228°48'37"
4	45.61	45°03'31"	58.00	44.45	159°31'45"
5	42.67	42°09'03"	58.00	41.71	158°04'31"
6	53.05	04°52'45"	622.96	53.03	258°24'42"
7	5.17	00°28'32"	622.96	5.17	255°44'03"

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.

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

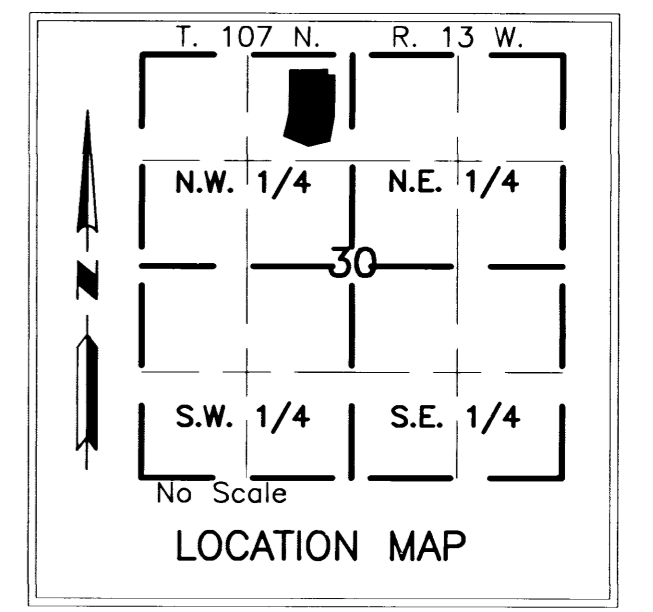
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE 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.

— — — — — CONTROLLED ACCESS



421 A

PROJECT NUMBER: 6861
 COMPUTER FILE: 6861 S FINPLOT1.dwg
 DATE: 10/23/02
 DRAFTSPERSON: JRP