McNEILUS STEEL FIRST UTILITY EASEMENT DEFINED - 3RD ST. SE R/W LINE An unobstructed easement for the construction and maintenance of all necessary overhead, underground or Δ=10°21'28' surface public utilities, including rights to conduct 3RD ST. S.E. S 89°58'16" E 130.77 (R.A. 130.87) R=620.00 drainage and trimming on said easement. L=112.08 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. All Bearings are in relationship with SCALE IN FEET the Dodge County Coordinate System NAD '83, Adjusted 1996. AYARS SECOND ADDITION TRACT A 4TH ST. S.E 4TH ST. S.E. 4TH ST. S.E. (VACATED) (DOC. # 105029) 33 S 89°55'28" E 495.23 SOUTHERLY ROW¹ 8.5 FEET PARALLEL ₩TH EASTERLY AUDITOR'S SECOND REPLAT LOTS SH ! 15.00 U.E. (DOC# A215457). 1/2" PIPE AT ₄ S 89°57'29' NW COR LOT 5 188.95 BLOCK 1, AYAR'S SECOND ADDITION 5TH ST. S.E. FROM CENTER 10 13 OF EASTERLY 5.00 U.E. — LINE REPLAT S 89°55'28" E 465.94 SW COR REPLAT LOTS 1-6 AYAR'S SECOND PK NAIL AT SW COR, SE 1/4 -SW COR. SW 1 SEC. 34-107-17 & SEC. 34-107-1 NE COR, NW 1/4 -C.I.M. AT SEC. 3-106-17 SE COR. SE 1/4 S 89*58'27" W 1/2" PIPE --- 2122.34 SEC. 34-107-17-.....N 89'59'33" E S 89°58'27" W 507.42 S. LINE SE 1/4 SEC. 34 99.83 N 89 59 33" E N 89°59'33" E⁄3 188.62-S 89°59'33" W 466.27 N 89*59'33" E 610.35 SOUTH STREET :-S 0014'38" W 1/2" PIPE -SE COR SW 1/4, SE 1/4 Q N 89'59'33" E 610.43 INSTRUMENT OF DEDICATION TOGETHER WITH:

KNOW ALL MEN BY THESE PRESENTS: That McNeilus Steel, Inc., a Minnesota Corporation, being owners and proprietors of the following described property in the County of Dodge, State of Minnesota, to wit:

Those parts of the Northeast Quarter and Northwest Quarter of Section 3, Township 106 North, Range 17 West and the Southeast Quarter of Section 34, Township 107 North, Range 17 West, Dodge County, Minnesota, described as follows:

LEGAL DESCRIPTION FOR THE NORTHEAST QUARTER OF SECTION 3:

All of the Northeast Quarter of Section 3, Township 106 North, Range 17 West, Dodge County, Minnesota lying Northerly of Minnesota Department of Transportation Right of Way Plat No. 20—44.

Containing 24.50 acres, more or less.

Said parcel contains 13.61 acres more or less.

TOGETHER WITH:

That part of the Southeast Quarter of Section 34, Township 107 North, Range 17 West, Dodge County, Minnesota, described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 34; thence North 89 degrees 59 minutes 33 seconds East, (NOTE: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996) along the South line of said Southeast Quarter, 33.00 feet to the POINT OF BEGINNING; thence North 00 degrees 11 minutes 07 seconds East, along the West line of Block 1, AYAR'S SECOND ADDITION, 360.58 feet to the Northwest corner Lot 5, Block 1, said AYAR'S SECOND ADDITION; thence South 89 degrees 57 minutes 29 seconds East, along the North line of said Lot 5 and its Easterly extension, 188.95 feet to a point 8.50 feet, distant as measured at right angles and radially from the center line of the most Easterly tracks, of the Former Railroad, as now located; thence North 00 degrees 14 minutes 19 seconds East along said 8.50 foot parallel line, 478.76 feet; thence continuing along said 8.50 foot parallel line, Northerly 112.08 feet along a tangential curve, concave Easterly, having a central angle of 10 degrees 21 minutes 28 seconds and a radius of 620.00 feet, to the Southerly Right of Way line of Third Street SE (formerly 5th Street); thence South 89 degrees 58 minutes 16 seconds East, along said Southerly Right of Way line, 130.77 feet to the Westerly Right of Way line of Fifth Avenue SE; thence South 00 degrees 11 minutes 07 West, along said Westerly Right of Way line, 329.33 feet to the Westerly extension of the Southerly Right of Way line of Fourth Street SE; thence South 89 degrees 55 minutes 28 seconds East, along said Westerly extension and along said Southerly Right of Way, and along the North line of Lots 7 through 13, Block 2, of said AYARS SECOND ADDITION, 495.23 feet to the Northeast corner of said Lot 7; thence South 00 degrees 11 minutes 09 seconds West, along the East line of said Lot 7 a distance of 441.00 feet to the Southwest corner of the REPLAT OF LOTS 1-6, BLOCK 2, AYARS SECOND ADDITION; thence South 89 degrees 55 minutes 28 seconds East, along the South line of said REPLAT, 465.94 feet to the East line of the Southwest Quarter of said Southeast Quarter; thence South 00 degrees 04 minutes 48 seconds West, along said East line, 178.79 feet to the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence South 89 degrees 59 minutes 33 seconds West, along the South line of said Southeast Quarter, 1291.90 feet to the POINT OF BEGINNING.

That part of the Northwest Quarter of Section 3, Township 106 North, Range 17 West, Dodge County, Minnesota

BEGINNING at the Northeast corner of the Northwest Quarter of said Section 3; thence South 89 degrees 58 minutes 27 seconds West (Note: All bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996) along the North line of said Northwest Quarter, 507.42 feet to the Northerly extension of the East line of Second Ave S.E.; thence South 00 degrees 30 minutes 34 seconds East, along said Northerly extension and along said East line, 1019.21 feet; thence South 89 degrees 29 minutes 26 seconds West, 66.00 feet to the West line of said Second Ave. S.E.; thence South 00 degrees 30 minutes 34 seconds East, along the Southerly extension of said West line, 40.13 feet; thence South 89 degrees 58 minutes 26 seconds West, 248.98 feet; thence South 00 degrees 28 minutes 36 seconds East, 254.01 feet to the South line of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 59 minutes 40 seconds West, along said South line, 391.59 feet to the Northerly line of MnDot Right of Way Plat No. 20-33; thence South 84 degrees 38 minutes 01 seconds East (Note: the next 2 courses are along said MnDot Right of Way Plat No. 20-33) a distance of 419.86 feet; thence Easterly 223.18 feet, on a non-tangential curve concave Northerly, central angle of 04 degrees 37 minutes 30 seconds, radius of 2764.79 feet and chord of said curve bears North 87 degrees 17 minutes 27 seconds East, to the Westerly line of MnDot Right of Way Plat No. 20-44; thence Easterly 404.53 feet (Note: the next 4 courses are along said MnDot Right of Way Plat No. 20-44) on a non-tangential curve concave Northerly, central angle of 09 degrees 28 minutes 26 seconds, radius of 2446.48 feet and chord of said curve bears North 79 degrees 56 minutes 24 seconds East; thence North 85 degrees 47 minutes 25 seconds East, not tangent to said curve, 98.51 feet; thence North 49 degrees 52 minutes 13 seconds East, 52.21 feet; thence Northeasterly 38.15 feet on a non-tangentual curve concave Northerly, central angle of 00 degrees 53 minutes 36 seconds, radius of 2446.48 feet and chord of said curve bears North 71 degrees 22 minutes 55 seconds East, to the East line of said Northwest Quarter; thence North 00 degrees 29 minutes 54 seconds West, along said East line, 1219.39 feet to the POINT OF BEGINNING.

Said parcel contains 17.32 acres more or less.

Has caused the same to be surveyed and platted as McNEILUS STEEL FIRST and do hereby dedicate to the public for public use the thoroughfares and also dedicate the easements as shown on this plat for utility purposes only.

In witness whereof, said McNeilus Steel, Inc., a Minnesota Corporation, have hereunto set their hands this _______, 2018

COUNTY RECORDER

Document Number 227293

DODGE COUNTY, AUDITOR/TREASURER

Taxes payable in the year $20\frac{12}{10}$, on the land herein described, have been paid; there are no delinquent taxes and transfer has been entered on this 10^{10} day of 10^{10} day of 10

COUNTY SURVEYOR

Pursuant to Chapter 389.09, laws of Minnesota, this plat has been approved, this

day of December, 2018. Lisa M. Hanni, Dodge County Surveyor

SURVEYOR'S CERTIFICATE

that I have surveyed or directly supervised the survey of the property described on this plat; that I prepared or directly supervised the preparation of this plat as McNEILUS STEEL FIRST; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all outside boundary monuments of the plat have been correctly set and that all other required monuments of the plat have been set; that as of the date of this certificate, all water boundaries and wetlands, as defined in Minnesoto Statutes 505.01, Subd. 3, are shown and labeled on the plat; and that all public ways are shown and labeled on the

Richard J. Massey, Land Surveyor Minnesota License No. 41814

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of ______, 2018 by Richard J. Massey,

Chypen Hayren Notary (Public, Dodge County, MN My Commission Expires 711 31 2023

CITY OF DODGE CENTER PLANNING AND ZONING COMMISSION

This plat of McNEILUS STEEL FIRST has been approved by the planning and Zoning Commission of the City of Dodge Center, Minnesota, this _____ day of ______ 2011.

CITY OF DODGE CENTER CITY COUNCIL

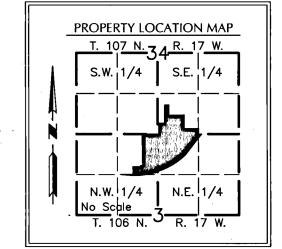
This plat of McNEILUS STEEL FIRST has been approved by the City Council of the City of Dodge Center, Minnesota, on this the ______ day of _______, 2018

STATE OF MINNESOTA

20 18. by Mars Blanca (3) (3) its Chat admin Officer a Minnesota Corporation

Lucida M. Local

Notary Public, Dodge County My Commission Expires 1-31-2020



MASSEY