

FRED SCHUSTER INDUSTRIAL PARK

NOTE:
 ALL MONUMENTS SHOWN THUS: ●
 ARE FOUND 5/8" PIPES,
 UNLESS OTHERWISE NOTED.
 ALL MONUMENTS SHOWN THUS: ○
 ARE 3/8" I.D. CAPPED PIPES SET
 WITH REGISTRATION NO. 11622.
 BASIS OF BEARING SYSTEM:
 ALL BEARINGS ARE IN RELATIONSHIP
 WITH THE EAST LINE S.E. 1/4 SEC. 28,
 WHICH IS ASSUMED TO BE S00°02'56"E.



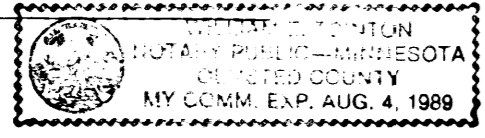
Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as FRED SCHUSTER INDUSTRIAL PARK; that this 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 or public highways to be designated on said plat other than as shown thereon.

James E. Swanson
 James E. Swanson, R.L.S.
 Minnesota Registration Number 11622

State of Minnesota
 County of Olmsted
 The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 8th day of September, 1982.

William B. Tonitor
 Notary Public, Olmsted County, Minnesota
 My commission expires _____



City Approval
 State of Minnesota
 County of Olmsted
 City of Rochester

I, Carole A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 8th day of September, 1982, 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 day of September, 1982.

Carole A. Grimm
 City Clerk

Tax Statement
 No delinquent taxes due and transfer entered this 10th day of September, 1982.

Paul Brannan
 County Auditor

County Surveyor
 I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 8th day of Sept., 1982.

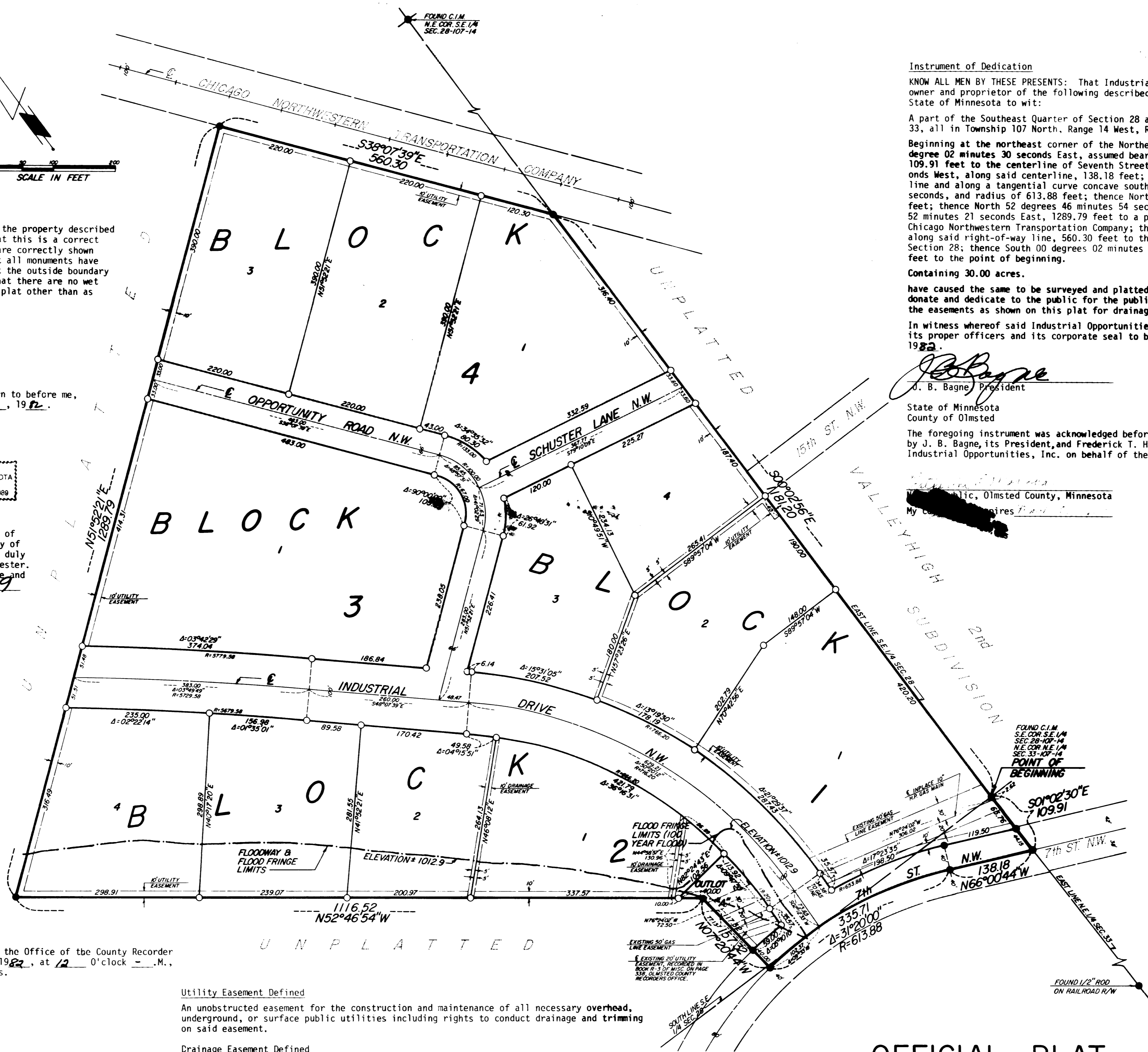
Roger W. Brand
 Olmsted County Surveyor

County Recorder
 DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 10th day of Sept, 1982, at 12 O'clock — M., and was duly recorded in the Olmsted County records.

By Lois Finster
 County Recorder

Duney Johnson
 Deputy



Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Industrial Opportunities, Inc., a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota to wit:

A part of the Southeast Quarter of Section 28 and a part of the Northeast Quarter of Section 33, all in Township 107 North, Range 14 West, Rochester, Minnesota described as follows:

Beginning at the northeast corner of the Northeast Quarter of said Section 33; thence South 01 degree 02 minutes 30 seconds East, assumed bearing, along the east line of said Northeast Quarter, 109.91 feet to the centerline of Seventh Street N.W.; thence North 66 degrees 00 minutes 44 seconds West, along said centerline, 138.18 feet; thence Northwesterly 335.71 feet along said centerline and along a tangential curve concave southerly, central angle of 31 degrees 20 minutes 00 seconds, and radius of 613.88 feet; thence North 07 degrees 20 minutes 44 seconds West, 157.32 feet; thence North 52 degrees 46 minutes 54 seconds West, 1116.52 feet; thence North 51 degrees 52 minutes 21 seconds East, 1289.79 feet to a point in the westerly right-of-way line of the Chicago Northwestern Transportation Company; thence South 38 degrees 07 minutes 39 seconds East along said right-of-way line, 560.30 feet to the east line of the Southeast Quarter of said Section 28; thence South 00 degrees 02 minutes 56 seconds East along said east line, 1181.20 feet to the point of beginning.

Containing 30.00 acres.

have caused the same to be surveyed and platted as FRED SCHUSTER INDUSTRIAL PARK and do hereby donate and dedicate to the public for the public use forever the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Industrial Opportunities, Inc. has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 8th day of Sept, 1982.

J. B. Bagne
 J. B. Bagne, President

Frederick T. Hubbard
 Frederick T. Hubbard, Exec. Vice-Pres.

State of Minnesota
 County of Olmsted

The foregoing instrument was acknowledged before me this 9th day of September, 1982, by J. B. Bagne, its President, and Frederick T. Hubbard, its Executive Vice-President, officers of Industrial Opportunities, Inc. on behalf of the corporation.

[Redacted Name]
 Notary Public, Olmsted County, Minnesota
 My commission expires _____

Flood Fringe
 A portion of the accompanying plat, which lies southerly of the line denoting flood fringe limits, approximate 1012.9 contour elevation, which is within the flood fringe as defined by Federal Emergency Management Agency prepared for Olmsted County, Minnesota, and adopted May 19, 1981. The flood fringe is a part of a designated flood plain or flood hazard area that may be built upon with certain limitations as enforced by Olmsted County, Minnesota.

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 operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

OFFICIAL PLAT

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