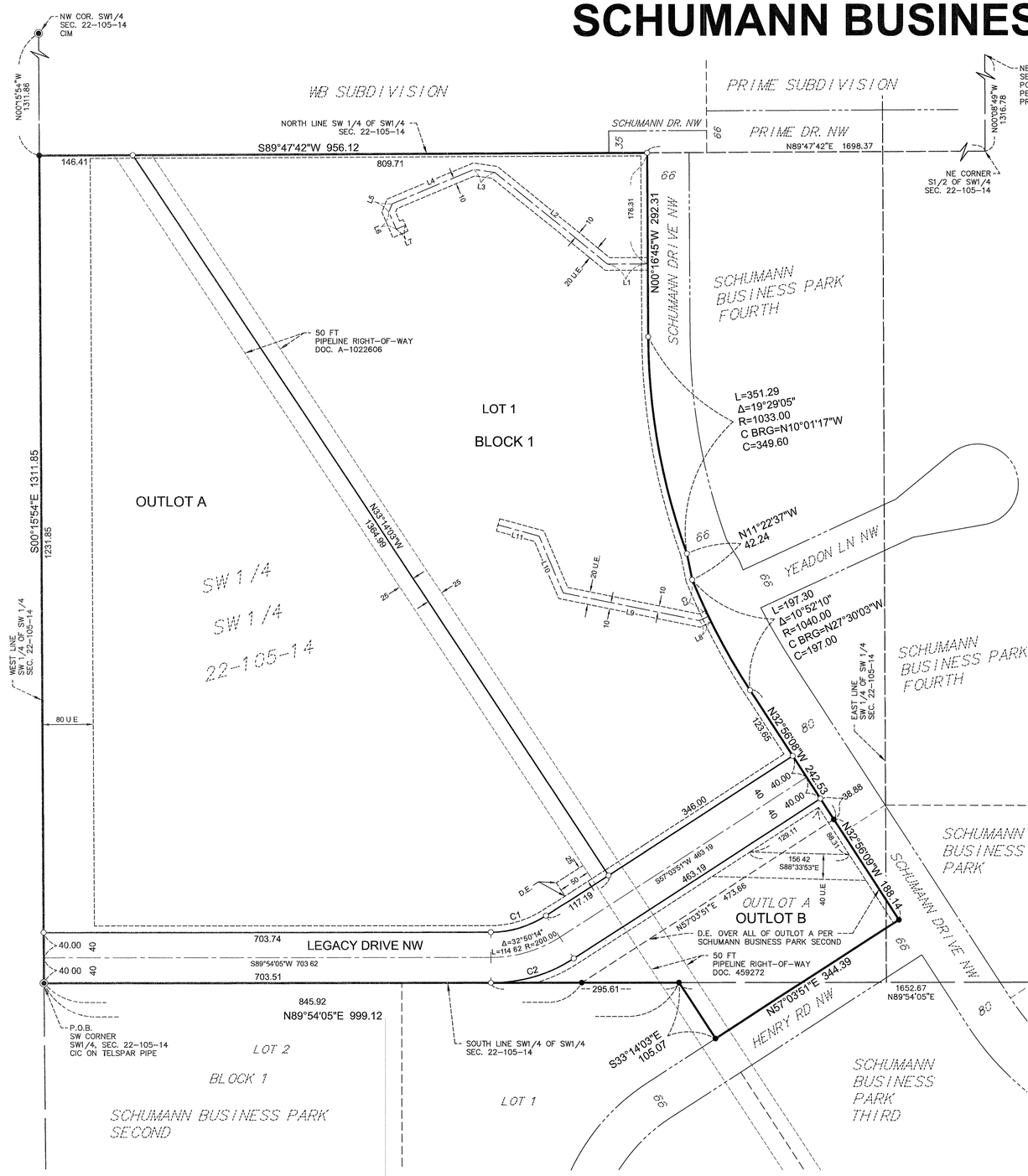
OFFICIAL

SCHUMANN BUSINESS PARK FIFTH



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That United Therapeutics Corporation, a Delaware public benefit corporation, owner of the following described property:

That part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner for the Southwest Quarter of said Section 22; thence on an assumed bearing of North 89 degrees 54 minutes 05 seconds East along the south line of said Southwest Quarter a distance of 845.92 feet to the most westerly corner of Outlot A, SCHUMANN BUSINESS PARK SECOND, according to the plat thereof on file at the County Recorder's Office, said Olmsted County; thence North 57 degrees 03 minutes 51 seconds East along the northwesterly line of said Outlot A a distance of 473 66 feet to the most northerly corner of said Outlot A; thence North 32 degrees 56 minutes 08 seconds West 242.53 feet; thence northwesterly 197.30 feet on a tangential curve concave to the northeast, having a radius of 1040.00 feet and a central angle of 10 degrees 52 minutes 10 seconds; thence North 11 degrees 22 minutes 37 seconds West, not tangent to said curve, a distance of 42.24 feet; thence northerly 351.29 feet on a non-tangential curve concave to the east, having a radius of 1033.00 feet, a central angle of 19 degrees 29 minutes 05 seconds, and a chord which bears North 10 degrees 01 minute 17 seconds West; thence North 00 degrees 16 minutes 45 seconds West, tangent to said curve a distance of 292.31 feet to the north line of the Southwest Quarter of the Southwest Quarter of said Section 22; thence South 89 degrees 47 minutes 42 seconds West along said north line a distance of 956 12 feet to the northwest corner of said Southwest Quarter of the Southwest Quarter, thence South 00 degrees 15 minutes 54 seconds East along the west line of said Southwest Quarter of the Southwest Quarter a distance of 1311.85 feet to the point of beginning.

AND

Outlot A, SCHUMANN BUSINESS PARK SECOND, Olmsted County, Minnesota

Said tract contains 32.65 acres more or less.

Has caused the same to be surveyed and platted as SCHUMANN BUSINESS PARK FIFTH and does hereby dedicate to the public for public use the public way and drainage and utility easements as created by this plat.

In witness whereof said United Therapeutics Corporation, a Delaware public benefit corporation, has caused these presents to be signed by its proper officer this 13th day of November, 2025.

United Therapeutics Corporation

Thomas Kaufman
Associate Vice President

STATE OF Maryland

COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 13 day of November, 2025, by Thomas Kaufman, Associate Vice President of United Therapeutics Corporation, a Delaware public benefit corporation.

Notary Signature

Notary Printed Name

Notary Public

SYDNEY NOELLE CASTRO
Notary Public - State of Maryland
Montgomery County
My Commission Expires Feb 24, 2029

My Commission Expires: Feb. 24, 2029

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 28th day of October, 2025

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 28th day of October, 2025, by Peter G. Oetliker

Stacey Dvorak
Notary Signature

Stacey Ellen Dvorak
Notary Printed Name

Notary Public Olmsted County

My Commission Expires. 01/31/2030

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF STEWARTVILLE

We do hereby certify that on the 12th day of August, 2024, the accompanying plat was duly approved by the Common Council of the City of Stewartville, In testimony whereof, we have hereunto signed our names this 17th day of November, 2025.

Mayor

William H. Schimek Jr.
City Administrator

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505 021, Subd. 11, this plat has been reviewed and approved this 28 day of OCTOBER, 2025

Eric C. Stanton
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 21st day of November, 2025.

Document Number A1635503

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21st day of November, 2025, at 4 o'clock P.M. and was duly recorded in Olmsted County Records.

Mary Blair-Hoyt
Olmsted County Director of Property Records and Licensing

By Wendy von Wald Deputy

EASEMENT LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	63.61	S89°43'21"W
L2	229 02	N50°34'17"W
L3	32.88	N81°42'53"W
L4	140.11	S67°08'32"W
L5	14.14	S22°08'32"W
L6	30.00	S22°51'28"E
L7	16.00	N67°08'32"E
L8	15 76	S65°10'52"W
L9	218 36	N78°31'20"W
L10	97.79	N22°51'28"W
L11	66.85	N74°45'37"W

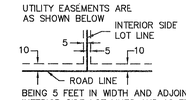
PARCEL AND EASEMENT CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CH.BRNG.	CHORD
C1	91.70	160.00	32°50'14"	S73°28'58"W	90.45
C2	137 55	240.00	32°50'14"	S73°28'58"W	135 67
C3	63 14	1040 00	3°28'43"	S23°48'19"E	63 13

0 100 200
SCALE (IN FEET)

BEARINGS
BEARINGS ARE BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)

◉ = DENOTES FOUND SECTION CORNER MONUMENT
● = DENOTES FOUND IRON MONUMENT
○ = DENOTES 1/2 INCH INTERIOR DIAMETER BY 14 INCH LONG IRON PIPE SET WITH PLASTIC CAP STAMPED LS # 41887
U E = UTILITY EASEMENT
D E. = DRAINAGE EASEMENT

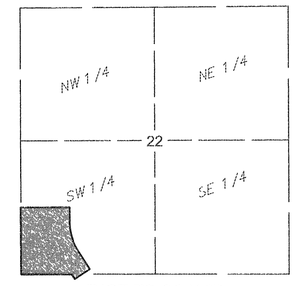
UTILITY EASEMENTS ARE AS SHOWN BELOW



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.

VICINITY MAP

T 105 N, R 14 W



"NOT TO SCALE"

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

1673A