

CENTURY POINT SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-3058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Century Point Development, LLC, a Minnesota Limited Liability Company, mortgagor, and Home Federal Savings Bank, mortgagee, both being owners and proprietors of the following described property, situated in Olmsted County, State of Minnesota, to wit:

That part of the Southwest Quarter of the Southeast Quarter of Section 30 and that part of the Northwest Quarter of the Northeast Quarter of Section 31, both Sections being in Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 39 minutes 39 seconds along the south line of said Southeast Quarter 1316.07 feet to the southeast corner of the Southwest Quarter of said Southeast Quarter and point of beginning "A"; thence northerly 358 degrees 47 minutes 20 seconds azimuth along the east line of said Southwest Quarter 613.20 feet; thence southwesterly 243 degrees 36 minutes 54 seconds azimuth 166.06 feet; thence westerly 208.89 feet on a tangential curve concave northerly, having a radius of 940.00 feet and a central angle of 12 degrees 43 minutes 57 seconds; thence westerly 256 degrees 20 minutes 51 seconds azimuth 199.98 feet to the easterly right-of-way line of County State Aid Highway 22, according to OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 47; thence southerly 166 degrees 20 minutes 51 seconds azimuth along said easterly right-of-way line 1.85 feet; thence southerly 701.39 feet along said easterly right-of-way line on a tangential curve concave easterly, having a radius of 4463.66 feet and a central angle of 9 degrees 00 minutes 11 seconds; thence southerly and nontangential to said curve 160 degrees 17 minutes 45 seconds azimuth along said easterly right-of-way line 251.96 feet to the north line of the South 825.00 feet of the Northwest Quarter of the Northeast Quarter of said Section 31; thence easterly 89 degrees 35 minutes 55 seconds azimuth along said north line 254.41 feet to the east line of said Northwest Quarter of the Northeast Quarter; thence northerly 359 degrees 15 minutes 56 seconds azimuth along said east line 482.35 feet to the point of beginning.

Said tract contains 9.50 acres more or less.

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

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

Commencing at the southeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 39 minutes 39 seconds along the south line of said Southeast Quarter 1316.07 feet to the southeast corner of the Southwest Quarter of said Southeast Quarter; thence northerly 358 degrees 47 minutes 20 seconds azimuth along the east line of said Southwest Quarter 613.20 feet to the point of beginning "B"; thence southwesterly 243 degrees 36 minutes 54 seconds azimuth 166.06 feet; thence westerly 208.89 feet on a tangential curve concave northerly, having a radius of 940.00 feet and a central angle of 12 degrees 43 minutes 57 seconds; thence westerly 256 degrees 20 minutes 51 seconds azimuth 199.98 feet to the easterly right-of-way line of County State Aid Highway 22, according to OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 47; thence northerly 346 degrees 20 minutes 51 seconds azimuth along said easterly right-of-way line 80.00 feet; thence easterly 76 degrees 20 minutes 51 seconds azimuth 199.98 feet; thence easterly 191.11 feet on a tangential curve concave northerly, having a radius of 860.00 feet and a central angle of 12 degrees 43 minutes 57 seconds; thence northeasterly 63 degrees 36 minutes 54 seconds azimuth 203.66 feet to the east line of the Southwest Quarter of the Southeast Quarter of said Section 30; thence southerly 178 degrees 47 minutes 20 seconds azimuth along said east line 88.40 feet to the point of beginning.

Said tract contains 1.07 acres more or less.

Have caused the same to be surveyed and platted as CENTURY POINT SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and cul de sacs, and dedicate the easements, as shown on this plat for utility and drainage purposes only.

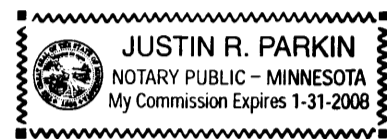
In witness whereof said Century Point Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this 21 day of October, 2003.

Scott Lecy
Scott Lecy
Manager

Randy W. Reynolds
Randy W. Reynolds
Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21 day of October, 2003, by Scott Lecy and Randy Reynolds, Managers of Century Point Development, LLC, a Minnesota Limited Liability Company, on behalf of the company.



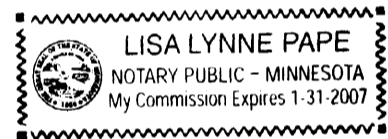
Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2008

In witness whereof said Home Federal Savings Bank has caused these presents to be signed by its proper officer, this 21 day of October, 2003.

Brad T. Beck
By:
Its: Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21 day of October, 2003, by Lisa L. Pape, Credit Asst. of Home Federal Savings Bank, on behalf of the company.



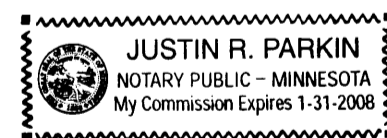
Lisa L. Pape
Notary Public, Olmsted County, MN
My Commission Expires 1-31-07

In witness whereof said Payne Company, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 21 day of October, 2003.

R.H. Payne
Roger H. Payne
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21 day of October, 2003, by Roger H. Payne, President of Payne Company, a Minnesota Corporation, on behalf of the corporation.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2008

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 18th day of August, 2003, 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 24th day of October, 2003.

Judy K. Scherr
Judy K. Scherr
City Clerk

COUNTY SURVEYOR

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

This 22 day of October, 2003.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

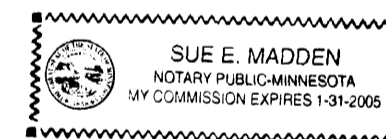
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CENTURY POINT SUBDIVISION; 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 15, 2004; 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.

Peter G. Oetliker
Peter G. Oetliker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 17 day of October, 2002, by Peter G. Oetliker, L.S. No. 41887.



Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

COUNTY PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24th day of OCTOBER, 2003.

Document Number A-996355

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24th day of OCTOBER, 2003, at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

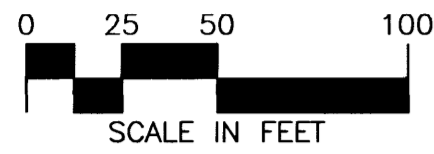
Daniel J. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

PROJECT NUMBER: 7814 COMPUTER FILE: 7814 S.FNPLD.DWG DATE: 5/30/03 DRAFTSPERSON: JRP

CENTURY POINT SUBDIVISION

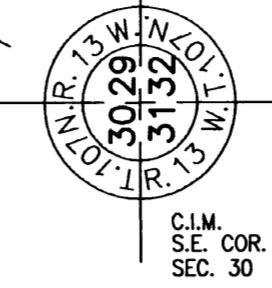


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MONUMENTS
○ Set 1/2" Rebars
○ Set 3/4" Iron Pipes
● Found Monuments (Pipe, Rod, Etc.)
All monuments set have a plastic cap stamped L.S. 41887.

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

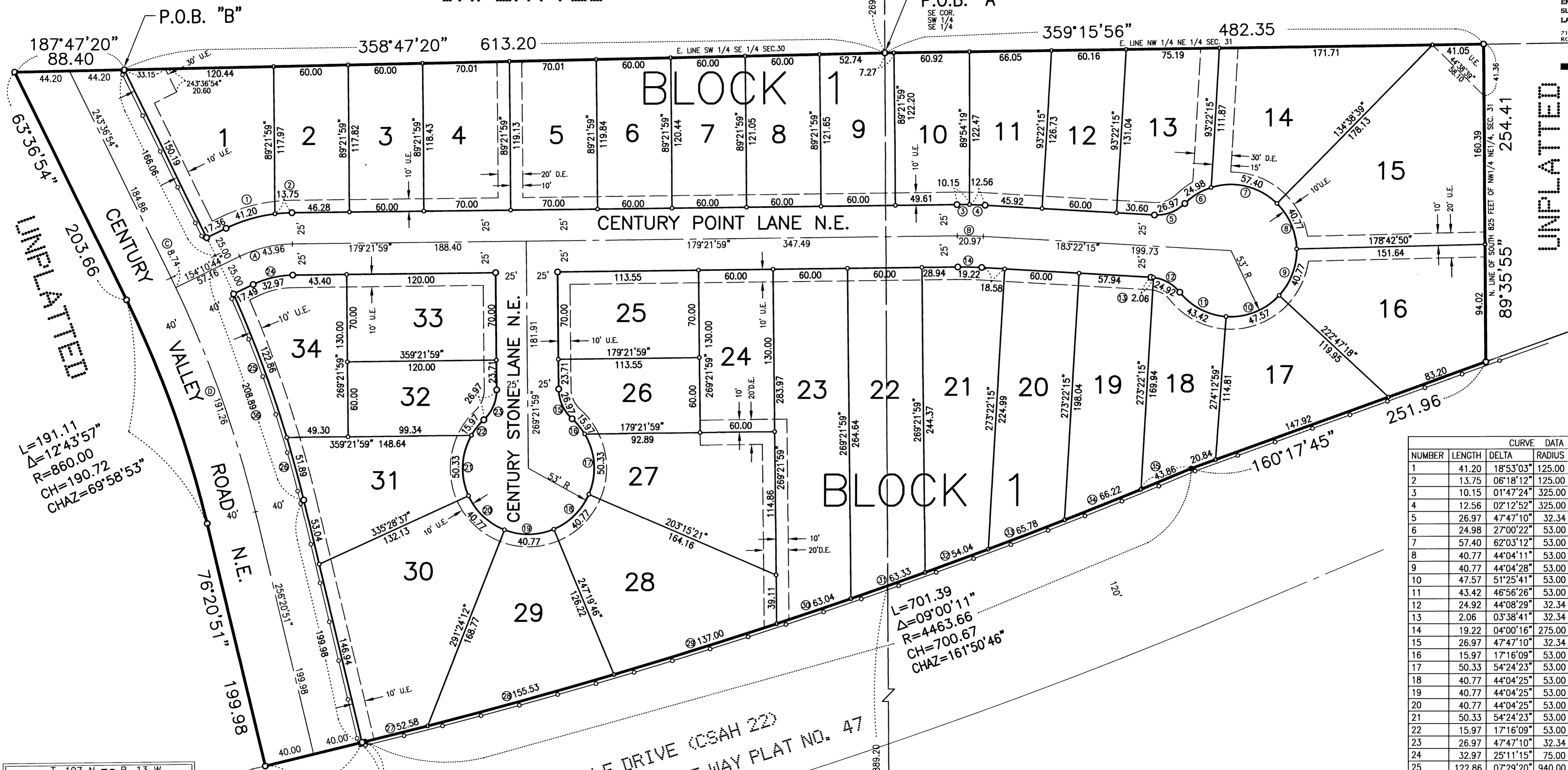


P.O.B. "A"
S. LINE SEC. 30
C.I.M. S.E. COR. SEC. 30

UNPLATTED

UNPLATTED

UNPLATTED



$L=191.11$
 $\Delta=12^{\circ}43'57''$
 $R=860.00$
 $CH=190.72$
 $CHAZ=69^{\circ}58'53''$

$L=701.39$
 $\Delta=09^{\circ}00'11''$
 $R=4463.66$
 $CH=700.67$
 $CHAZ=161^{\circ}50'46''$

EAST CIRCLE DRIVE (CSAH 22)
OLMSTED COUNTY RIGHT OF WAY PLAT NO. 47

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.

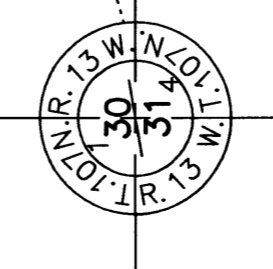
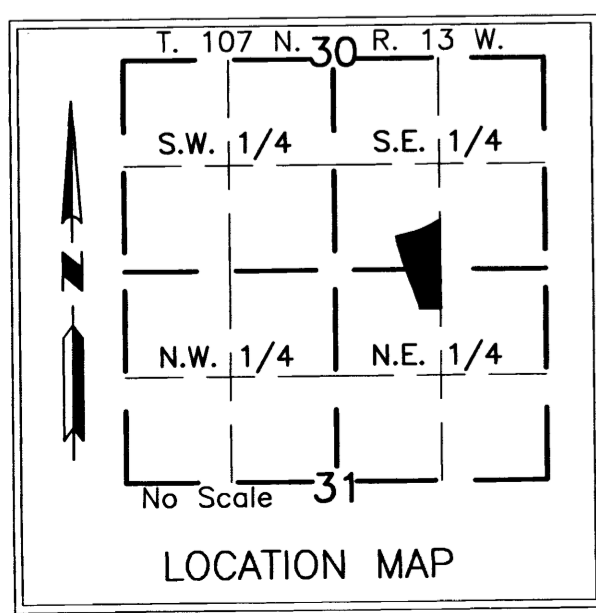
UTILITY EASEMENT DEFINED
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

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

CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	41.20	18°53'03"	125.00	41.01	163°37'16"
2	13.75	06°18'12"	125.00	13.74	176°12'53"
3	10.15	01°47'24"	325.00	10.15	00°15'41"
4	12.56	02°12'52"	325.00	12.56	182°15'49"
5	26.97	47°47'10"	32.34	26.20	159°28'40"
6	24.98	27°00'22"	53.00	24.75	149°05'16"
7	57.40	62°03'12"	53.00	54.64	193°37'03"
8	40.77	44°04'11"	53.00	39.77	246°40'44"
9	40.77	44°04'28"	53.00	39.77	110°45'04"
10	47.57	51°25'41"	53.00	45.99	158°30'08"
11	43.42	46°56'26"	53.00	42.22	207°41'12"
12	24.92	44°08'29"	32.34	24.30	29°05'10"
13	2.06	03°38'41"	32.34	2.06	185°11'35"
14	19.22	04°00'16"	275.00	19.22	01°22'07"
15	26.97	47°47'10"	32.34	26.20	245°28'24"
16	15.97	17°16'09"	53.00	15.91	50°12'53"
17	50.33	54°24'23"	53.00	48.46	266°03'09"
18	40.77	44°04'25"	53.00	39.77	135°17'34"
19	40.77	44°04'25"	53.00	39.77	359°21'59"
20	40.77	44°04'25"	53.00	39.77	43°26'24"
21	50.33	54°24'23"	53.00	48.46	92°40'48"
22	15.97	17°16'09"	53.00	15.91	128°31'04"
23	26.97	47°47'10"	32.34	26.20	113°15'34"
24	32.97	25°11'15"	75.00	32.71	166°46'22"
25	122.86	07°29'20"	940.00	122.78	69°26'25"
26	51.89	03°09'46"	940.00	51.88	74°45'58"
27	52.58	00°40'30"	4463.66	52.58	166°00'36"
28	155.53	01°59'47"	4463.66	155.52	164°40'28"
29	137.00	01°45'31"	4463.66	137.00	162°47'48"
30	63.04	00°48'33"	4463.66	63.04	161°30'46"
31	63.33	00°48'47"	4463.66	63.33	160°42'07"
32	54.04	00°41'37"	4463.66	54.04	159°56'55"
33	65.78	00°50'39"	4463.66	65.78	159°10'47"
34	66.22	00°51'00"	4463.66	66.22	158°19'57"
35	43.86	00°33'47"	4463.66	43.86	157°37'33"
36	208.89	12°43'57"	940.00	208.46	249°58'53"
A	43.96	25°11'15"	100.00	43.61	166°46'22"
B	20.97	04°00'16"	300.00	20.96	181°22'07"
C	8.74	00°33'23"	900.00	8.74	63°53'36"
D	191.26	12°10'34"	900.00	190.90	70°15'34"



900B

PROJECT NUMBER: 7814
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DATE: 5/30/03
DRAFTSPERSON: JRP