

BADGER VILLAGE TOWNHOMES



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Badger Development II, LLC, a Minnesota Limited Liability Company, mortgagor, Wells Fargo Bank Minnesota N.A., mortgagee, and Richard E. Badger Revocable Trust, mortgagee, all being owners and proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

Lots 1 & 2, Block 2, BADGER RIDGE FOURTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota.

Said tract contains 4.91 acres more or less.

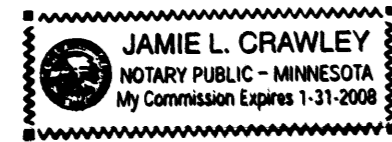
Have caused the same to be surveyed and platted as BADGER VILLAGE TOWNHOMES and do hereby donate and dedicate to the public for public use forever the cul de sac and dedicate the easements, as shown on this plat for utility and drainage purposes only.

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 21 day of AUGUST, 2003.

J.M. Hamilton
General Partner

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21 day of August, 2003 by J.M. Hamilton, General Partner, Badger Development II, LLC, a Minnesota Limited Liability Company, on behalf of the company.



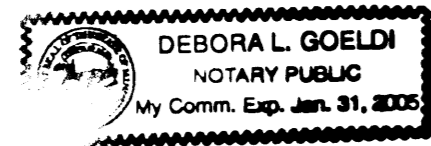
Notary Public, Olmsted County, MN
My Commission Expires 1-31-08

In witness whereof said Wells Fargo Bank Minnesota N.A. has caused these presents to be signed by its proper officer this 22 day of August, 2003.

David G. Wittenberg
Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 22 day of August, 2003 by David G. Wittenberg, Vice President of Wells Fargo Bank Minnesota N.A., on behalf of the association.



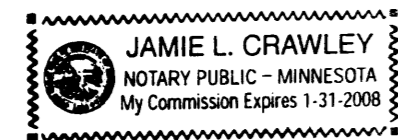
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof said Richard E. Badger Revocable Trust, Richard E. Badger, Trustee, has caused these presents to be signed this 21 day of AUGUST, 2003.

Richard E. Badger, Trustee

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21 day of August, 2003 by Richard E. Badger, Trustee of the Richard E. Badger Revocable Trust.



Notary Public, Olmsted County, MN
My Commission Expires 1-31-08

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 19th day of SEPTEMBER, 2003, 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 15th day of SEPTEMBER, 2003.

Judy K. Scherr
City Clerk
City of Rochester

COUNTY SURVEYOR

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

This 19 day of August, 2003.

Edward P. Kuisle
Olmsted County Surveyor

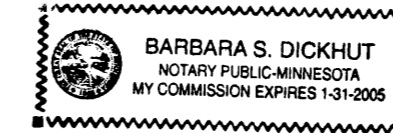
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BADGER VILLAGE TOWNHOMES; 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 April 30, 2004; 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
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 19th day of August, 2003, by Peter G. Oetliker, L.S. No. 41887.



Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

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 15th day of September, 2003.

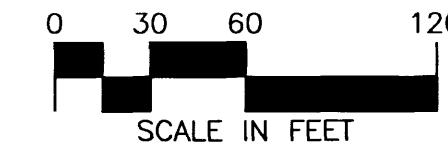
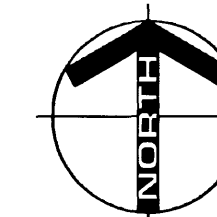
Document Number **A-989575**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 15th day of September, 2003, at 1 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

BADGER VILLAGE TOWNHOMES

BADGER RIDGE FOURTH SUBDIVISION



YAGGY COLBY ASSOCIATES

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L = 11.18
Δ = 03°43'32"
R = 172.00
CH = 11.18
CHAZ = 88°08'14"

BLOCK 1 LOT 1

L = 45.24
Δ = 36°00'00"
R = 72.00
CH = 44.50
CHAZ = 108°00'00"

L = 80.42
Δ = 36°00'00"
R = 128.00
CH = 79.11
CHAZ = 108°00'00"

L = 43.33
Δ = 03°36'48"
R = 687.00
CL = 43.32
CHAZ = 354°28'03"

L = 60.48
Δ = 10°53'48"
R = 318.00
CH = 60.39
CHAZ = 174°33'05"

L = 90.79
Δ = 22°19'31"
R = 233.00
CH = 90.21
CHAZ = 241°59'03"



BLOCK 1
 CENTRAL DRIVE
 BLOCK 2
 CENTRAL DRIVE
 BLOCK 3
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 BLOCK 4
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 BLOCK 37
 CENTRAL DRIVE

- 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.

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

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

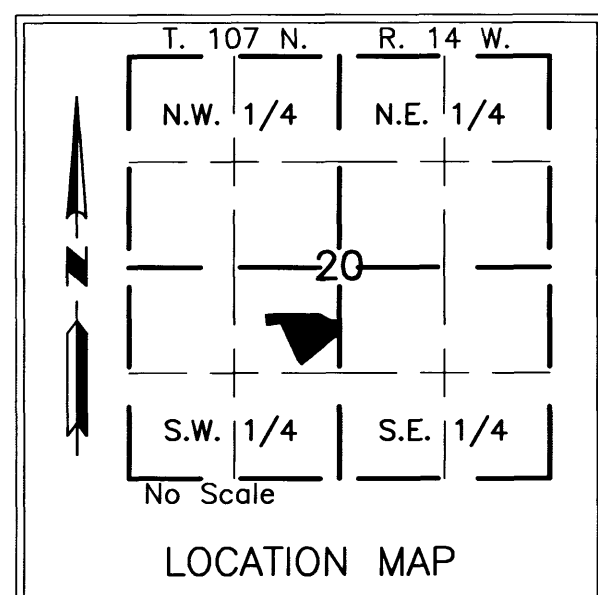
DRAINAGE EASEMENT DEFINED

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

D.E. = DRAINAGE EASEMENT

CURVE DATA

NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	23.85	18°12'37"	75.04	23.75	189°04'44"
2	64.66	88°54'10"	41.67	58.36	242°38'07"
3	220.16	242°35'07"	52.00	88.87	165°47'38"
4	97.15	44°31'02"	125.04	94.72	202°14'34"
A	152.99	87°37'36"	100.04	138.51	223°47'37"



PROJECT NUMBER: 8108
 COMPUTER FILE: 8108F-PLAT01.DWG
 DATE: 5/20/03
 DRAFTSPERSON: JRP