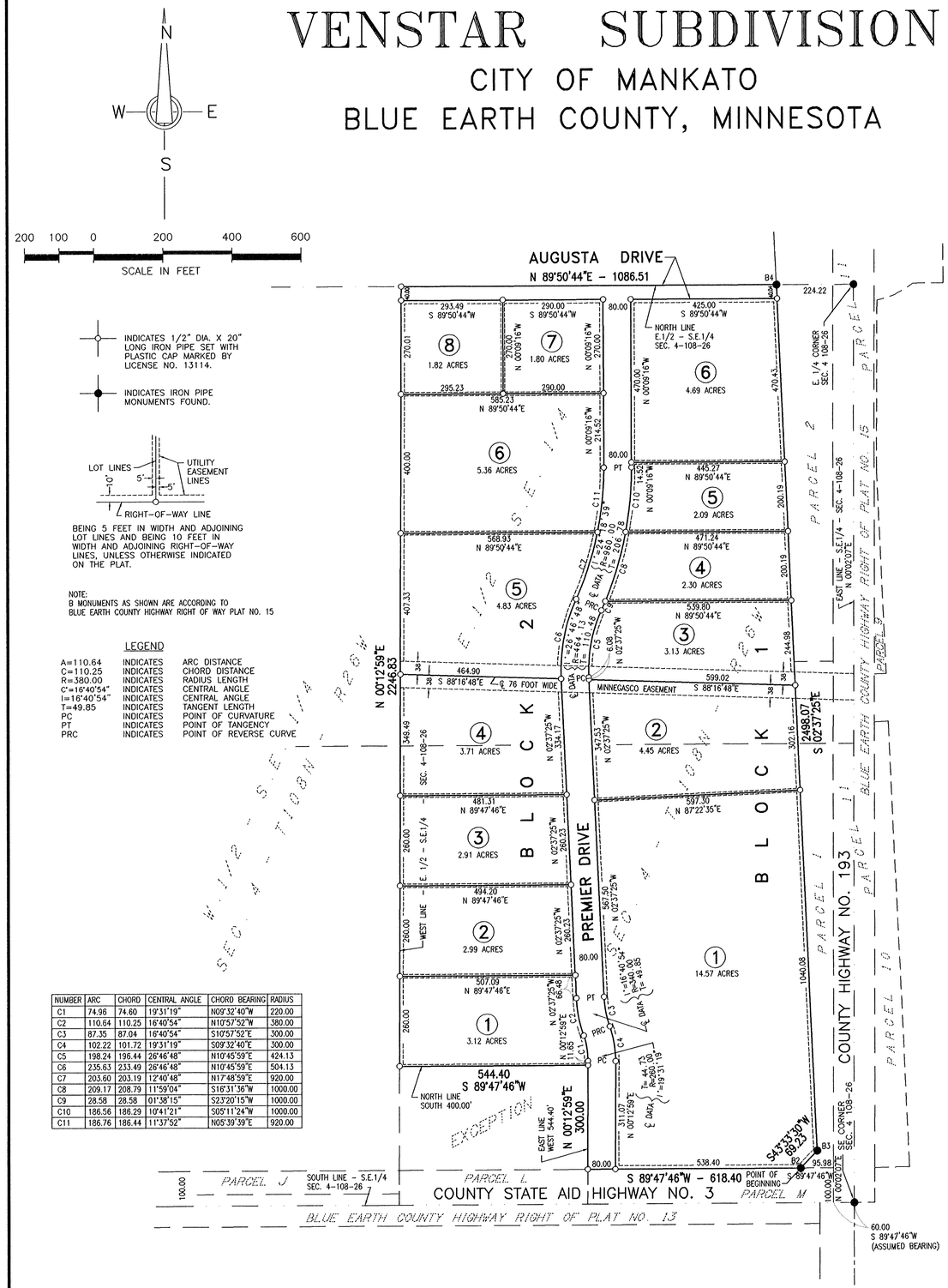
VENSTAR SUBDIVISION

CITY OF MANKATO

BLUE EARTH COUNTY, MINNESOTA



NUMBER	ARC	CHORD	CENTRAL ANGLE	CHORD BEARING	RADIUS
C1	74.96	74.60	19°31'19"	N09°32'40"W	220.00
C2	110.64	110.25	16°40'54"	N10°57'52"W	380.00
C3	87.35	87.04	16°40'54"	S10°57'52"E	300.00
C4	102.22	101.72	19°31'19"	S09°32'40"E	300.00
C5	198.24	196.44	26°46'48"	N10°45'59"E	424.13
C6	235.63	233.49	26°46'48"	N10°45'59"E	504.13
C7	203.60	203.19	12°40'48"	N17°48'59"E	920.00
C8	209.17	208.79	11°59'04"	S16°31'36"W	1000.00
C9	28.58	28.58	01°38'15"	S23°20'15"W	1000.00
C10	186.56	186.29	10°41'21"	S05°11'24"W	1000.00
C11	186.76	186.44	11°37'52"	N05°39'39"E	920.00

INSTRUMENT OF DEDICATION

Know all men by these present that we, VenStar, L.L.C., a Minnesota limited liability company, and P. A. W. Properties, a Minnesota partnership, owners of the following described property to wit:

That part of the East Half of the Southeast Quarter of Section 4 Township 108 North Range 26 West, Blue Earth County, Minnesota described as:

Commencing at the southeast corner of Section 4 Township 108 North Range 26 West; thence South 89 degrees 47 minutes 46 seconds West (assumed bearing) along the south line of the Southeast Quarter of Section 4, a distance of 60.00 feet to the southeast corner of Parcel M, Blue Earth County Highway Right of Way Plat No. 13; thence North 00 degrees 02 minutes 07 seconds East, along the east line of Parcel M, a distance of 100.00 feet to the northeast corner of said Parcel M; thence South 89 degrees 47 minutes 46 seconds West, along the north line of said Parcel M, the same being the south line of Parcel 1, Blue Earth County Highway Right of Way Plat No. 15, a distance of 95.98 feet to the southwest corner of said Parcel 1, said point being the point of beginning; thence continuing South 89 degrees 47 minutes 46 seconds West, along the north line of Parcel M, a distance of 618.40 feet to the northwest corner of said Parcel M; thence North 00 degrees 12 minutes 59 seconds East, along the east line of the West 544.40 feet of the East Half of the Southeast Quarter of Section 4, a distance of 300.00 feet; thence South 89 degrees 47 minutes 46 seconds West, along the north line of the South 400.00 feet of the East Half of the Southeast Quarter of Section 4, a distance of 544.40 feet to a point on the west line of the East Half of the Southeast Quarter of Section 4; thence North 00 degrees 12 minutes 59 seconds East, along said west line, 2246.83 feet to the northwest corner of the East Half of the Southeast Quarter of Section 4; thence North 89 degrees 50 minutes 44 seconds East, along the north line of the East Half of the Southeast Quarter of Section 4, a distance of 1086.51 feet to the northwest corner of Parcel 2, Blue Earth County Highway Right of Way Plat No. 15; thence South 02 degrees 37 minutes 25 seconds East, along the west line of Parcel 2 and along the west line of Parcel 1, a distance of 2498.07 feet; thence South 43 degrees 33 minutes 30 seconds West, along the easterly line of said Parcel 1, a distance of 69.23 feet to the point of beginning. Containing 63.42 acres.

do hereby declare that we have caused the above described property to be surveyed and platted and monuments to be set, that we have named said platted area VENSTAR SUBDIVISION, and that we dedicate to the public use the streets and easements as shown hereon.

SIGNED: VenStar, L.L.C.

By: William C. Radichel, Chief Manager

By: Brenda M. Radichel, Treasurer

SIGNED: P. A. W. Properties

By: Paul W. Radichel, a General Partner

By: Brenda M. Radichel, a General Partner

NOTARY CERTIFICATES

State of Minnesota)
County of Blue Earth) ss

On this the _____ day of _____, 1998, before me a Notary Public within and for said County, personally appeared William C. Radichel and Brenda M. Radichel, who being duly sworn did say that they are the Chief Manager and Treasurer of VenStar, L.L.C., a limited liability company under the laws of the State of Minnesota, the company named in the foregoing instrument, and that said instrument was signed in behalf of said company by authority of its Board of Governors, and said William C. Radichel and Brenda M. Radichel acknowledged said instrument to be the free act and deed of said company.

Notary Public

State of Minnesota)
County of Blue Earth) ss

On this the _____ day of _____, 1998, before me a Notary Public within and for said County, personally appeared Paul W. Radichel and Brenda M. Radichel, to me personally known, who being duly sworn, did say that they are partners of P. A. W. Properties, the partnership named in the foregoing instrument and that said instrument was signed in behalf of said partnership and said Paul W. Radichel and Brenda M. Radichel acknowledged said instrument to be the free act and deed of said partnership.

Notary Public

SURVEYOR'S CERTIFICATE

I, Bradley C. Evans, Registered Land Surveyor, State of Minnesota, do hereby certify that I have surveyed and platted the property described on this plat of VENSTAR SUBDIVISION, 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 have been correctly placed in the ground as shown; 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.

Minnesota Reg. No. 13,114

On this the ____ day of _____, 1998, before me a Notary Public in and for said County, personally appeared Bradley C. Evans, and being duly sworn did say that he has executed the foregoing instrument.

Notary Public

APPROVALS

Be it known that on this the ____ day of _____, 1998, the Planning Commission of the City of Mankato did duly review this plat of VENSTAR SUBDIVISION.

Chair person: Secretary:

Be it known that on this the ____ day of _____, 1998, the City Council of the City of Mankato did duly approve this plat of VENSTAR SUBDIVISION, as per MS 505.03 Subd. 2, this plat has been submitted to and written comments and recommendations have been received from the Blue Earth County Highway Engineer. .

Mayor: Clerk:

TITLE OPINION

I, Howard F. Haugh, Licensed Attorney, State of Minnesota, do hereby certify that the owners as indicated hereon represents all ownership interest in the land encompassed by this plat.

LAND RECORDS DEPARTMENT

I hereby certify that there are no delinquent taxes and/or delinquent special assessments, that the current taxes have been paid and that the transfer has been entered on the land described herein on the _____ day of _____, 1998.

Assistant Administrator for

COUNTY RECORDER Land Records Department

I hereby certify that this instrument was filed in my office for record on this, the ____ day of _____, 1998, at ___o'clock, _.m., and that it was duly recorded on _____ Plats, Number _____.

County Recorder

THIS PLAT WAS PREPARED BY SURVEY SERVICES, INC.

VENSTAR SUBD.