OFFICIAL

PRIME SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Malcolm Inc , a Minnesota corporation, owner of the following described property situated in the County of Olmsted, State of Minnesota, to wit

A part of the North Half of the Southwest Quarter of Section 22, Township 105 North, Range 14 West, Olmsted County, Minnesota, lying Southerly of the Southerly right of way line of Interstate Highway I-90 and Westerly of the Westerly right of way line of State Trunk Highway No 63 and is described as follows

Commencing at the Southwest corner of the North Half of said Southwest Quarter of Section 22, thence North 89 degrees 47 minutes 40 seconds East (NOTE all bearings are in relation to the West line of said Southwest Quarter which has a bearing of North 00 degrees 16 minutes 35 seconds West) along the South line of said North Half for a distance of 1050 00 feet to the POINT OF BEGINNING, thence North 00 degrees 16 minutes 35 seconds West, parallel with the West line of said North Half for a distance of 636 92 feet to a point in the Southerly right of way line of said Highway I-90, thence North 66 degrees 17 minutes 01 second East along said Southerly right of way line for a distance of 634 21 feet, thence Easterly along said Southerly right of way line and along a curve, concave Southerly, central angle of 25 degrees 59 minutes 29 seconds, radius of 1058 50 feet, for a distance of 480 17 feet, thence South 87 degrees 43 minutes 30 seconds East, tangent to last described curve, and along said right of way line for a distance of 521 23 feet, to the corner intersection of the highway right of way lines, thence South 02 degrees 18 minutes 22 seconds West along the Westerly right of way line of State Trunk Highway No 63 for a distance of 427 58 feet, thence Southerly along said right of way line and along a Curve, concave Easterly, central angle of 00 degrees 25 minutes 14 seconds, radius of 17,330 81 feet, for a distance of 127 17 feet to a point which is 400 15 feet Northerly of the South line of said North Half as measured along said Westerly right of way line, thence South 89 degrees 47 minutes 40 seconds West for a distance of 410 55 feet, thence South 00 degrees 17 minutes 12 seconds East for a distance of 400 00 feet, to a point in the South line of said North Half, thence South 89 degrees 47 minutes 40 seconds West along said South line for a distance of 1135 76 feet to the POINT OF BEGINNING

EXCEPT
That part of the North Half of the Southwest Quarter, Section 22, Township 105 North, Range 14 West, shown as Parcel 319A on Minnesota Department of Transportation Right of Way Plat No 55-33, as the same is on file and of record in the Office of the County Recorder in and for Olmsted County, Minnesota

Has caused the same to be surveyed and platted as PRIME SUBDIVISION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat

In witness whereof said Malcolm Inc , a Minnesota corporation, has caused these presents to be signed by its proper officer this 1st day of May, 2025

MALCOLM INC

By Parker Hemmingsen
Parker Hemmingsen, Executive Vice President

STATE OF Minnesota
COUNTY OF Hennepin
This instrument was acknowledged before me this 1st day of May, 2025, by Parker Hemmingsen, Executive Vice President of Malcolm Inc , a Minnesota corporation, on behalf of the corporation

Traci St Pierre (Signature)

Traci St. Pierre (Name Printed)

Notary Public, Ramsey County, Minnesota
My Commission Expires January 31, 2030

SURVEYOR CERTIFICATE

I, Andrew C Westbrock 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 30 day of April, 2025

Andrew C Westbrock

Andrew C Westbrock, Licensed Land Surveyor
Minnesota License No 61071

STATE OF MINNESOTA
COUNTY OF Hennepin
This instrument was acknowledged before me this 31st day of April, 2025, by Andrew C Westbrock, Land Surveyor, Minnesota License No 61071

Shannon Meyer (Signature)

Shannon Meyer (Name Printed)

Notary Public, Hennepin County, Minnesota
My Commission Expires January 31, 2028

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF STEWARTVILLE

We do hereby certify that on the 11th day of March, 2025, this accompanying plat was duly approved by the Common Council of the City of Stewartville In testimony whereof we have hereunto signed our names this 18th day of March, 2025

Mayor

Cheryl Roeder
City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, section 505 021, Subd 11, this plat has been reviewed and approved this 2 day of MAY, 2025

Eric C. Stevens
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2025 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 5th day of May, 2025

Document Number A1623303

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 5th day of May, 2025, at 4 o'clock P M and was duly recorded in the Olmsted County Records

Mary Blue-Hoeft
Director of Property Records and Licensing

Deputy

1642 A

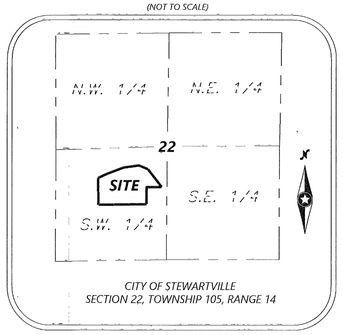
Westwood
Professional Services, Inc.

OFFICIAL

PRIME SUBDIVISION

VICINITY MAP

(NOT TO SCALE)



CITY OF STEWARTVILLE
SECTION 22, TOWNSHIP 105, RANGE 14

- DENOTES SET 1/2"X14" REBAR MARKED WITH PLASTIC CAP INSCRIBED WITH LIC NO 61071, UNLESS OTHERWISE NOTED
- DENOTES IRON MONUMENT FOUND AS NOTED
- DENOTES FOUND OLMSTED CAST IRON MONUMENT

(DEED) - REFERS TO DIMENSIONS AS STATED IN DEED DOCUMENT NO A-1304649

(PLAT) -REFERS TO DIMENSIONS AS STATED IN MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO 55-33 AND PLAT NO 55-36

SCALE IN FEET
0 60 120 180
SCALE 1 INCH = 60 FEET

BASIS OF BEARINGS

ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 105 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BE N 89° 47' 42" E

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY

INTERSTATE HIGHWAY NO. 90

NORTHERLY LINE OF PARCEL 319A, MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO 55-33

NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SEC 22, TWP 105 N, RGE 14 W, FOUND 2" OLMSTED COUNTY MONUMENT

S87°43'24"E 520 94(MEAS) S87°43'30"E 521 23(DEED)

Δ=25°59'29" R=1058 50 L=480 17

FOUND CAPPED 3/4" PIN, ILLEGIBLE CAP, B32

EDGE OF WETLANDS

N82°58'58"E 365.41

N66°17'01"E 377 79

N70°34'21"E 401.13(MEAS.) 401 12(PLAT)

196 55

SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO 1-90

FOUND CAPPED 3/4" PIN, ILLEGIBLE CAP, B33

N65°59'25"W 222.99

B31

OUTLOT A

EXCEPTION

PLAT NO. 55-33

& PLAT

PARCEL 319A

NO. 55-121

ACCESS CONTROL PER MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO 55-33

STATE TRUNK HIGHWAY NO. 63

S02°18'12"W 427 52(MEAS) S02°18'12"W 427 58(DEED)

WESTERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY 63

S00°08'49"E 3947 61

N66°17'01"E 256.42

204 58

N19°25'39"W 76 76

DRAINAGE AND UTILITY EASEMENT

FOUND CAPPED 3/4" PIN, ILLEGIBLE CAP, B334

S89°44'06"W 638 80

DRAINAGE AND UTILITY EASEMENT

N45°15'54"W 81 67

N37°17'07"W 530.41

FOUND CAPPED 1/2" IRON PIPE, ILLEGIBLE CAP

NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22 TOWNSHIP 105 NORTH RANGE 14 WEST

BLOCK 1

LOT 1

DRAINAGE AND UTILITY EASEMENT

N00°08'49"W 2610 47

N00°12'18"W 2610 47

409 96(MEAS) 410 55(DEED)

S89°47'42"W 363.58

46 38

L=127 21(MEAS.) L=127 17(DEED) R=17330 81 Δ=0°25'14"

EAST LINE OF THE SOUTHWEST QUARTER OF SEC 22, TWP 105 N, RGE 14 W

400 12(MEAS) 400 15(DEED)

UNPLATTED

WB SUBDIVISION

LOT 2

N00°15'54"W(MEAS.) N00°16'35"W(DEED) 636.92

570 92

DRAINAGE AND UTILITY EASEMENT

S00°12'18"E(MEAS.) S00°17'12"E(DEED) 400.00

334 00

NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SEC 22, TWP 105 N, RGE 14 W, FOUND 4" OLMSTED COUNTY CAST IRON MONUMENT

WEST LINE OF THE SOUTHWEST QUARTER OF SEC 22, TWP 105 N, RGE 14 W

S00°15'54"E (MEAS) 1317 86 S00°16'35"E (DEED)

SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SW 1/4 OF SEC 22, TWP 105 N, RGE 14 W

DRAINAGE AND UTILITY EASEMENT

1135 72

PRIME DRIVE NW

66 00

33 00

33 FOOT INGRESS/ EGRESS EASEMENT PER DOC NO 565556 AND DOC NO 1425690

SOUTH LINE OF THE NORTH 1/2 OF THE SW 1/4 OF SEC 22, TWP 105 N, RGE 14 W

FOUND CAPPED 1/2" IRON PIPE, ILLEGIBLE CAP

N89°47'42"E 1135.65(MEAS.) 1135 76(DEED)

N89°47'42"E 468 84

SCHUMANN DRIVE NW

N89°47'42"E 1050 00

N00°15'54"W 1317 85

SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SEC 22, TWP 105 N, RGE 14 W

SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SEC 22, TWP 105 N, RGE 14 W FOUND 4" OLMSTED COUNTY CAST IRON MONUMENT

N00°15'54"W 1316 77

LOT 5

LOT 3

BLOCK 1

SCHUMANN BUSINESS PARK FOURTH

UNPLATTED

TOWNSHIP 105 NORTH

RANGE 14 WEST

Westwood
Professional Services, Inc.