

# ADVANTAGE INDUSTRIAL PARK

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Advantage Properties, Inc., a Minnesota Corporation, owner and proprietor, and Home Federal Savings Bank, a Minnesota Corporation, mortgagee of the following described property:

That part of the Southeast Quarter of Section 33, Township 107 North, Range 16 West, Dodge County, Minnesota, described as follows:

Commencing at the northeast corner of the Southeast Quarter of said Section 33; thence South 00 degrees 00 minutes 18 seconds East (Note: All bearings are in relationship with the Dodge County Coordinate System NAD '83, adjusted 1996) along the east line of said Southeast Quarter for a distance of 660.00 feet to the southeast corner of EAST CREEK COMMERCIAL ADDITION, said point also being the northeast corner of the South 3/4 of said Southeast Quarter and the POINT OF BEGINNING; thence continue South 00 degrees 00 minutes 18 seconds East along said east line for a distance of 435.00 feet; thence North 89 degrees 46 minutes 42 seconds West parallel with the north line of said Southeast Quarter for a distance of 608.00 feet; thence North 00 degrees 00 minutes 18 seconds West parallel with the east line of said Southeast Quarter for a distance of 435.00 feet to the south line of said EAST CREEK COMMERCIAL ADDITION, also being the north line of the South 3/4 of said Southeast Quarter; thence South 89 degrees 46 minutes 42 seconds East along said south line for a distance of 608.00 feet to the POINT OF BEGINNING.

Said Parcel contains 6.07 acres, more or less.

Said Parcel is subject to any easements or encumbrances of record.

Has caused the same to be surveyed and platted as ADVANTAGE INDUSTRIAL PARK and do hereby donate and dedicate to the public for public use forever the thoroughfares and the easements as shown on this plat.

In witness whereof, said Advantage Properties Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 13 day

of February, 2003

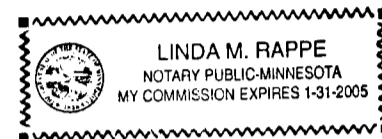
*Jas. Call*

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day

of February, 2003, by Jas. Call, its owner

and \_\_\_\_\_, its \_\_\_\_\_, on behalf of said Advantage Properties Inc., a Minnesota Corporation.



*Linda M. Rappe*  
Notary Public, Dodge County  
My Commission Expires 1-31-05

In witness whereof, said Home Federal Savings Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 7<sup>th</sup> day

of February, 2003.

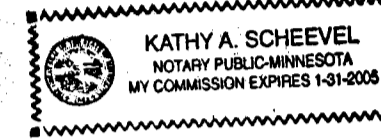
*Michael O'Neil*

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day

of February, 2003, by Michael O'Neil, its President

and \_\_\_\_\_, its \_\_\_\_\_, on behalf of said Home Federal Savings Bank, a Minnesota Corporation.



*Kathy A. Scheevel*  
Notary Public, Dodge County  
My Commission Expires \_\_\_\_\_

### CITY OF KASSON PLANNING AND ZONING COMMISSION

This plat of ADVANTAGE INDUSTRIAL PARK has been approved by the Planning and Zoning Commission of the City of Kasson, Minnesota this 7<sup>th</sup> day of October, 2002.

*Greg DeSt*  
Chair

*Linda Rappe*  
Secretary

### CITY OF KASSON CITY COUNCIL

This plat of ADVANTAGE INDUSTRIAL PARK has been approved by the City Council of the City of Kasson on this 23 day of October, 2002.

*Quane Duster*  
Mayor

*Michael Rief*  
City Clerk

### COUNTY SURVEYOR

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

This 5<sup>th</sup> day of November, 2002.

*Roger W. Brand*  
Roger W. Brand  
Dodge County Surveyor

### COUNTY OF DODGE AUDITOR/TREASURER

Taxes payable in the year 2003, on the land herein before described, have been paid; there are no delinquent taxes and transfer has been entered on this 27<sup>th</sup> day of February, 2003.

*Janet Papp*  
Dodge County Auditor/Treasurer

by \_\_\_\_\_ Deputy

### COUNTY RECORDER

Document Number 142736

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 3rd day of March, 2003, at 8: o'clock A.m. and was duly recorded in Book B of Plats on page 89.

*Sue A. Alberts*  
Dodge County Recorder

### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as ADVANTAGE INDUSTRIAL PARK; 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; that the outside boundary lines are correctly designated; 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.

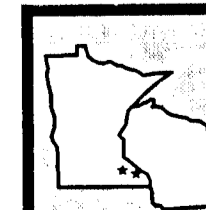
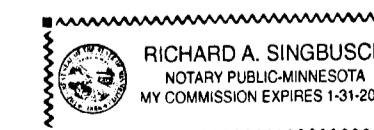
*Richard J. Massey*  
Richard J. Massey  
Minnesota L.S. No. 41814

### STATE OF MINNESOTA COUNTY OF WINONA

The foregoing Surveyor's Certificate was acknowledged before me this 6<sup>th</sup> day of November, 2002, by Richard J. Massey, L.S. No. 41814.

*Richard J. Massey*  
Notary Public, Winona County, MN

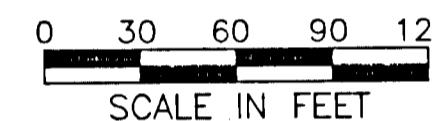
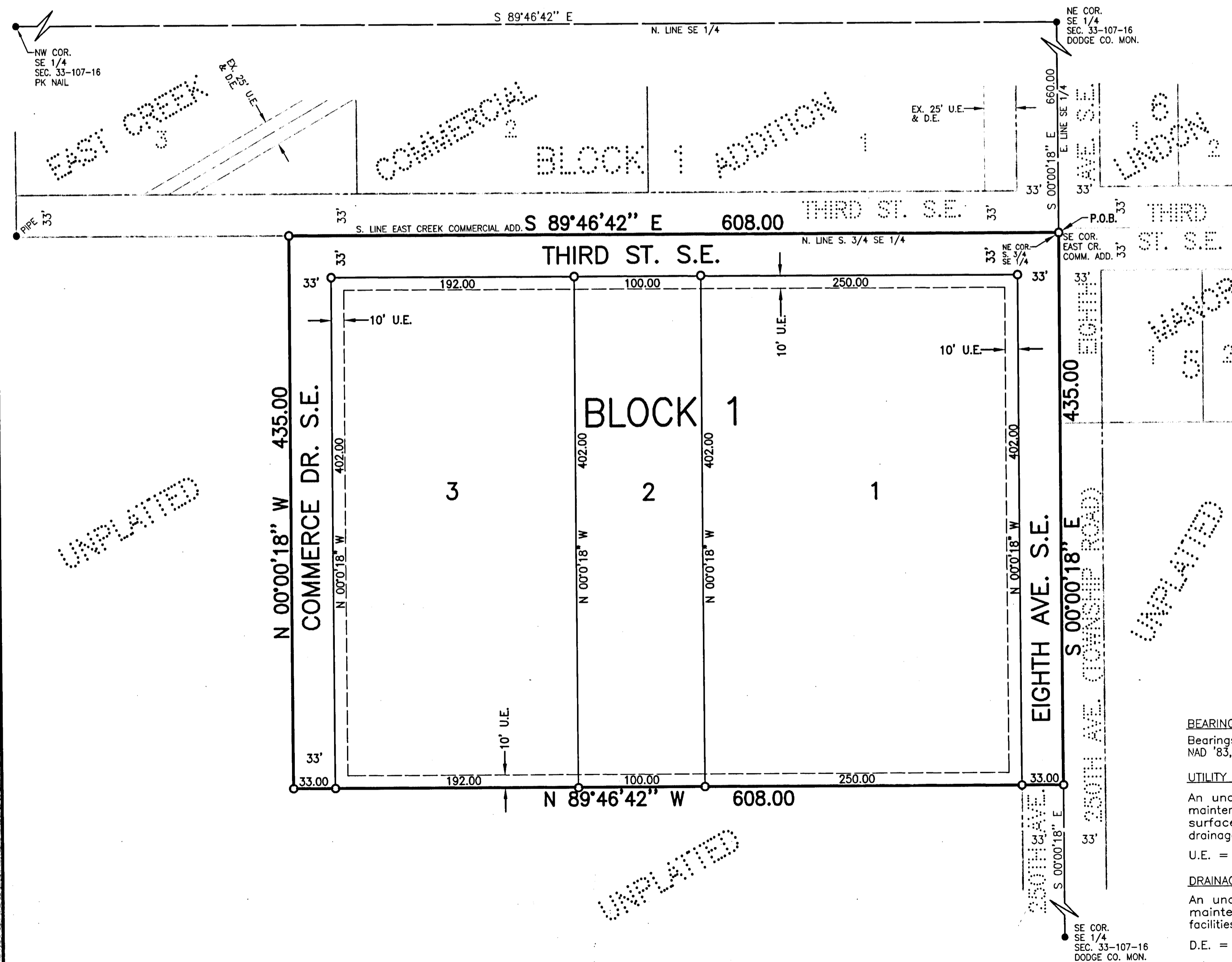
My Commission Expires 1-31-2005



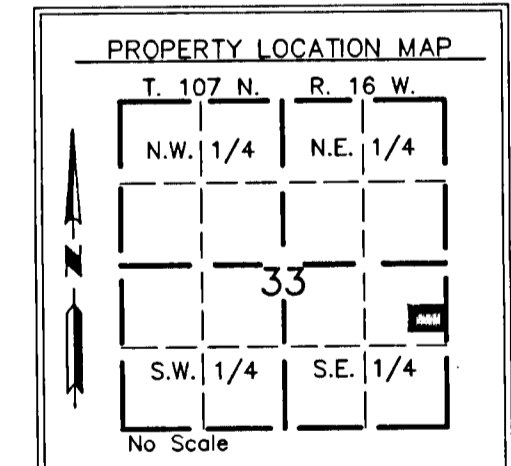
### BRAND & MASSEY SURVEYING, INC.

1009 WHITWATER AVENUE  
ST. CHARLES, MN. 55972  
PH. NO. 507-932-3895

P.O. BOX 428  
KASSON, MN 55944  
PH. NO. 507-634-4505



- MONUMENTS
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
  - FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)
- All monuments set have a plastic cap stamped L.S. 41814.



BEARINGS  
Bearings are on the Dodge County Coordinate System, NAD '83, 1996 adjustment.

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

PROJECT NUMBER: 534  
COMPUTER FILE: 0534SF01.DWG  
DATE: 09/30/02