

# BADGER HILLS SUBDIVISION



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-9058  
EMAIL INFO@YAGGY.COM

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Badger Hills, LLC, a Minnesota limited liability company, mortgagor, and Wells Fargo Bank Minnesota N.A., a national association, mortgagee, both being owners and proprietors of the following described property, situated in Olmsted County, State of Minnesota, to wit:

That part of the East Half of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 49 minutes 51 seconds along the east line of said Northwest Quarter 738.47 feet to the point of beginning; thence continue southerly 178 degrees 49 minutes 51 seconds azimuth along said east line 309.05 feet; thence westerly 268 degrees 49 minutes 59 seconds azimuth 195.94 feet; thence northerly 358 degrees 49 minutes 59 seconds azimuth 13.23 feet; thence westerly 268 degrees 49 minutes 59 seconds azimuth 131.97 feet; thence southerly 183 degrees 00 minutes 24 seconds azimuth 41.65 feet; thence westerly 275 degrees 08 minutes 09 seconds azimuth 309.32 feet; thence southerly 178 degrees 52 minutes 20 seconds azimuth 748.15 feet; thence southerly 178 degrees 07 minutes 48 seconds azimuth 189.54 feet; thence westerly 268 degrees 07 minutes 48 seconds azimuth 47.94 feet; thence southerly 178 degrees 07 minutes 48 seconds azimuth 130.00 feet; thence easterly 88 degrees 07 minutes 48 seconds azimuth 683.01 feet to said east line; thence southerly 178 degrees 49 minutes 51 seconds azimuth along said east line 518.93 feet to the southeast corner of said Northwest Quarter; thence westerly 267 degrees 31 minutes 07 seconds azimuth along the south line of said Northwest Quarter 1322.99 feet to the southwest corner of said East Half; thence northerly 358 degrees 55 minutes 32 seconds azimuth along the west line of said East Half 551.52 feet; thence easterly 90 degrees 10 minutes 06 seconds azimuth 332.16 feet; thence northerly 00 degrees 10 minutes 06 seconds azimuth 190.00 feet; thence easterly 90 degrees 10 minutes 06 seconds azimuth 15.22 feet; thence northerly 358 degrees 52 minutes 20 seconds azimuth 1157.82 feet; thence easterly 15.45 feet on a nontangential curve concave southerly, having a radius of 410.00 feet, a central angle of 02 degrees 09 minutes 33 seconds, and a chord azimuth of 92 degrees 52 minutes 40 seconds; thence northerly 03 degrees 57 minutes 27 seconds azimuth 150.00 feet; thence easterly 108.27 feet on a nontangential curve concave southerly, having a radius of 560.00 feet, a central angle of 11 degrees 04 minutes 37 seconds, and a chord azimuth of 99 degrees 29 minutes 46 seconds; thence easterly 105 degrees 02 minutes 04 seconds azimuth 130.09 feet; thence easterly 716.75 feet on a tangential curve concave northerly, having a radius of 1953.00 feet, and a central angle of 21 degrees 01 minute 39 seconds to the point of beginning.

Said tract contains 31.78 acres more or less.

Have caused the same to be surveyed and platted as BADGER HILLS SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares, and also dedicate the easements as shown on this plat for utility and drainage purposes only.

In witness whereof said Badger Hills, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30<sup>th</sup> day of August, 2004.

*J.M. Hamilton*  
J.M. Hamilton  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 2004, by J.M. Hamilton, Chief Manager of Badger Hills, LLC, on behalf of the company.



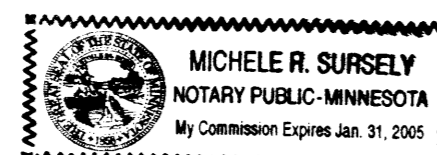
*Rae Jeanne Fauriot*  
Rae Jeanne Fauriot  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2009

In witness whereof said Wells Fargo Bank Minnesota N.A., a national association, has caused these presents to be signed by its proper officer this 30<sup>th</sup> day of August, 2004.

*Chris Terry*  
Chris Terry  
Assistant Vice President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 2004, by Chris Terry, Assistant Vice President of Wells Fargo Bank Minnesota N.A., a national association, on behalf of the bank.



*Michele R. Surseley*  
Michele R. Surseley  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-05

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 30<sup>th</sup> day of May, 2004, 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 30<sup>th</sup> day of September 2004.

*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 27 day of August, 2004.

*Edward P. Kuisle*  
Edward P. Kuisle  
Olmsted County Surveyor

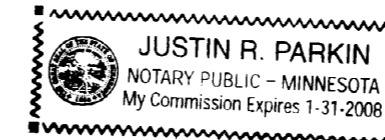
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BADGER HILLS 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 August 15, 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 25 day of August, 2004, by Peter G. Oetliker, L.S. No. 41887.



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

### 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 7<sup>th</sup> day of September, 2004.

Document Number A-1036447

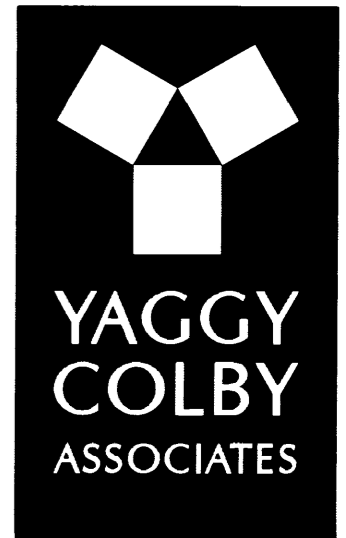
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7<sup>th</sup> day of September, 2004 at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

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

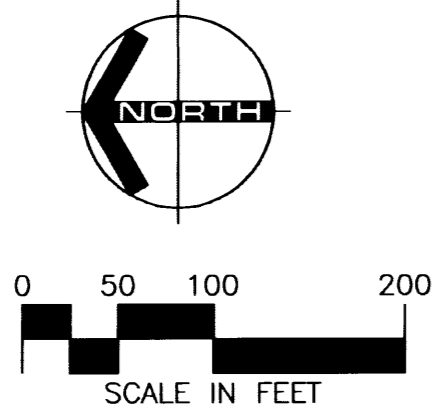
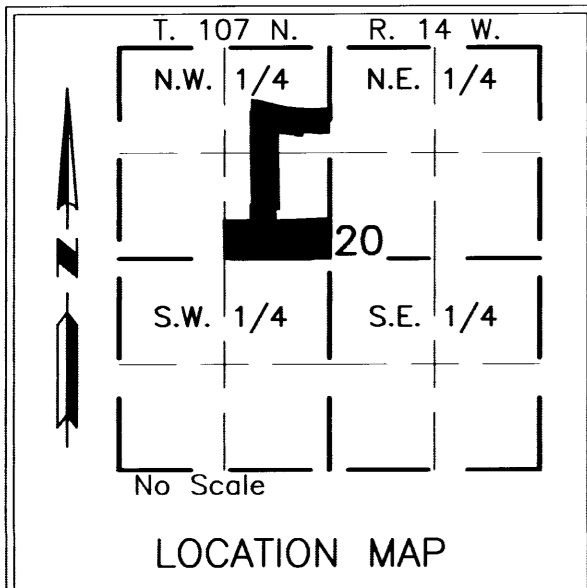
PROJECT NUMBER: 7324 COMPUTER FILE: 7324 F-PLAT01.DWG DATE: 08/25/04 DRAFTSPERSON: JRP

969A

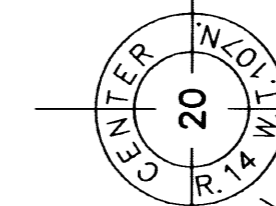
# BADGER HILLS SUBDIVISION



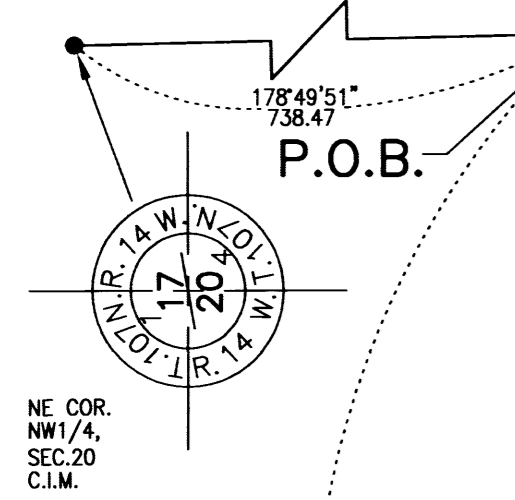
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- MONUMENTS**
- Set 1/2" Rebars
  - Set 3/4" Iron Pipes
  - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 41887.
- BEARINGS**
- Plot bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



SE COR. NW 1/4, SEC. 20, 3/4" ROD



NE COR. NW 1/4, SEC. 20, C.I.M.

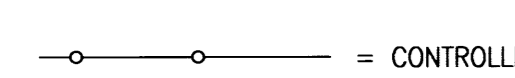
L=716.75  
R=1953.00  
Δ=21°01'39"  
CH=712.73  
CHAZ=94°31'15"

L=108.27  
R=560.00  
Δ=11°04'37"  
CH=108.10  
CHAZ=99°29'46"

L=15.45  
R=410.00  
Δ=02°09'33"  
CH=15.45  
CHAZ=92°52'40"

**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.



CURVE DATA				
NUMBER	LENGTH	DELTA	RADIUS	CHORD
1	405.20	02°24'44"	9624.30	405.17
2	248.25	00°44'52"	19023.59	248.24
3	78.66	16°52'44"	267.00	78.37
4	98.10	16°52'44"	333.00	97.74
5	52.90	11°21'09"	267.00	52.82
6	5.64	01°12'38"	267.00	5.64
7	68.05	11°42'29"	333.00	67.93
8	4.97	00°51'18"	333.00	4.97
9	20.31	16°09'44"	72.00	20.24
10	9.25	04°08'27"	128.00	9.25
11	26.86	12°01'17"	128.00	26.81
12	78.92	12°46'22"	354.00	78.75
13	71.63	10°00'37"	410.00	71.54
14	7.63	01°04'00"	410.00	7.63
15	13.98	00°22'50"	2103.00	13.98
16	76.92	02°05'44"	2103.00	76.91
17	76.91	02°05'44"	2103.00	76.91
18	76.91	02°05'44"	2103.00	76.91
19	84.03	02°17'22"	2103.00	84.02
20	86.03	02°20'38"	2103.00	86.02
21	70.84	01°55'48"	2103.00	70.84
22	30.87	00°50'28"	2103.00	30.87
23	124.13	03°17'39"	2159.00	124.11
24	92.70	02°27'36"	2159.00	92.69
25	65.91	01°44'57"	2159.00	65.91
26	30.00	00°47'46"	2159.00	30.00
27	65.91	01°44'57"	2159.00	65.91

CURVE DATA				
NUMBER	LENGTH	DELTA	RADIUS	CHORD
28	66.08	01°45'14"	2159.00	66.08
29	125.64	03°20'03"	2159.00	125.62
30	41.48	42°26'10"	56.00	40.53
31	17.68	18°05'19"	56.00	17.61
32	57.12	58°26'44"	56.00	54.68
33	48.51	49°37'54"	56.00	47.01
34	44.52	45°33'00"	56.00	43.36
35	26.38	26°59'26"	56.00	26.14
36	14.09	14°25'09"	56.00	14.06
37	97.84	10°00'37"	560.00	97.71
38	10.43	01°04'00"	560.00	10.43
39	12.98	00°22'51"	1953.00	12.98
40	71.43	02°05'44"	1953.00	71.42
41	71.43	02°05'44"	1953.00	71.42
42	71.43	02°05'44"	1953.00	71.42
43	78.04	02°17'22"	1953.00	78.03
44	79.89	02°20'38"	1953.00	79.89
45	65.79	01°55'48"	1953.00	65.79
46	77.97	02°17'15"	1953.00	77.97
47	153.34	04°29'55"	1953.00	153.30
48	34.45	01°00'38"	1953.00	34.45
A	88.38	16°52'44"	300.00	88.06
B	65.78	12°33'47"	300.00	65.65
C	28.21	16°09'44"	100.00	28.12
D	86.82	13°01'18"	382.00	86.63
E	598.96	16°06'15"	2131.00	596.99

**UTILITY EASEMENT DEFINED**

An unobstructed easement for the construction and maintenance of all necessary overhead, underground and 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

SW COR. NW 1/4, SEC. 20, 1/2"x3" PIPE

969B

PROJECT NUMBER: 7324 COMPUTER FILE: 7324 F-PLAT01.DWG DATE: 08/25/04 DRAFTERPERSON: JRP