NORTHERN HILLS COMMERCIAL PARK THIRD

KNOW ALL PERSONS BY THESE PRESENTS: That Wings Financial Credit Union, a credit union chartered under the laws of the State of Minnesota, owner of the following described property:

Lot 2, Block 1, NORTHERN HILLS COMMERCIAL PARK SECOND, Olmsted County, Minnesota.

ALSO

Lot 3, Block 1, NORTHERN HILLS COMMERCIAL PARK SECOND, Olmsted County, Minnesota, except that part of said Lot 3, described as follows:

Beginning at the Southwest corner of said Lot 3; thence North 00 degrees 00 minutes 00 seconds East, assumed bearing, along the West line of said Lot 3, a distance of 168.96 feet; thence North 89 degrees 46 minutes 00 seconds East, a distance of 193.03 feet to the East line of said Lot 3; thence Southerly along the East line of said Lot 3, a distance of 138.86 feet along a non-tangential curve, concave to the East, said curve having a radius of 17288.73 feet, a central angle of 00 degrees 27 minutes 37 seconds, a chord having a length of 138.86 feet that bears South 02 degrees 03 minutes 11 seconds West to a Southeasterly corner of said Lot 3; thence South 45 degrees 00 minutes 00 seconds West, along a Southeasterly line of said Lot 3, a distance of 43.80 feet to a Southeasterly corner of said Lot 3; thence North 90 degrees 00 minutes 00 seconds West, along the South line of said Lot 3, a distance of 157.09 feet to the Southwest corner of said Lot 3 and the point of beginning.

Containing in all, 1.62 acres, more or less.

Has caused the same to be surveyed and platted as NORTHERN HILLS COMMERCIAL PARK THIRD.

In witness whereof, said Wings Financial Credit Union, a credit union chartered under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this 14 day of NOV, 2022.

Wings Financial Credit Union

Gregory Higgins, Senior Vice President

STATE OF Minnesota
COUNTY OF ~~Dakota~~

This instrument was acknowledged before me on 14 NOV 2022 by Gregory Higgins, Senior Vice President of Wings Financial Credit Union, a credit union chartered under the laws of the State of Minnesota.

Notary Public, Dakota County, Minnesota — carol Hollon Notary Printed Name

My commission expires 01.31.2026

SURVEYOR'S CERTIFICATE

I, Jeffrey J. Rolfson, 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 all public ways are shown and labeled on this plat.

Dated this 8TH day of NOVEMBER 2022.

Jeffrey J. Rolfson, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on Nov. 8, 2022 by Jeffrey J. Rolfson.

Sheri Ryan — Notary Public, Goodhue County, Minnesota — Sheri Ryan Notary Printed Name

My commission expires 01.31.2023

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 8 day of NOVEMBER, 2022.

Eric C. Howes
Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 1ST day of December, 2022.

Olmsted County Engineer

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 1st day of August, 2022, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly Geistler
Kelly Geistler, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2022 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 9th day of December, 2022.

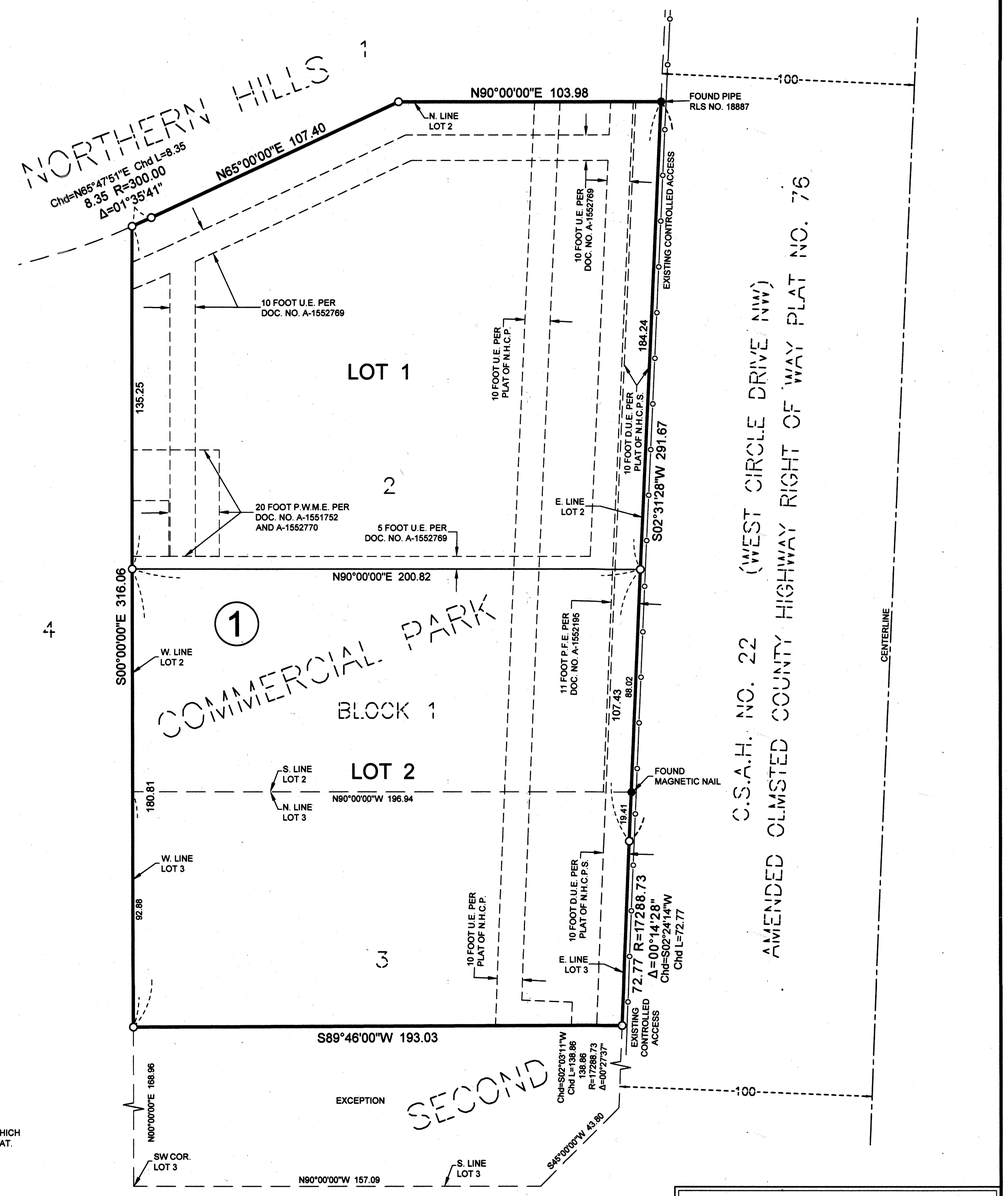
DOCUMENT NUMBER A-1578444

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 9th day of December, 2022, at 9½ o'clock A M., and was duly recorded in the Olmsted County records.

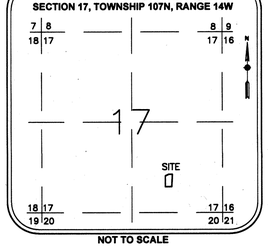
Mary Blaichert
Director of Property Records & Licensing

by: Wendy von Wald
Deputy

018125



PROPERTY LOCATION MAP
SECTION 17, TOWNSHIP 107N, RANGE 14W



NOT TO SCALE

NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

D.U.E. = DRAINAGE AND UTILITY EASEMENT

U.E. = UTILITY EASEMENT

P.W.M.E. = PUBLIC WATER MAIN EASEMENT

P.F.E. = PEDESTRIAN FACILITIES EASEMENT

N.H.C.P. = NORTHERN HILLS COMMERCIAL PARK

N.H.C.P.S. = NORTHERN HILLS COMMERCIAL PARK SECOND

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1578A