SCHUMANN BUSINESS PARK SEVENTH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Marvin H. Schumann as Trustee of the Henry A. Schumann Family Trust, dated March 16, 2012, owner of the following described property:

That part of the North Half of the Northwest Quarter of Section 27, Township 105 North, Range 14 West, Olmsted County, Minnesota, less any part being used for public right-of-way purposes, lying south of the south line of SCHUMANN BUSINESS PARK, and lying south of the south line of SCHUMANN BUSINESS PARK SECOND, according to the recorded plats thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota;

EXCEPT that part of the Northeast Quarter of Northwest Quarter, Section 27, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows: Beginning at the intersection of the Westerly right of way line of Minnesota Trunk Highway 63 with a line 66.00 feet Northerly from and parallel with the South line of said Northeast Quarter of Northwest Quarter; thence Northerly, along said Westerly right of way line of Trunk Highway 63, a distance of 600.00 feet; thence Westerly, parallel with said South line of Northeast Quarter of Northwest Quarter, a distance of 730.00 feet; thence Southerly, at right angles to said South line of Northeast Quarter of Northwest Quarter, about 600 feet to a point in said line 66.00 feet Northerly from and parallel with said South line of Northeast Quarter of Northwest Quarter; thence Easterly along said line 66.00 feet Northerly from and parallel with said South line of Northeast Quarter of Northwest Quarter, about 730 feet to said point of beginning.

Containing 33.46 acres, more or less.

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

In witness whereof said Marvin H. Schumann, Trustee of the Henry A. Schumann Family Trust, dated March 16, 2012, has hereunto set his hand this 24 day of November, 2025.

Marvin H. Schumann
Marvin H. Schumann, Trustee of the
Henry A. Schumann Family Trust,
dated March 16, 2012

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 24 day of November, 2025 by Marvin H. Schumann, Trustee of the Henry A. Schumann Family Trust, on behalf of the trust, dated March 16, 2012.

Laura J Jacobs
Notary printed name

Laura J Jacobs
Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/2029

SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, 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 24th day of November, 2025.

Mark J. Haselius, Licensed Land Surveyor
Minnesota License No. 47034

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 24 day of November, 2025, by Mark J. Haselius.

Christina Merriweather
Notary printed name

Notary Public, Olmsted County, MN

My Commission Expires Jan. 31, 2026

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF STEWARTVILLE

We do hereby certify that on the 14TH day of OCTOBER, 2025 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 24TH day of NOVEMBER, 2025.

Jimmy-John King - Mayor

Bill Schimmel Jr.

Bill Schimmel Jr. - City Administrator

COUNTY SURVEYOR

I certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 24 day of NOVEMBER, 2025.

Eric C. Steuve
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 1ST day of DECEMBER, 2025.

Document Number A-1635836

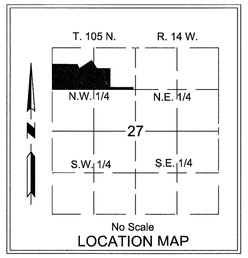
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 1ST day of DECEMBER, 2025, at 9 o'clock A.m. and was duly recorded in Olmsted County Records.

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

By Wendy von Wald
Deputy

1676A

SCHUMANN BUSINESS PARK SEVENTH



LOCATION MAP

LINE TABLE		
LINE No.	LENGTH	BEARING
L1	15.00	S 32°56'08" E
L2	69.34	S 13°38'38" E
L3	67.12	S 32°56'08" E
L4	69.34	N 52°13'38" W
L5	15.00	N 32°56'08" W

CURVE TABLE						
CURVE No.	LENGTH	RADIUS	DELTA	CHORD	C BEARING
C1	28.85	85.67	19°17'30"	28.71	S 23°17'23" E
C2	65.44	64.33	58°16'59"	62.65	S 42°47'07" E
C3	57.27	64.33	51°00'32"	55.40	N 82°34'08" E
C4	122.71	64.33	109°17'30"	104.93	N 02°25'07" E
C5	28.85	85.67	19°17'30"	28.71	N 42°34'53" W

0 50 100 200 400

SCALE IN FEET

BEARINGS ARE BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM; NAD 83 (1996 ADJ.) WHEREIN THE WEST LINE OF THE N.W. 1/4 OF SEC. 27, T105N, R14W, BEARS SOUTH 00°30'05" EAST.

LEGEND

- ○ DENOTES 1/2 INCH BY 18 INCH REBAR SET AND MARKED BY LICENSE NO. 47034
- ○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- ◉ DENOTES COUNTY MONUMENT
- ● DENOTES FOUND 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE
- U.E. DENOTES UTILITY EASEMENT
- (R) DENOTES RECORD DIMENSIONS AS STATED IN WARRANTY DEED, RECORDED IN BOOK 385 DEEDS, PAGE 201, IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA.
- (P) DENOTES RECORD DIMENSIONS AS SHOWN ON THE PLAT OF SCHUMANN BUSINESS PARK SECOND, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA.

N 89°54'06" E 2651 78

TELSPAR PIPE WITH CAST IRON CAP NW COR. NW 1/4 SEC. 27, T.105 N, R. 14 W.

TELSPAR PIPE WITH CAST IRON CAP NE COR NW 1/4 SEC 27, T.105 N, R. 14 W

30 54

S 00°30'05" E 526 91

S 00°11'11" E

SCHUMANN BUSINESS PARK SECOND

SCHUMANN BUSINESS PARK THIRD

BLOCK 1

BLOCK 2

BLOCK 3

FND 1/2-INCH REBAR

805 35 (P)

S 89°59'45" W 805.39

SOUTHERLY LINE OF SCHUMANN BUSINESS PARK SECOND

S 57°03'52" W 465.56

399.56

SOUTHERLY LINE OF SCHUMANN BUSINESS PARK SECOND

N 32°56'08" W 300.58

R = 333.00
L = 98.72
Δ = 16°59'09"
C. = 98.36
C. BRG. = N 24°26'33" W

N 32°56'08" W 48.00

HENRY ROAD N.W.

33.00

S 32°56'08" E 130.00

R=64.33

10 U.E.

L1 L2 L3 L4 L5

C1 C2 C3 C5

LOT 1 BLOCK 1

338.26

357.75

S 57°03'52" W

577.13

S 89°51'49" W

S 00°30'05" E 798.26

LOT 2

270.00

S 89°51'49" W

768.68

190.00

FND 5/8-INCH IRON PIPE

FND 5/8-INCH IRON PIPE

1430.88

N 89°51'49" E 2575.03

OUTLOT A

UNPLATTED

ESTATES OF NORTH RIDGE

S 89°51'49" W 423.50

SOUTHERLY LINE OF SCHUMANN BUSINESS PARK

FND 1/2-INCH REBAR

FND IRON MON.

S 81°51'49" W 730 00 W'RLY 730.00 (R)

A LINE PARALLEL WITH THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4, SEC. 27

50-FOOT WIDE PIPELINE EASEMENT BK P-1 MISC., PG 215 (BLANKET) BK P-4 MISC., PG 476 (CONFINED)

S 32°56'08" E 260.46

40 U.E.

342.37

S 38°29'39" W

S 77°56'08" E 113.39

S 32°56'08" E 330.75

40 U.E.

SEC. 27

NW 1/4 NW 1/4

N 1/2 N 1/2

T.105 N.

R.14 W.

LOT 1 BLOCK 2

OUTLOT A

N 00°08'11"W 665.93

N 00°08'11" W 599.93

ABOUT 600 (R)

EXCEPTION

FND IRON MON

A LINE 66 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4, SEC. 27

66-FOOT WIDE PRIVATE ACCESS EASEMENT BK 385 DEEDS, PAGE 201

ABOUT 730 (R)

S 89°51'49" W 730.52

16.5-FOOT WIDE UTILITY EASEMENT BK M-5 MISC., PAGE 308

FND IRON MON

OUTLOT B

N 00°11'11" W 66.00

730.58

413.57

60 U.E.

66.00

60 U.E.

60'-07"

60 ACCESS OPENING

77.13

FND IRON MON

THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4, SEC 27

100

184

184

T.H. 63 NO. 63

WRLY R.O.W. T.H. No. 63

S 00°31'07" E 1323.42

N 00°11'11" W 599 93 600 00 (R)

E. LINE OF NW 1/4

T.H. 63 S.B. ALIGNMENT LINE

ACCESS CONTROL PER FINAL CERTIFICATE BOOK 336 DEEDS, PAGE 542

S 00°31'07" E 1323.45

N 00°30'05" W 1325 15

SW COR. NW 1/4 SEC. 27, T 105 N, R 14 W. 1-INCH SQ. PIPE

S 89°49'36" E 2652 55

1-INCH SQ. PIPE NE COR. NW 1/4 CENTER OF SECTION SEC. 27, T 105 N, R 14 W