

# WHISPERING OAKS COMMERCIAL REPLAT

### SURVEYOR'S CERTIFICATE

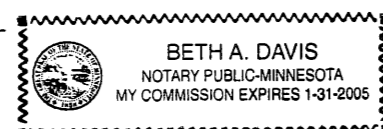
I hereby certify that I have surveyed and platted the property described on this plat as WHISPERING OAKS COMMERCIAL REPLAT; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly 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 thereon.

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 10th day of DECEMBER, 2004.

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 13 day of December, 2004.

Edward P. Kniice  
Olmsted County Surveyor

### 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 13th day of DECEMBER, 2004, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 13th day of DECEMBER, 2004.

Judy K. Scherr  
City Clerk

### 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 14th day of DECEMBER, 2004.

DOCUMENT NUMBER A-1047762

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of DECEMBER, 2004, at 11 o'clock A.M., and was duly recorded in the Olmsted County records.

By Daniel G. Hall  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Forbrook-Bigelow Development LLC, a Minnesota limited liability company, owner and proprietor, and Premier Bank Rochester, a Minnesota corporation, mortgagee of the following described property situated in the City of Rochester, Olmsted County, State of Minnesota, to wit:

Lots 35 and 36, Block 2, WHISPERING OAKS, Rochester, Minnesota.

Containing 3.86 acres more or less.

have caused the same to be surveyed and platted as WHISPERING OAKS COMMERCIAL REPLAT 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.

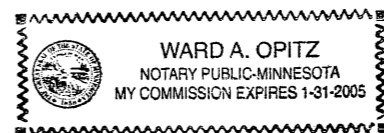
In witness whereof said Forbrook-Bigelow Development LLC a Minnesota limited liability company, has caused these presents to be signed by its Chief Manager this 13th day of December, 2004.

By: Joel O. Bigelow CM  
Joel O. Bigelow, Chief Manager

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 13th day of December, 2004, by Joel O. Bigelow, Chief Manager of Forbrook-Bigelow Development LLC, a Minnesota limited liability company,

Ward A. Opitz  
Notary Public, Olmsted County, Minnesota

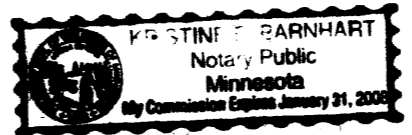


My commission expires 1-31-2005

In witness whereof said Premier Bank Rochester, a Minnesota corporation has caused these presents to be signed by its proper officer this 13th day of December, 2004.

Premier Bank Rochester

By: Wallace N. Johnson



State of Minnesota  
County of Olmsted

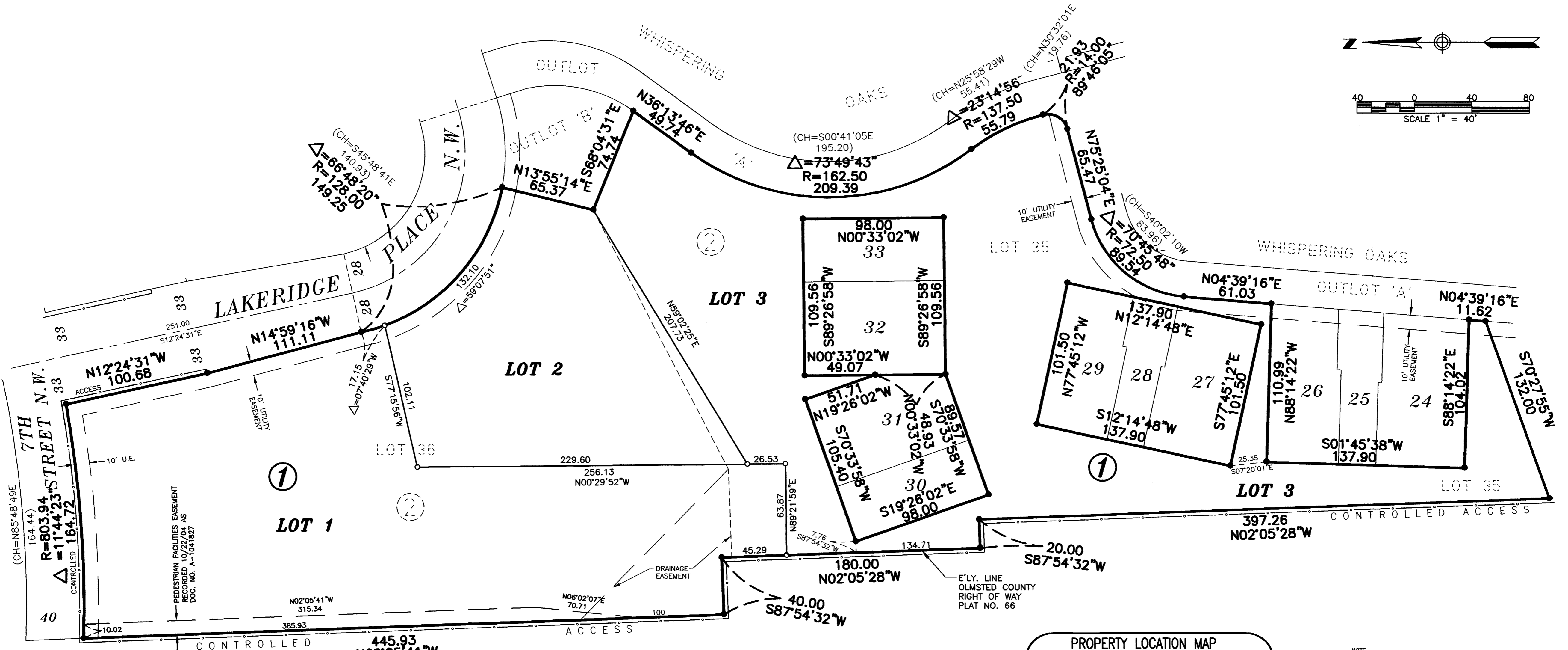
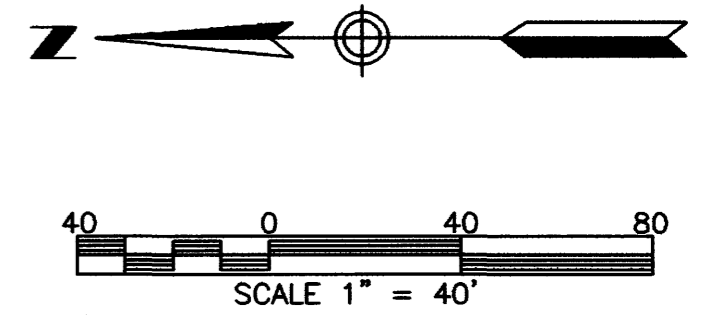
The foregoing instrument was acknowledge before me this 13th day of December, 2004, by Wallace N. Johnson of Premier Bank Rochester, on behalf of the corporation.

Kristine Barnhart  
Notary Public, Olmsted County, Minnesota

My commission expires 1-31-2005

# WHISPERING OAKS COMMERCIAL REPLAT

BASIS OF BEARINGS:  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE  
NORTH LINE OF THE SW 1/4 SEC. 33-107-14  
WHICH IS ASSUMED TO BE S89°06'40"W

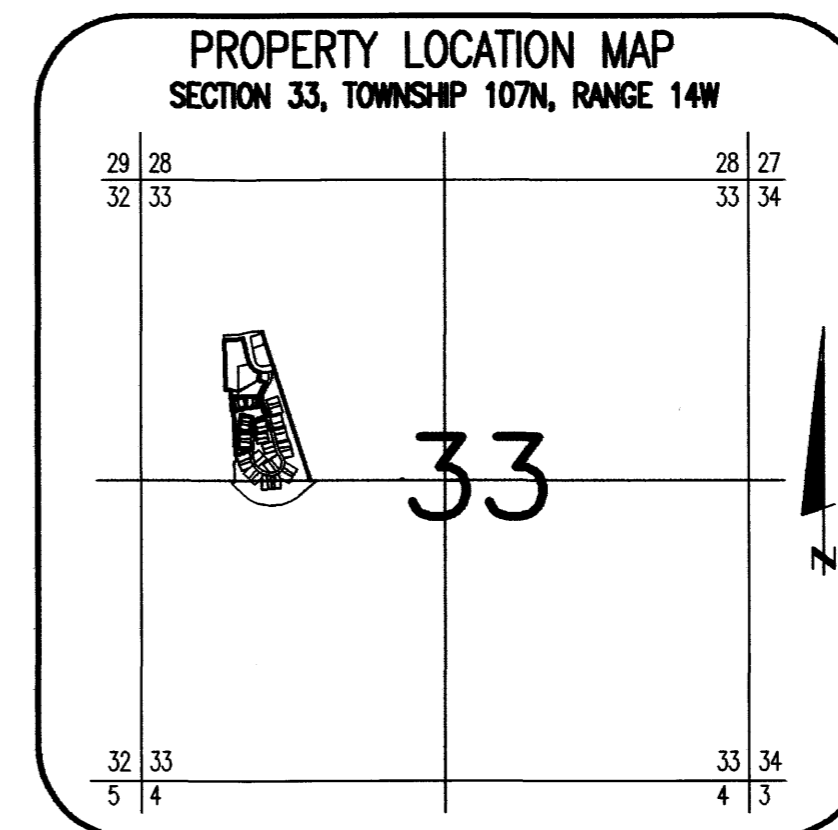


**WEST CIRCLE DRIVE N.W. (C.S.A.H. NO. 22)**  
(VARIABLE WIDTH R/W)

UTILITY EASEMENT (U.E.) 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 (D.E.) defined:  
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

CONTROLLED ACCESS defined:  
Ingress or egress to, from, or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.



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.

**998B** PREPARED BY:  
MCGHIE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA