

BUCKNELL INDUSTRIAL PARK



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
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INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Bruce E. Bucknell and Linda M. Bucknell, husband and wife, mortgagor, First State Bank of LeRoy, mortgagee, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the West Half of the Northwest Quarter of Section 2, Township 104 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of Lot 1, Block 2, BUCKNELL FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 54 minutes 12 seconds along the west line of said BUCKNELL FIRST SUBDIVISION 66.00 feet to the north line thereof; thence easterly 89 degrees 54 minutes 12 seconds azimuth along said northerly line 33.00 feet; thence northerly 359 degrees 54 minutes 12 seconds azimuth 109.86 feet; thence northerly 144.59 feet on a tangential curve concave westerly, having a radius of 333.00 feet, and a central angle of 24 degrees 52 minutes 44 seconds; thence northwesterly 335 degrees 01 minute 28 seconds azimuth 292.13 feet; thence northerly 41.04 feet on a tangential curve concave easterly, having a radius of 60.00 feet, and a central angle of 39 degrees 11 minutes 42 seconds; thence northerly 41.04 feet on a tangential curve concave westerly, having a radius of 60.00 feet, and a central angle of 39 degrees 11 minutes 42 seconds; thence northeasterly 65 degrees 01 minute 28 seconds azimuth 166.89 feet to the westerly line of RADCLIFFE FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly 195.80 feet along the westerly line of said RADCLIFFE FIRST SUBDIVISION, and along the westerly line of LOHUIS FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, on a nontangential curve concave easterly, having a radius of 1382.40 feet, a central angle of 08 degrees 06 minutes 54 seconds, and a chord azimuth of 349 degrees 20 minutes 20 seconds; thence westerly 269 degrees 19 minutes 44 seconds azimuth 472.55 feet to the easterly right-of-way line of U.S. Trunk Highway No. 63; thence southerly 186.70 feet along said easterly right-of-way line on a nontangential curve concave westerly, having a radius of 3346.12 feet, a central angle of 03 degrees 11 minutes 49 seconds, and a chord azimuth of 189 degrees 53 minutes 37 seconds; thence southerly 191 degrees 29 minutes 32 seconds azimuth along said easterly right-of-way line 750.37 feet; thence easterly 89 degrees 54 minutes 12 seconds azimuth 668.33 feet to the point of beginning.

Said tract contains 11.64 acres more or less.

Have caused the same to be surveyed and platted as BUCKNELL INDUSTRIAL PARK and do hereby donate and dedicate to the public for public use forever the thoroughfares, cul de sac, and also dedicate the easements as shown on this plat for utility and drainage purposes only.

In witness whereof, said Bruce E. Bucknell and Linda M. Bucknell have hereunto set their hands this 4th day of May, 2004

Bruce E. Bucknell
Bruce E. Bucknell

Linda M. Bucknell
Linda M. Bucknell

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 4th day of May, 2004, by Bruce E. Bucknell and Linda M. Bucknell, husband and wife.

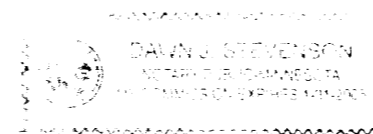
Wendy Rodee
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof, said First State Bank of LeRoy, has caused these present to be signed by its proper officers this 3rd day of May, 2004

Polly Glynn
By: Polly Glynn
Title: Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 3rd day of May, 2004 by Polly Glynn, Vice President of First State Bank of LeRoy, on behalf of the bank.



Dawn Stevenson
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF STEWARTVILLE

We do hereby certify that on the 13th day of January, 2004, the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony whereof, we have hereunto signed our names this 4th day of May, 2004.

Chris Gray
Mayor
Yong Chladec
Clerk-Administrator

COUNTY SURVEYOR

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

This 20 day of April, 2004.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

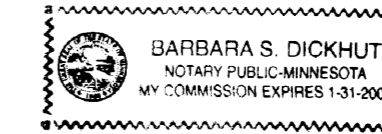
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BUCKNELL INDUSTRIAL 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 or will be correctly placed in the ground as designated by January 10, 2005; 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 29th day of April, 2004, by Peter G. Oetliker, L.S. No. 41887.



Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2004 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 5th day of May, 2004.

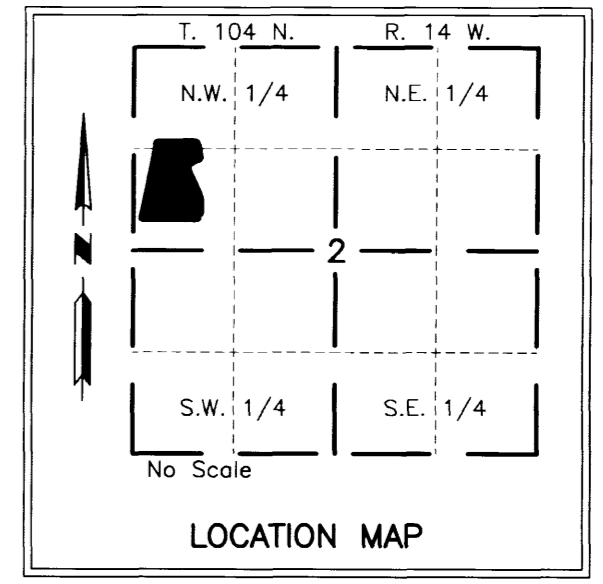
Document Number **A-1020340**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 5th day of May, 2004, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

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

PROJECT NUMBER: 6191-50
COMPUTER FILE: 6191F-PLAT01.DWG
DATE: 11/11/03
DRAFTSPERSON: JRP

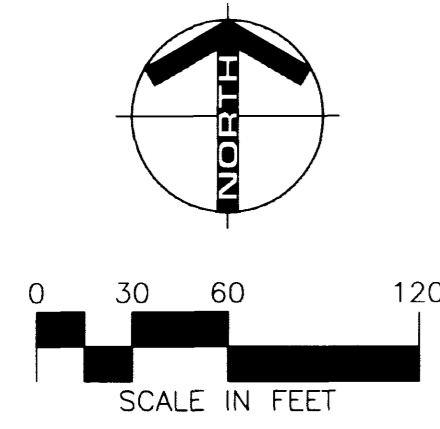
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YAGGY COLBY ASSOCIATES

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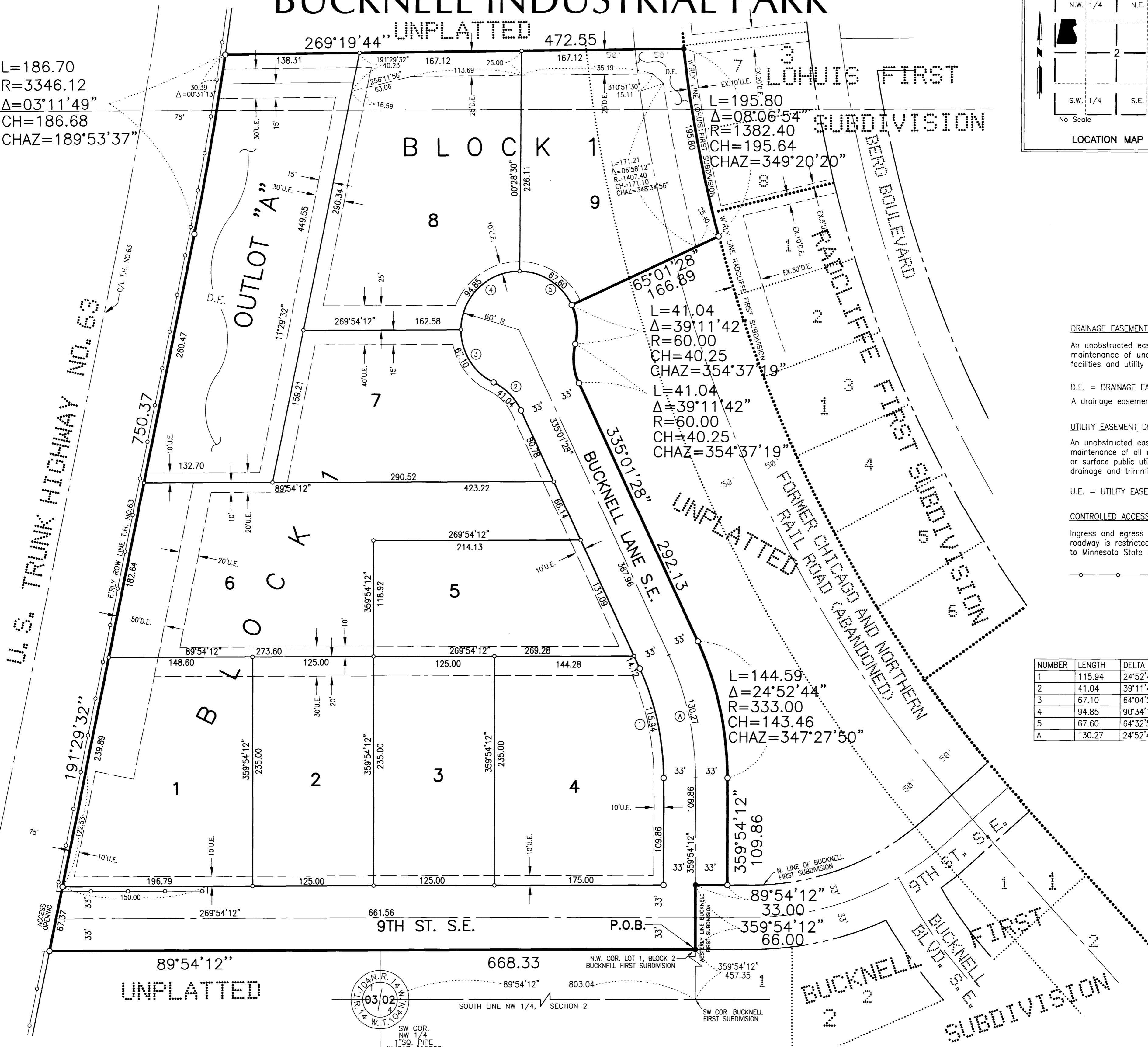
L=186.70
R=3346.12
 $\Delta=03^{\circ}11'49''$
CH=186.68
CHAZ=189^{\circ}53'37''

- 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.

PROJECT NUMBER: 6191-050 COMPUTER FILE: 6191F-PLAT01.dwg DATE: 11/11/03 DRAFTSPERSON: JRP



DRAINAGE EASEMENT DEFINED

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

D.E. = DRAINAGE EASEMENT

A drainage easement is granted over all of Outlot "A".

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.

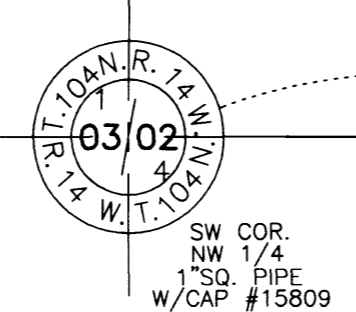
U.E. = UTILITY EASEMENT

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.

—○—○—○— = CONTROLLED ACCESS

NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	115.94	24°52'44"	267.00	115.03	347°27'50"
2	41.04	39°11'42"	60.00	40.25	315°25'37"
3	67.10	64°04'26"	60.00	63.66	147°51'59"
4	94.85	90°34'17"	60.00	85.27	225°11'21"
5	67.60	64°32'59"	60.00	64.08	302°44'59"
A	130.27	24°52'44"	300.00	129.24	347°27'50"



940B