OFFICIAL

CIRCLE DRIVE BUSINESS PARK SECOND

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That AH Development 2 LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:
Commencing at the southwest corner of said Northeast Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 25 minutes 05 seconds along the west line of said Northeast Quarter 103.23 feet to the northerly right-of-way line of C.S.A.H. NO. 22 according to the AMENDED OLMSTED COUNTY RIGHT OF WAY PLAT NO. 43 and the point of beginning; thence continue northerly 358 degrees 25 minutes 05 seconds azimuth along the west line of said Northeast Quarter 466.76 feet to the southwest corner of Lot 7, Block 1, VIKING HILLS FOURTH according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence easterly along the southerly line of said VIKING HILLS FOURTH 93 degrees 56 minutes 22 seconds azimuth 340.97 feet to the northwest corner of Lot 2, Block 1, CIRCLE DRIVE BUSINESS PARK according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence southerly along the west line of said CIRCLE DRIVE BUSINESS PARK 179 degrees 48 minutes 58 seconds azimuth 395.31 feet to the northerly right-of-way line of said C.S.A.H. NO. 22; thence westerly along said northerly right-of-way line 269 degrees 48 minutes 58 seconds azimuth 164.84 feet; thence southerly along said northerly right-of-way line 178 degrees 25 minutes 05 seconds azimuth 50.01 feet; thence westerly along said northerly right-of-way line 270 degrees 55 minutes 35 seconds azimuth 165.11 feet to the point of beginning.
AND
That part of Parcel 2 of AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 43 (being a part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 107 North, Range 14 West), Olmsted County, Minnesota, lying northerly of a line drawn between Right of Way Corner M-2 and Right of Way Corner M-5 as depicted on said AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 43.

Has caused the same to be surveyed and platted as CIRCLE DRIVE BUSINESS PARK SECOND and does hereby dedicate to the public for public use the public utility easements as created by this plat.

IN WITNESS WHEREOF said AH Development 2 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 11th day of October, 2023.

AH Development 2 LLC

Andrew Hawkins
Manager

STATE OF Minnesota

COUNTY OF Olmsted

This instrument was acknowledged before me on October 11, 2023, by Andrew Hawkins, Manager of AH Development 2 LLC, a Minnesota limited liability company, on behalf of the company.

Andrea Jill Butler

Notary Public Minnesota

My Commission Expires: 01/31/2028

ANDREA JILL BUTLER
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2028

SURVEYOR'S CERTIFICATE

I, Chad M. Conner, 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 9th day of October, 2023

Chad M. Conner, Licensed Land Surveyor
Minnesota License No. 41643

STATE OF MINNESOTA
COUNTY OF CROW WING
This instrument was acknowledged before me on October 9, 2023 by Chad M. Conner.

Darcie French
Notary Public, Crow Wing County, Minnesota
My Commission Expires: 01-31-2028

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of CIRCLE DRIVE BUSINESS PARK SECOND was approved by the Community Development Department of Rochester, Minnesota, on the 24th day of October, 2023, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

Community Development Director

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 16 day of OCTOBER, 2023

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2023 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 30th day of October, 2023.

Document Number A1595363

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of October, 2023,

at 2 o'clock P.M. and was duly recorded in the Olmsted County Records.

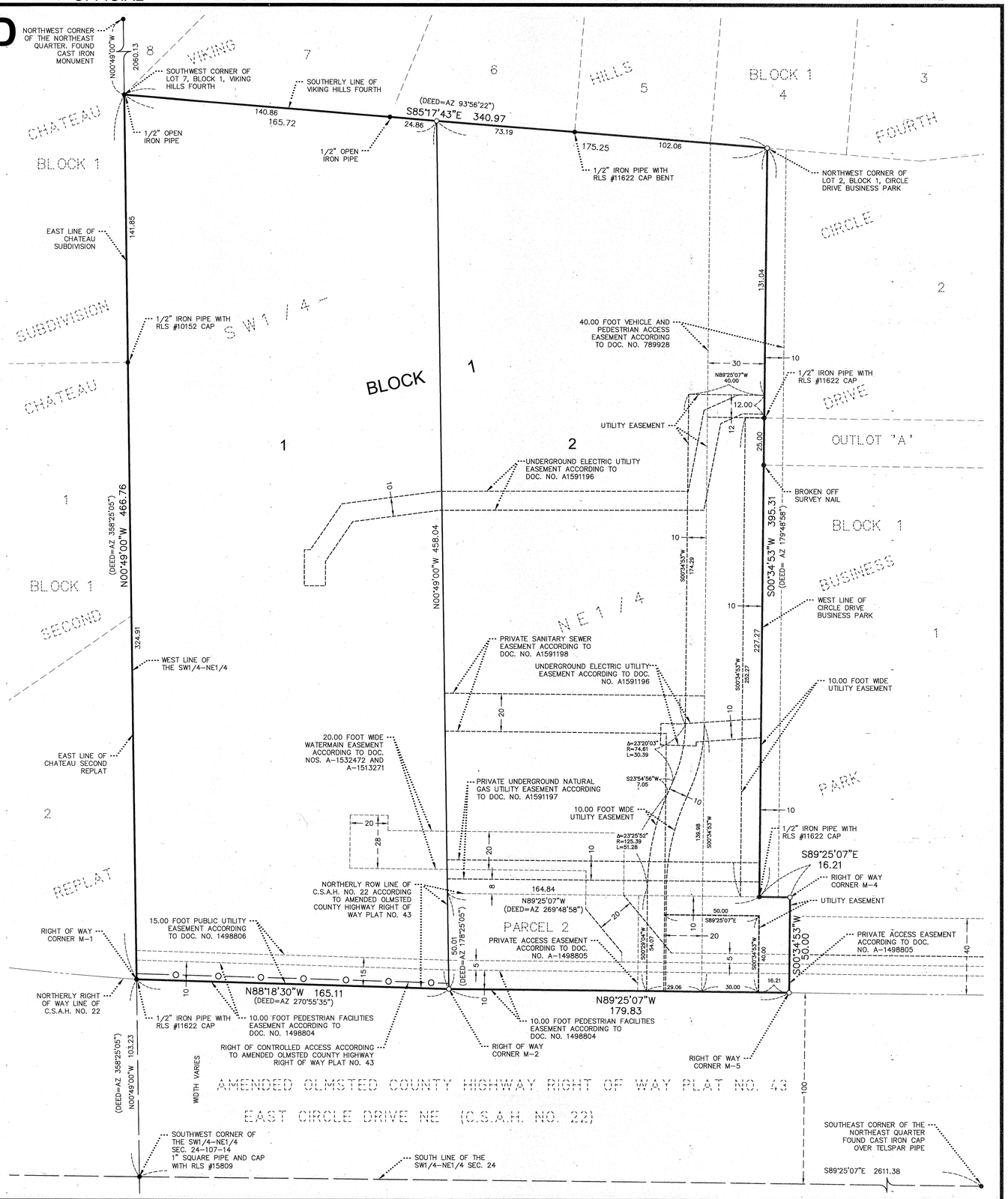
Director of Property Records and Licensing

Deputy

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

© 2023 WIDSETH

1602A



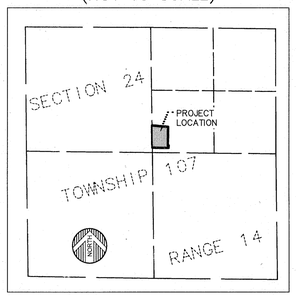
NORTH

0 30 60
(IN FEET)

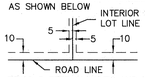
ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM NAD 83, 2011 ADJ.

● = DENOTES FOUND IRON MONUMENT
○ = DENOTES 1/2 INCH IRON PIPE MONUMENT SET AND MARKED RLS # 41643
DEED = DENOTES AZIMUTHS AS STATED IN WARRANTY DEED, RECORDED AS DOCUMENT NO. A-1474903 IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA

VICINITY MAP
(NOT TO SCALE)



DRAINAGE AND UTILITY EASEMENTS ARE AS SHOWN BELOW



BEING 5 FEET IN WIDTH AND ADJOINING ALL INTERIOR SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING ALL ROAD LINES UNLESS OTHERWISE SHOWN.