

RADICHEL FIRST REPLAT

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as RADICHEL FIRST REPLAT; that this plat 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 wetlands or public highways to be designated on said plat in accordance with Minnesota Statutes, Chapter 505.02, other than 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 19th day of November, 1992.

William E. Tomich
Notary Public, Olmsted County, Minnesota
My Commission Expires 04/75

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 22nd day of November, 1992.

Edward J. Kunk
Olmsted County Surveyor

Tax Statements

Taxes payable in the year 1992 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24th day of December, 1992.

Bob Ryan
Olmsted County Auditor/Treasurer
Aileen Coker
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 this 16 day of Nov, 1992, 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 23 day of Dec, 1992.

Carole A Grimm
City Clerk

County Recorder 643903

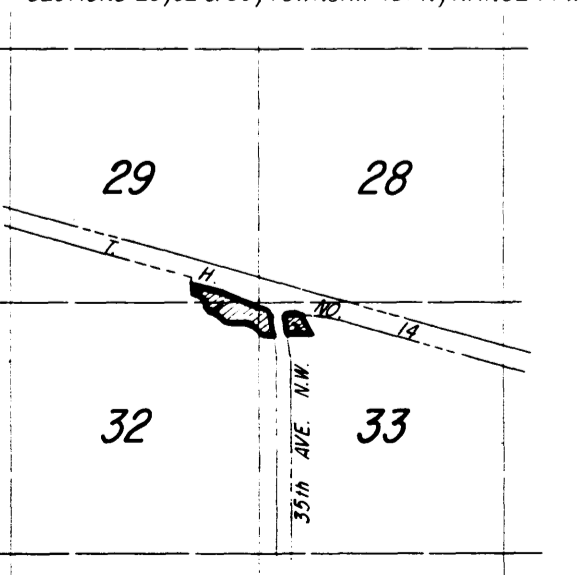
DOCUMENT NUMBER

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 24th day of December, 1992, at 2 o'clock P.M., and was duly recorded in the Olmsted County records.

By MARY GALLIER
County Recorder

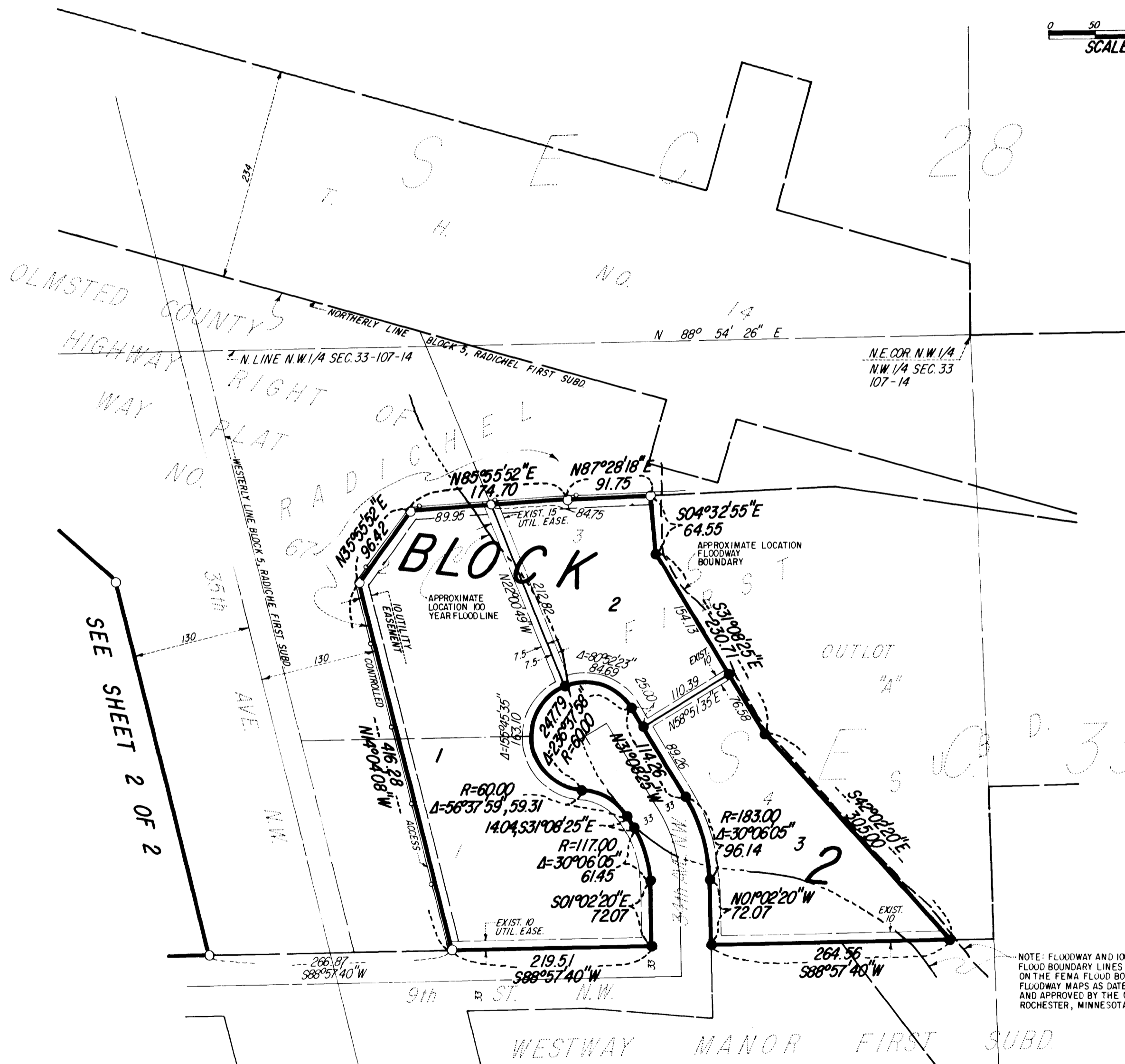
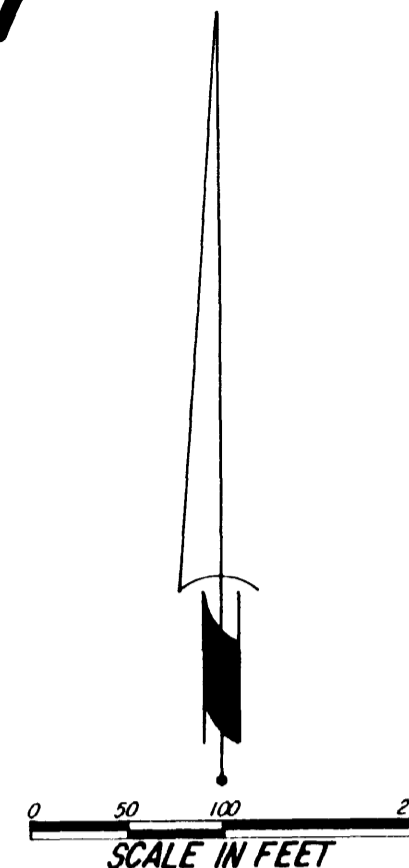
Wm Buss
Deputy

PROPERTY LOCATION MAP



NOTE:

ALL MONUMENTS SHOWN THIS: ○
ARE 5/8" I.D. CAPPED PIPES SET
WITH REGISTRATION NO. 11622.
ALL MONUMENTS SHOWN THIS: ●
ARE FOUND 5/8" PIPES.
BASIS OF BEARING SYSTEMS:
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE N. LINE N.W. 1/4 SEC. 33-107-14,
WHICH IS ASSUMED TO BE N88°54'26"E.



Instrument of Dedication

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

Lots 1 through 10, Block 1 and Lots 1 through 4, Block 5, all in RADICHEL FIRST SUBDIVISION, Rochester, Minnesota except Parcels 1 through 6 and 8 through 11 of Olmsted County Highway Right of Way Plat No. 67, in Olmsted County, Minnesota, filed for record on June 22, 1990 in the office of the Olmsted County Recorder as Document No. 584849.

Containing 23.62 acres more or less.

and Norwest Bank Minnesota Southeast, a National Association, mortgagee of proposed Lot 5, Block 1,

have caused the same to be surveyed and platted as RADICHEL FIRST REPLAT.

In witness whereof said VenStar Corporation, a Minnesota Corporation has caused these presents to be signed by its proper officers this 30th day of November, 1992.

Paul W. Radichel President
W.D. Radichel Vice President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 30th day of November, 1992, by Paul W. Radichel and W.D. Radichel, officers of VenStar Corporation, a Minnesota Corporation, on behalf of the corporation.

Diana Randolph
Notary Public, Olmsted County, Minnesota
le hess

My Commission expires 9-13-95

In witness whereof said Norwest Bank Minnesota Southeast, a National Association, mortgagee of proposed Lot 5, Block 1, has caused these presents to be signed by its proper officers this 2nd day of December, 1992.

Susan L. Reinke Vice President
Susan M. Hanson Vice President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 2nd day of December, 1992 by Susan M. Hanson and Susan L. Reinke, Vice Presidents, officers of Norwest Bank Minnesota Southeast, a National Association, on behalf of the Association.

Mary E. Christensen
Notary Public, Olmsted County, Minnesota

My Commission Expires: 10-10-96

MARY E. CHRISTENSEN
NOTARY PUBLIC, MINNESOTA
OLMSTED COUNTY
M. Commission Expires 10-10-96

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

RADICHEL FIRST REPLAT

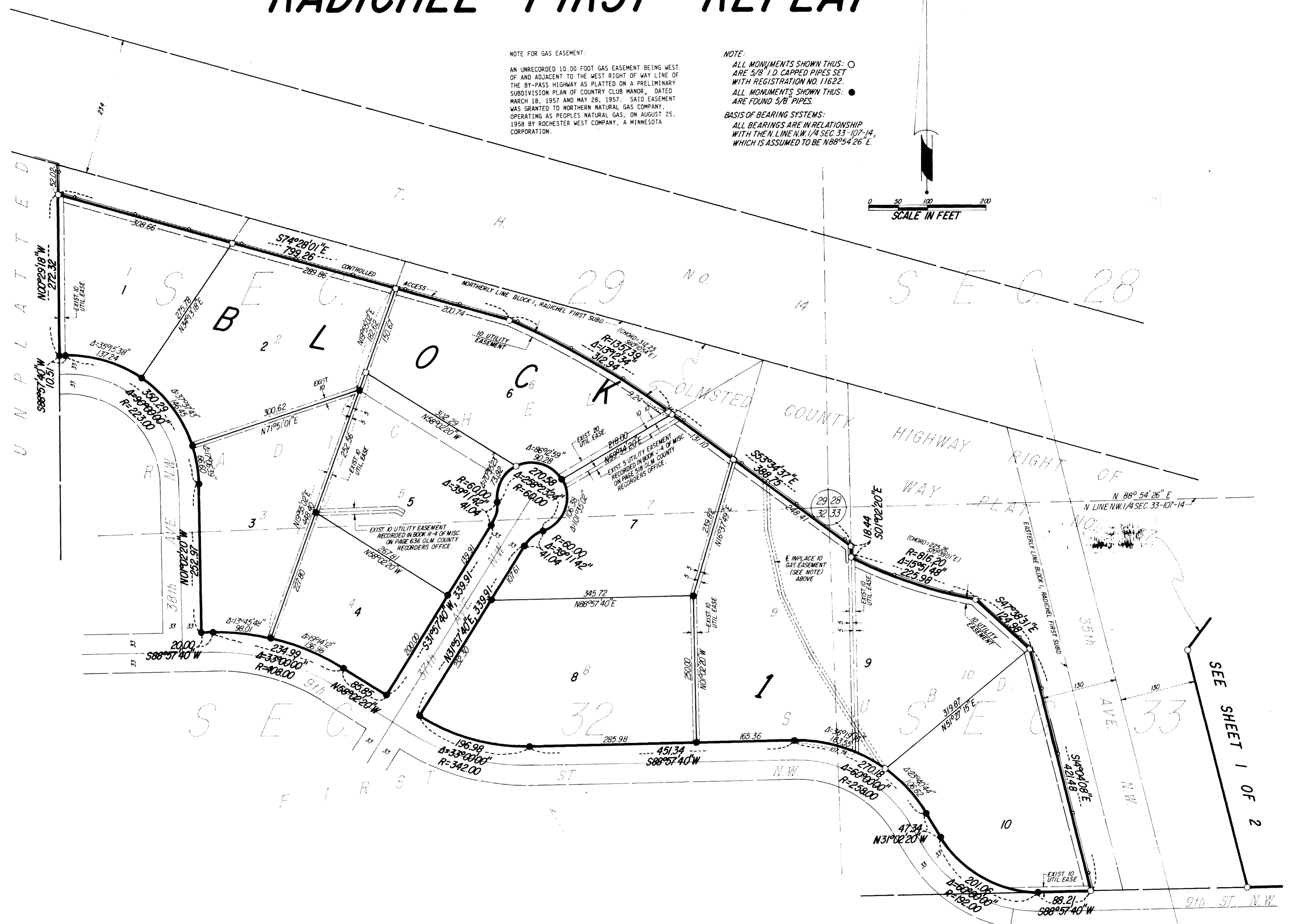
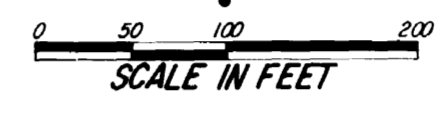
NOTE FOR GAS EASEMENT:

AN UNRECORDED 10.00 FOOT GAS EASEMENT BEING WEST OF AND ADJACENT TO THE WEST RIGHT OF WAY LINE OF THE BY-PASS HIGHWAY AS PLATTED ON A PRELIMINARY SUBDIVISION PLAN OF COUNTRY CLUB MANOR, DATED MARCH 18, 1957 AND MAY 28, 1957. SAID EASEMENT WAS GRANTED TO NORTHERN NATURAL GAS COMPANY, OPERATING AS PEOPLES NATURAL GAS, ON AUGUST 25, 1958 BY ROCHESTER WEST COMPANY, A MINNESOTA CORPORATION.

NOTE:

ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622.
ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPES.

BASIS OF BEARING SYSTEMS:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE N. LINE N.W. 1/4 SEC. 33-107-14, WHICH IS ASSUMED TO BE N88°54'26" E.



UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

EXISTING 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.

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