

UNIVERSAL BUSINESS CENTER

KNOW ALL PERSONS BY THESE PRESENTS: That Dahlen Real Estate, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Scott, State of Minnesota, to wit:

Lot 1, Block 1, STAGECOACH BUSINESS CENTER, according to the recorded plat thereof, Scott County, Minnesota.

And that Vital Properties, LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Scott, State of Minnesota, to wit:

Lot 2 and 3, Block 1, STAGECOACH BUSINESS CENTER, according to the recorded plat thereof, Scott County, Minnesota.

Have caused the same to be surveyed and platted as UNIVERSAL BUSINESS CENTER and do hereby donate and dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof, said Dahlen Real Estate, LLC, a Minnesota limited liability company, has caused those presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Dahlen Real Estate, LLC, a Minnesota limited liability company,

_____, its _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____, _____, of Dahlen Real Estate, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, MN.
My commission expires _____

Notary Public, _____ County, MN.
My commission expires _____

In witness whereof, said Vital Properties, LLC, a Minnesota limited liability company, has caused those presents to be signed by its proper officer this ____ day of _____, 20____.

Signed: Vital Properties, LLC, a Minnesota limited liability company,

Vitaliy V. Tereshkov, President

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on _____, by Vitaliy V. Tereshkov, President, of Vital Properties, LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, MN.
My commission expires _____

Notary Public, _____ County, MN.
My commission expires _____

I, Lance Frost do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota: that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Lance Frost, Land Surveyor
Minnesota License No. 46534

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Lance Frost, Land Surveyor.

Notary Public, _____ County, MN.
My commission expires _____

Notary Public, _____ County, MN.
My commission expires _____

CITY OF SHAKOPEE

We do hereby certify that on the ____ day of _____, 20____, the City Council of the City of Shakopee, Minnesota approved this plat by resolution and is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Mayor

ATTEST:

City Clerk

I certify that I have examined evidence of title for this plat and recommend this plat for approval.

City Attorney

SCOTT COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 389.09, Subd.1, as amended, this plat has been reviewed and approved this ____ day of _____, 20____.

Scott County Surveyor

SCOTT COUNTY AUDITOR/TREASURER:

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered this ____ day of _____, 20____.

Signed by: _____, Deputy
Scott County Auditor/Treasurer

SCOTT COUNTY REGISTRAR OF TITLES:

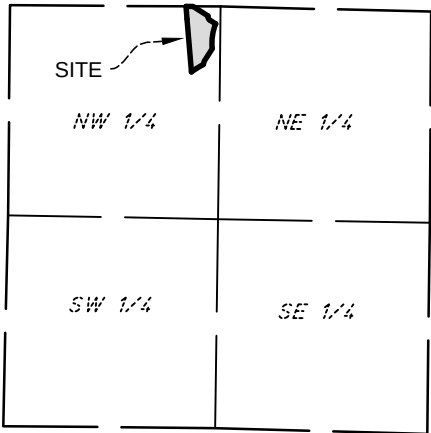
I hereby certify that this plat of MENDEN ADDITION was filed in the office of the Registrar of Titles for record on this ____ day of _____, 20____, at _____ o'clock ____M., and duly recorded as Document No. _____.

_____, Deputy
Scott County Registrar of Titles

THIS PLAT PREPARED BY STONEBROOKE ENGINEERING, INC.

VICINITY MAP

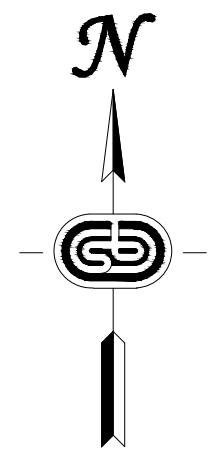
NOT TO SCALE



SECTION 12, TOWNSHIP 115, RANGE 22
SCOTT COUNTY, MN

BEARING BASIS

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE SCOTT COUNTY COORDINATE SYSTEM, NAD 83(2011)

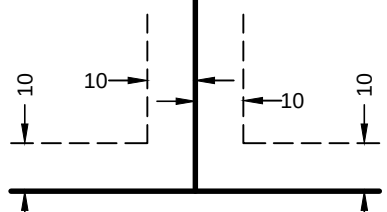


0 50 100
SCALE IN FEET

LEGEND

- DENOTES IRON MONUMENT FOUND MARKED BY LICENSE NO. 10183, UNLESS NOTED OTHERWISE
- (SBC=) DENOTES RECORD DISTANCE FROM THE PLAT OF STAGECOACH BUSINESS CENTER

DRAINAGE AND UTILITY EASEMENTS (D.U.E) ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING LOT LINES AND RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED, AS SHOWN ON PLAT.

HIGHWAY 101
FRONTAGE ROAD
ADDITION
OUTLOT A

ZIEGLER

CHICAGO

NORTHWESTERN

RAILROAD

STAGECOACH ROAD

SCOTT COUNTY ROAD RIGHT OF WAY PLAT NO. 40

COUNTY STATE AND HIGHWAY 101
(FORMERLY STATE TRUNK HIGHWAY NO. 100)

STAGECOACH

LOT 1

LOT 1

BLOCK 1

BUSINESS

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