

# CORDUL COMMERCIAL PARK

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Cordul Establishment, Inc., a Minnesota Corporation, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the North Half of the Northeast Quarter of Section 16, Township 107 North, Range 14 West, Olmsted County, Minnesota, lying easterly of Trunk Highway No. 52, AND all of Program Park First Subdivision according to the plat thereof on file in the County Recorders Office, Olmsted County, Minnesota, said tracts being described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence westerly on an Minnesota State Plane Grid Azimuth from north of 268 degrees 08 minutes 02 seconds along the north line of said Northeast Quarter 1501.39 feet to the point of beginning; thence southeasterly 136 degrees 48 minutes 43 seconds azimuth 1311.68 feet; thence easterly 89 degrees 30 minutes 13 seconds azimuth 608.02 feet to the east line of said North Half of the Northeast Quarter; thence southerly 179 degrees 42 minutes 25 seconds azimuth along said east line 305.65 feet to the southeast corner of said North Half of the Northeast Quarter; thence westerly 268 degrees 11 minutes 10 seconds azimuth along the south line of said North Half of the Northeast Quarter 1748.26 feet; thence northwesterly 336 degrees 48 minutes 43 seconds azimuth 52.76 feet; thence southwesterly 246 degrees 48 minutes 43 seconds azimuth 58.00 feet to the northeasterly right-of-way line of Trunk Highway No. 52; thence northwesterly 336 degrees 48 minutes 43 seconds azimuth along said right-of-way line 1233.80 feet; thence northeasterly 32 degrees 28 minutes 22 seconds azimuth along said right-of-way line 112.82 feet; thence northwesterly 336 degrees 48 minutes 43 seconds azimuth 35.43 feet along said right-of-way line to the north line of said Northeast Quarter; thence easterly 88 degrees 08 minutes 02 seconds azimuth along said north line 753.79 feet to the point of beginning.

Said tract contains 38.17 acres more or less.

Have caused the same to be surveyed and platted as CORDUL COMMERCIAL PARK 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 Cordul Establishment, Inc. has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 17<sup>th</sup> day of March, 1983.

Robert T. Ward  
Robert T. Ward, President  
Mary Lynn Schiltz Benson  
Mary Lynn Schiltz Benson, Secretary

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of March, 1983 by Robert T. Ward and Mary Lynn Schiltz Benson, President and Secretary respectively of Cordul Establishment, Inc, a Minnesota Corporation, on behalf of the corporation.

Donald R. Borcharding  
Notary Public, Olmsted County, MN  
My Commission Expires 6/28/85

### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CORDUL 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, that the outside boundary lines are correctly designated and that there are no wetlands or public highways to be designated on said plat other than as shown.

Donald R. Borcharding  
DONALD R. BORCHARDING  
Minnesota R.L.S. 10162

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 17<sup>th</sup> day of March, 1983 by Donald R. Borcharding, Minnesota R.L.S. No. 10162.

Donald R. Borcharding  
Notary Public, Olmsted County, MN  
My Commission Expires 12-21-85

### COUNTY SURVEYOR

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

Approved this 17<sup>th</sup> day of March, 1983

Robert W. Brand  
Olmsted County Surveyor

### COUNTY AUDITOR

No delinquent taxes due and transfer entered this 23 day of March, 1983.

Bob Baumgardner  
Olmsted County Auditor  
Michael Nelson, Deputy

### COUNTY RECORDER

Document Number \_\_\_\_\_

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 24 day of March, 1983 at 9 o'clock A.M. and was duly recorded in Olmsted County Records.

Lois Finstuen  
Olmsted County Recorder  
Catherine L. Evans, Deputy

### 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 21 day of MARCH, 1983 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 22 day of MARCH, 1983.

Carole A. Grimm  
City Clerk

# CORDUL COMMERCIAL PARK

CURVE DATA				
CURVE	Δ	R	L	CHORD
1	18° 50' 07"	533.00	175.22	174.43
2	27° 36' 24"	467.00	225.01	222.84
3	25° 59' 59"	467.00	211.92	210.10
4	24° 55' 47"	533.00	231.91	230.09
5	21° 31' 19"	533.00	200.21	199.04
6	53° 43' 35"	467.00	437.91	422.04
7	27° 12' 22"	333.00	158.12	156.64
8	21° 25' 11"	333.00	124.49	123.77
9	10° 00' 00"	267.00	46.60	46.54
10	38° 37' 33"	267.00	180.00	176.61
11	26° 31' 58"	533.00	246.82	244.62
A	27° 17' 54"	500.00	238.22	235.98
B	24° 38' 27"	500.00	215.03	213.38
C	28° 57' 56"	500.00	252.77	250.09
D	48° 37' 33"	300.00	254.60	247.03

① CURVE REFERENCE

**CONTROLLED ACCESS DEFINED**

Ingress or egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

**DRAINAGE EASEMENT DEFINED**

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

**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.

**BEARINGS**

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

- MONUMENTS**
- 1/2" Re-Bars
  - 3/4" Iron Pipes
  - Found Monuments (As Shown)

All monuments set have a plastic cap stamped RLS 10162.

Found monuments are 3/4" iron pipes unless otherwise noted.

