OFFICIAL

NORTH STAR BUSINESS PARK SECOND

NORTH

0 40 80

SCALE (IN FEET)

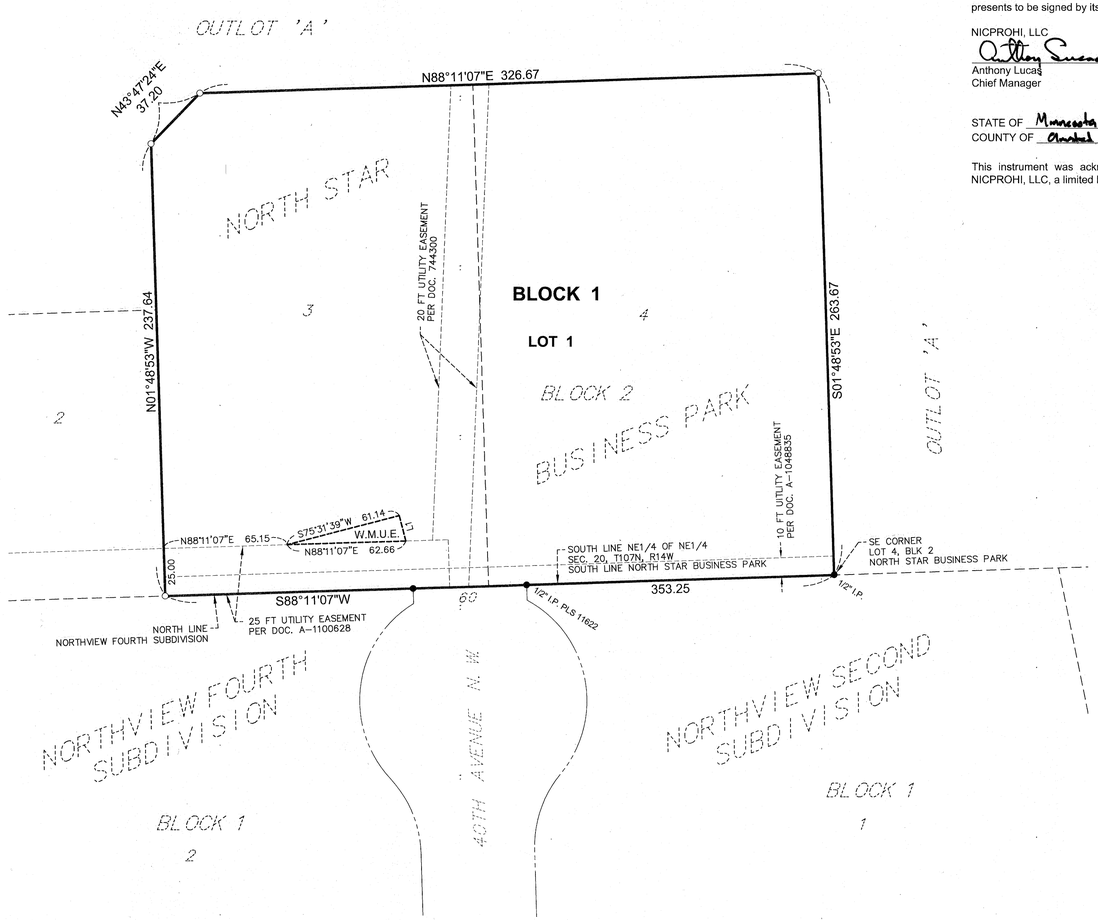
BEARINGS
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE OF NORTHVIEW FOURTH SUBDIVISION WHICH IS ASSUMED TO BE N88°11'07"E.

● = DENOTES A FOUND 1/2" IRON PIPE PLS 41887, UNLESS NOTED OTHERWISE

○ = SET 1/2 INCH INTERIOR DIAMETER BY 14 INCHES LONG IRON PIPE WITH PLASTIC CAP STAMPED LS41887

W.M.U.E. = WATER MAIN UTILITY EASEMENT

I.P. = IRON PIPE



EASEMENT LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	13.73	N14° 28' 21"W

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: NICPROHI, LLC, a limited liability company under the laws of South Dakota, owner of the following described property:

Lots 3 and 4, Block 2, NORTH STAR BUSINESS PARK, in the City of Rochester, Olmsted County, Minnesota

Said tract contains 2.13 acres more or less.

Has caused the same to be surveyed and platted as NORTH STAR BUSINESS PARK SECOND and does hereby dedicate to the public for public use the water main utility easement as created by this plat.

IN WITNESS WHEREOF said NICPROHI, LLC, a limited liability company under the laws of South Dakota, has caused these presents to be signed by its proper officer this 22 day of December, 2023.

NICPROHI, LLC

Anthony Lucas
Chief Manager

STATE OF Minnesota
COUNTY OF Olmsted

This instrument was acknowledged before me on Dec. 22 2023, by Anthony Lucas, Chief Manager of NICPROHI, LLC, a limited liability company under the laws of South Dakota.

Notary Signature

Andrea E Lucas
Notary Printed Name

Notary Public Minnesota

My Commission Expires: 01/31/2028

T 107 N R 14 W

NW 1/4 NE 1/4 SEC.20 SW 1/4 SE 1/4

LOCATION MAP
NO SCALE

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 21th day of December, 2023.

Peter G. Oetliker
Peter G. Oetliker, Licensed Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on 21st December 2023, by Peter G. Oetliker.

Notary Signature

Andrea Jill Beattie
Notary Printed Name

Notary Public Olmsted

My Commission Expires: 01/31/2028

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

This plat of NORTH STAR BUSINESS PARK SECOND was approved by the Community Development Department of Rochester, Minnesota, on this 26th day of December, 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 26 day of DECEMBER, 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 27th day of December, 2023.

Document Number A1598228

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 27th day of December, 2023, at 3½ 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

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