

# HIGH POINT BUSINESS CENTER EAST

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as HIGH POINT BUSINESS CENTER EAST; 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 will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

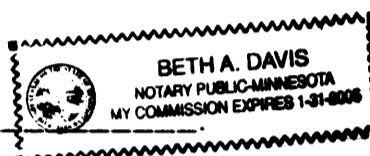
James E. Swanson  
James E. Swanson, L.S.  
Minnesota License Number 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 11 day of November, 2003.

Beth A. Davis  
Notary Public, Dodge County, Minnesota

My commission expires 1-31-2005



### COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 12 day of November, 2003.

Edward P. Kinsle  
Olmsted County Surveyor

### CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Byron

We do hereby certify that on the 22nd day of October, 2003, the accompanying plat was duly approved by the Common Council of the City of Byron. In testimony thereof, we have hereunto signed our names and affixed the seal of the City of Byron this 12th day of November, 2003.

Gregory H. Beault  
Mayor  
Mary K. Blair Stoft  
City Clerk

### CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Byron, Minnesota, at a regular meeting thereof, on the 13th day of October, 2003.

Gary Fryd  
Commission Chairman

### 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 13th day of December, 2003.

DOCUMENT NUMBER A-1001686

I hereby certify that this instrument was filed in the office of Property Records and Licensing for the record on this 13th day of December, 2003, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall  
Director of Property Records and Licensing

Wendy von Wald  
Deputy

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That OFF Development, LLC, a Minnesota limited liability company, owner and proprietor, and Home Federal Savings Bank, a Minnesota Financial Institution, mortgagee of the following described property situated in the City of Byron, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 33, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence South 01 degree 09 minutes 55 seconds East, assumed bearing, along the east line of said Northwest Quarter, 2103.38 feet to the southerly right of way line of the Dakota, Minnesota and Eastern Railroad; thence North 86 degrees 27 minutes 32 seconds West, along said right of way line, 962.88 feet for the point of beginning; thence continue North 86 degrees 27 minutes 32 seconds West along said right of way line, 200.65 feet; thence South 01 degree 04 minutes 07 seconds East, 540.69 feet to the northerly line of the Frontage Road as defined on the CITY OF BYRON RIGHT OF WAY PLAT NUMBER 1 (the next two courses are along said line); thence North 87 degrees 52 minutes 35 seconds East, 146.80 feet; thence easterly 53.36 feet along a tangential curve concave northerly, central angle of 05 degrees 23 minutes 31 seconds and radius of 567.00 feet; thence North 01 degree 04 minutes 07 seconds West, 518.37 feet to the point of beginning.

Containing 2.436 acres more or less.

and that OFF Properties, LLC, a Minnesota limited liability company, owner and proprietor, and First Security Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Byron, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 33, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence southerly 178 degrees 50 minutes 06 seconds, assumed azimuth, along the east line of said Northwest Quarter 2103.25 feet to its intersection with the southerly right of way line of the Dakota, Minnesota & Eastern Railroad; thence westerly 273 degrees 32 minutes 14 seconds azimuth along said southerly railroad right of way line 261.43 feet to the point of beginning of the land to be described; thence continuing westerly 273 degrees 32 minutes 14 seconds azimuth along said southerly railroad right of way line 701.12 feet; thence southerly 178 degrees 57 minutes 00 seconds azimuth 518.43 feet; thence easterly 82 degrees 29 minutes 22 seconds azimuth 244.28 feet; thence northeasterly 205.04 feet on a tangential curve concave to the left having a radius of 267.00 feet and a central angle of 44 degrees 00 minutes 00 seconds; thence northeasterly 38 degrees 29 minutes 22 seconds azimuth 440.28 feet to the point of beginning.

Containing 5.67 acres.

### ALSO DESCRIBED AS:

That part of the Northwest Quarter of Section 33, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence South 01 degree 09 minutes 55 seconds East, assumed bearing, along the east line of said Northwest Quarter, 2103.38 feet to the southerly right of way line of Dakota, Minnesota and Eastern Railroad; thence North 86 degrees 27 minutes 32 seconds West along said right of way line, 261.76 feet for the point of beginning; thence continue North 86 degrees 27 minutes 32 seconds West along said right of way line, 701.12 feet; thence South 01 degree 04 minutes 07 seconds East, 518.37 feet to the northerly line of the Frontage Road as defined on the CITY OF BYRON RIGHT OF WAY PLAT NUMBER 1 (the next three courses are along said line); thence North 82 degrees 29 minutes 04 seconds East, 244.28 feet; thence northeasterly 205.04 feet along a tangential curve concave northerly, central angle of 44 degrees 00 minutes 00 seconds and radius of 267.00 feet; thence North 38 degrees 29 minutes 04 seconds East, 440.07 feet to the point of beginning.

Containing 5.664 acres more or less.

have caused the same to be surveyed and platted as HIGH POINT BUSINESS CENTER EAST; and do hereby donate and dedicate to the public for the public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said OFF Properties, LLC a Minnesota limited liability company, has caused these presents to be signed by its Chief Manager this 12 day of November, 2003.

OFF Properties, LLC

Randy F. Fogelson  
Randy F. Fogelson, Chief Manager

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 12 day of November, 2003, by Randy F. Fogelson, Chief Manager of OFF Properties LLC on behalf of the Company

John A. Hellquist  
Notary Public, Olmsted County, Minnesota

In witness whereof said OFF Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its Chief Manager this 12 day of November, 2003.

Randy F. Fogelson  
Randy F. Fogelson, Chief Manager

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 12 day of November, 2003, by Randy F. Fogelson, Chief Manager of OFF Development, LLC on behalf of the Company.

John A. Hellquist  
Notary Public, Olmsted County, Minnesota

My commission expires \_\_\_\_\_

In witness whereof said Home Federal Savings Bank, a Minnesota Financial Institution, has caused these presents to be signed by its proper officers this 12 day of November, 2003.

Home Federal Savings Bank

By Bradley Krubiel

Patrick T. Stallman

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 12 day of November, 2003, by Bradley Krubiel and Patrick T. Stallman, officers of Home Federal Savings Bank, on behalf of the corporation.

Melissa Hale  
Notary Public, Olmsted County, Minnesota

My commission expires Jan 31, 2005

In witness whereof said First Security Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 12 day of November, 2003.

First Security Bank

By John A. Hellquist

[Signature]

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 12th day of November, 2003, by Jeffrey J. Wallstrom its Sr. Vice Pres. and Earth Hollasch its Vice Pres., officers of First Security Bank, a Minnesota Corporation, on behalf of the Corporation.

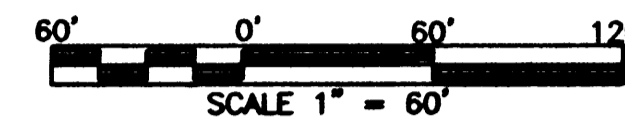
Anna Elaine Dwyer  
Notary Public, Olmsted County, Minnesota

My commission expires 1-31-05

911 A

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

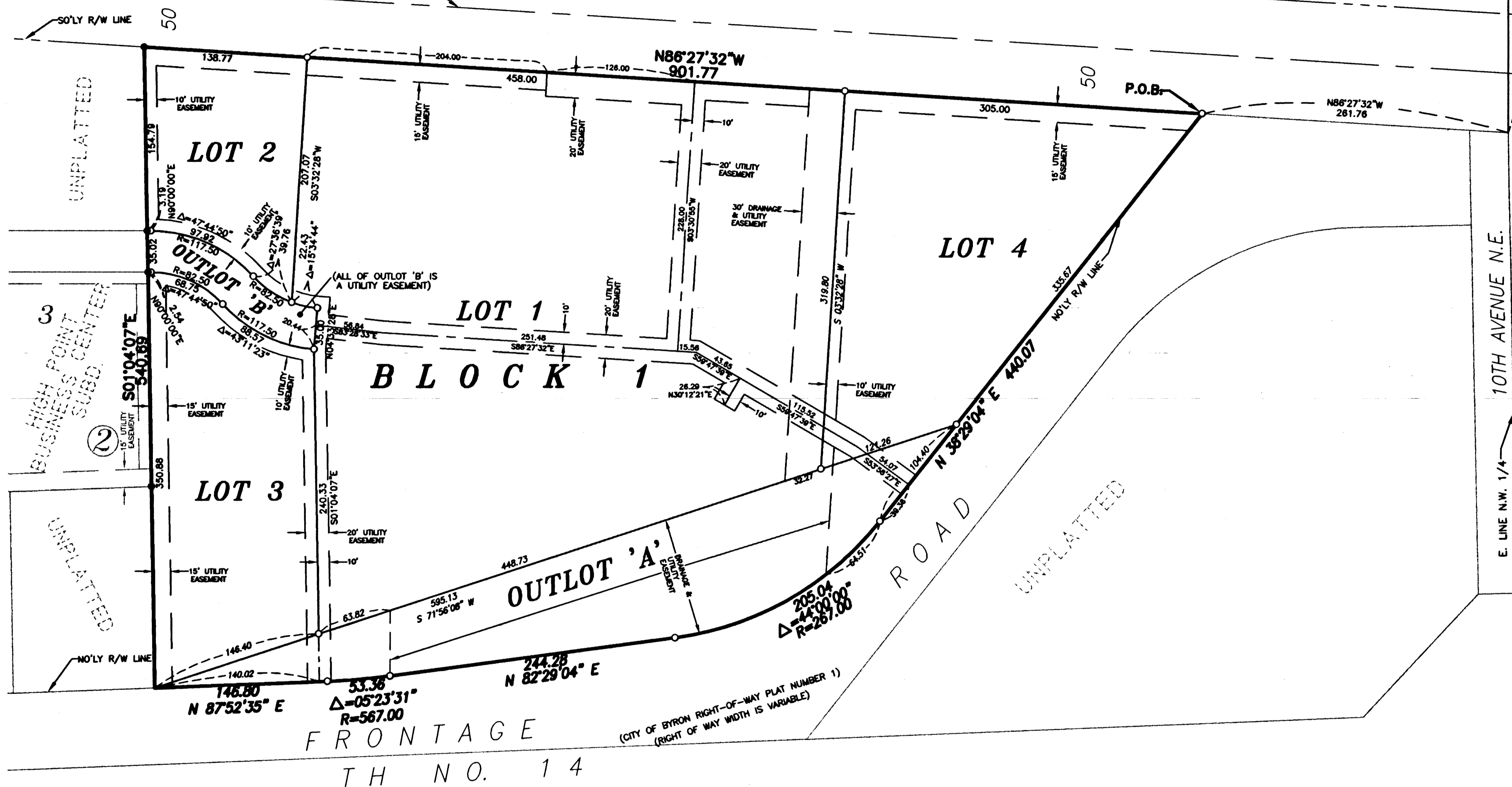
# HIGH POINT BUSINESS CENTER EAST



BEARWOOD ESTATES FOURTH SUBDIVISION

C/L D M & E RAILROAD

NE COR NW 1/4  
SEC. 33-107-15



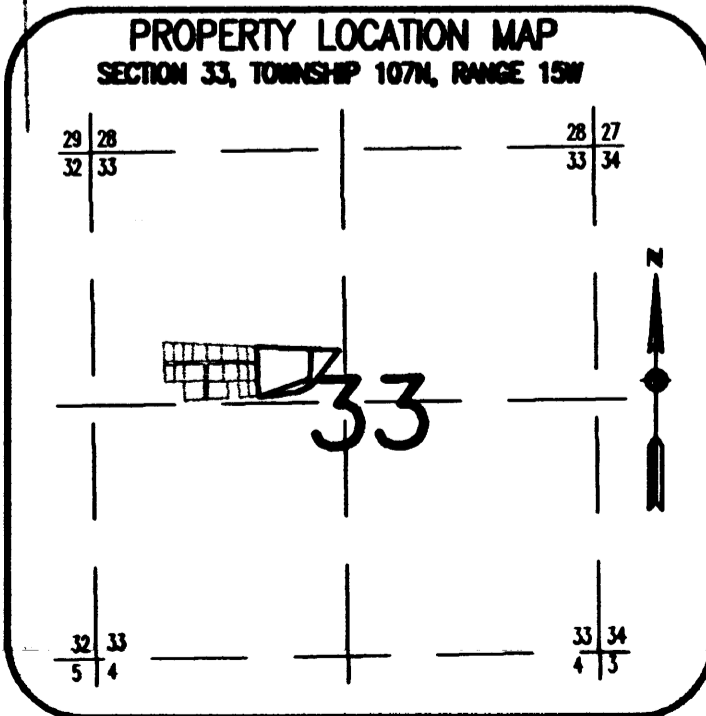
**UTILITY EASEMENT defined:**  
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

**DRAINAGE EASEMENT defined:**  
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

**BASIS OF BEARING SYSTEM:**  
All bearings are in relationship with the east line of the NW 1/4 SEC 33-107-15 which is assumed to be S 01°09'55" E.

**NOTE:**  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES  
WITH LICENSE NO. 11622  
WHICH WILL BE SET WITHIN 1 YEAR  
AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND 5/8" PIPE UNLESS  
OTHERWISE NOTED.



911 B

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