

# PORTAGE TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 269



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Badger Development II, LLC, a Minnesota limited liability company, owner and proprietor of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of Lot 1, Block 1, BADGER RIDGE FOURTH SUBDIVISION, according to the plat thereof, on file at the County Recorder's office, Olmsted County, Minnesota, lying west of the following described line:

Beginning at the northwest corner of BADGER VILLAGE SECOND, according to the plat thereof on file at said County Recorder's office; thence southerly on a Minnesota State Plane Grid Azimuth from north of 180 degrees 00 minutes 00 seconds along the west line of said BADGER VILLAGE SECOND, and the southerly extension thereof 547.64 feet to the south line of said Lot 1 and said line there terminating.

Said Tract contains 6.40 acres more or less.

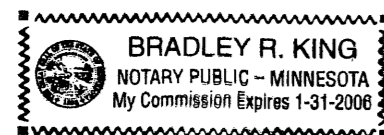
Has caused the same to be surveyed and platted as PORTAGE TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 269 and does hereby dedicate the easements as shown on this plat for utility and drainage purposes only.

In witness whereof said Badger Development II, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officer this 10<sup>th</sup> day of December, 2004.

*J.M. Hamilton*  
J.M. Hamilton,  
General Partner

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2004 by J.M. Hamilton, General Partner, Badger Development II, LLC, a Minnesota Limited Liability Company, on behalf of the company.



*Bradley R. King*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2006

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 OCTOBER, 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 14th day of DECEMBER, 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 13 day of December, 2004.

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

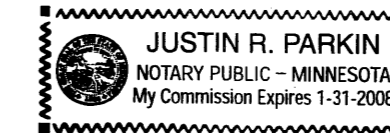
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as PORTAGE TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 269, 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 December 09, 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 10<sup>th</sup> day of December, 2004, by Peter G. Oetliker, L.S. No. 41887.



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

COUNTY 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 15th day of DECEMBER, 2004.

Document Number **A-1047694**

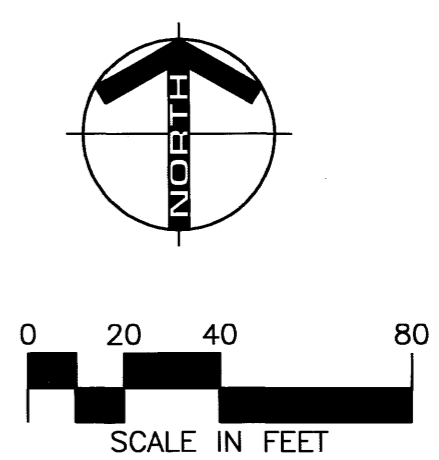
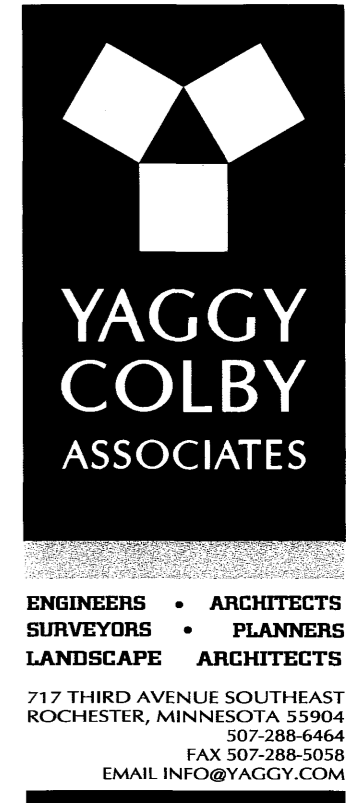
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 15th day of DECEMBER 2004, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

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

PROJECT NUMBER: 8600 COMPUTER FILE: 8600FNPL.DWG DATE: 10/26/04 DRAFTSPERSON: JRP

997A

# PORTAGE TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 269

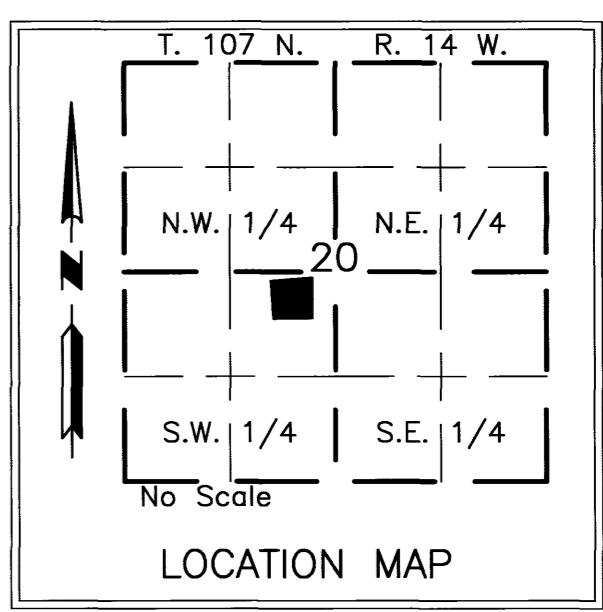


**BEARINGS**  
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

**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.



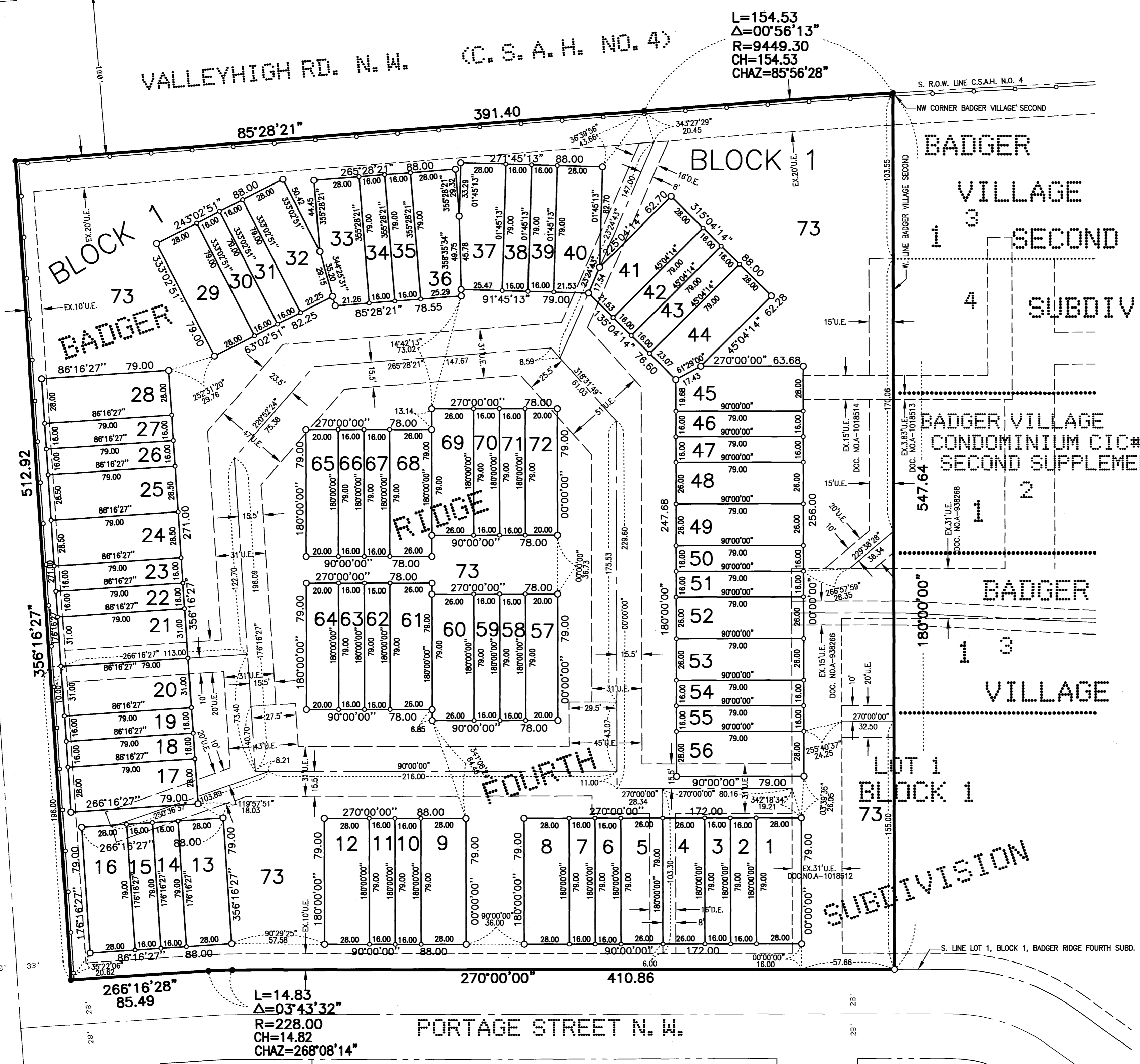
**UTILITY EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

**DRAINAGE EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and 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.

A utility and drainage easement is dedicated over all of Lot 73.

U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
—○— = CONTROLLED ACCESS



PROJECT NUMBER: 8600  
 COMPUTER FILE: 8600PFLDWG  
 DATE: 10/26/04  
 DRAFTSPERSON: JRP