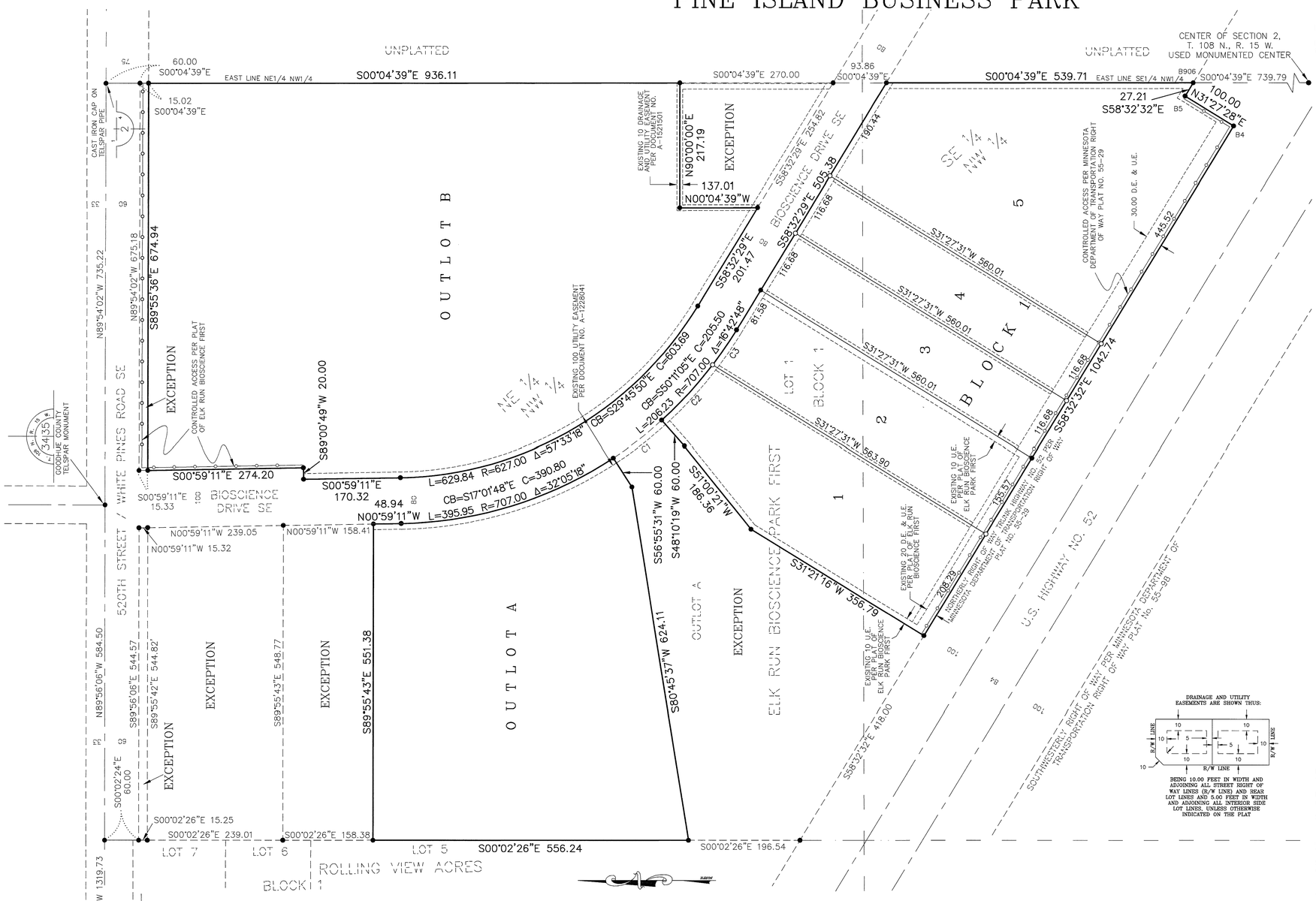
"OFFICIAL PLAT"

PINE ISLAND BUSINESS PARK

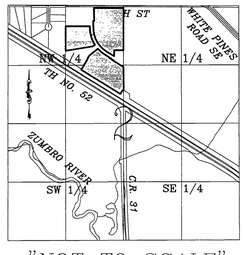


LEGEND

- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- B4 MNDOT R/W BOUNDARY MARKER
- EASEMENT LINE
- —— —— SECTION LINE
- ADJACENT PLAT LINE

VICINITY MAP

SEC. 2, T. 108 N., R. 15 W.



"NOT TO SCALE"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	108.01	707.00	8°45'12"	S37°27'05"E	107.91
C2	132.11	707.00	10°42'22"	S47°10'54"E	131.92
C3	74.12	707.00	6°00'26"	S55°32'17"E	74.09

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 10.00 FEET IN WIDTH AND ADJOINING ALL STREET RIGHT OF WAY LINES (R/W LINE) AND REAR LOT LINES AND 5.00 FEET IN WIDTH AND ADJOINING ALL INTERIOR SIDE LOT LINES, UNLESS OTHERWISE INDICATED ON THE PLAT

BEARINGS

ALL BEARINGS ARE BASED ON THE NORTH LINE NE1/4 NW1/4, SECTION 2, T. 108 N., R. 15 W, WHICH IS ASSUMED TO BEAR N89°54'02"W/S89°54'02"E.

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 11 day of MAY, 2026.

Eric C. Evans
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF PINE ISLAND

This plat was approved by the City Council of the City of Pine Island, Minnesota, on the 21 day of April, 2026 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: Elizabeth Howard, City Administrator

By: David Friese, Mayor

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin 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 1 day of MAY, 2026.

Geoffrey G Griffin, Licensed Land Surveyor
Minnesota License No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing instrument was acknowledged before me on May 1st, 2026, by Geoffrey G Griffin, a Licensed Land Surveyor, Minnesota License No. 21940

Andrew Buck, Notary Public, Olmsted County, Minnesota

Andrew Buck
Printed Name

My commission expires: 01/31/2028

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Pierce Properties Two LLC, a Delaware limited liability company, owner of the following described property in the City of Pine Island, State of Minnesota, to wit:

The Northeast Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter all in Section 2, Township 108 North, Range 15 West, Olmsted County, lying northerly of the northerly right of way of U.S. Trunk Highway No. 52, EXCEPT all of the plat of ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof on file at the office of the Olmsted County Recorder.

AND

Lot 1, Block 1, ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota.

ALSO EXCEPT
That part of the Fractional Northeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota described as follows;
Commencing at the northwest corner of OUTLOT A, ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder; thence North 00°48'05" West, along the west line of said Fractional Northeast Quarter of the Northwest Quarter 714.62 feet to the point of beginning; thence continuing North 00°48'05" West, along said west line, 239.01 feet to the south line of 520th Street per MNDOT R/W Map 55-93979; thence North 89°18'39" East, along said south line, 544.82 feet to the west line of Bioscience Drive SE per said plat of ELK RUN BIOSCIENCE PARK FIRST; thence South 01°44'50" East, along said west line, 239.05 feet; thence South 89°18'39" West 548.77 feet to the point of beginning, containing 3.00 acres.

ALSO EXCEPT
That part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:
Commencing at the northwest corner of OUTLOT A, ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder; thence North 00°48'05" West, along the west line of said Northeast Quarter of the Northwest Quarter 556.24 feet to the point of beginning; thence continuing North 00°48'05" West, along said west line, 158.38 feet; thence North 89°18'39" East 548.77 feet to the west line of Bioscience Drive SE per said plat of ELK RUN BIOSCIENCE PARK FIRST; thence South 01°44'50" East, along said west line, 158.41 feet; thence South 89°18'39" West 551.38 feet to the point of beginning, containing 2.00 acres.

ALSO EXCEPT
That part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:
Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of South 00°04'39" East, along the east line of said Northeast Quarter of the Northwest Quarter, 1011.13 feet to the place of beginning; thence continuing South 00°04'39" East, along said east line, 270.00 feet to the north right of way line of Bioscience Drive SE, per the plat of ELK RUN BIOSCIENCE PARK FIRST, according to the recorded plat thereof, on file at the office of the Olmsted County Recorder; thence North 58°32'29" West, along said north right of way line, 254.82 feet; thence North 00°04'39" West 137.01 feet; thence North 90°00'00" East 217.19 feet to the place of beginning, containing 1.01 acres.

ALSO EXCEPT
That part of the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter, all in Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:
Beginning at the northeast corner of said Northeast Quarter of the Northwest Quarter of Section 2; thence on an assumed bearing of South 00°04'39" East along the east line of said Northeast Quarter of the Northwest Quarter 60.00 feet to the southerly right of way line of 520th Street per the ELK RUN BIOSCIENCE PARK FIRST plat, according to the recorded plat thereof and on file at the County Recorder's Office, Olmsted County, Minnesota; thence North 89°54'02" West parallel with the north line of said Northeast Quarter of the Northwest Quarter, and along said southerly right of way line of 520th Street 675.19 feet to the easterly right of way line of Bioscience Drive SE per said ELK RUN BIOSCIENCE PARK FIRST plat; thence South 00°59'12" East along said easterly right of way line of Bioscience Drive SE 15.33 feet; thence South 89°55'36" East 674.94 feet to the east line of said Northeast Quarter of the Northwest Quarter; thence South 89°53'39" East 1274.73 feet; thence southeasterly 1081.56 feet along a non-tangential curve, concave to the southwest, said curve has a radius of 1357.40 feet, a central angle of 45°39'10", and the chord of said curve bears South 67°04'04" East 1053.18 feet; thence South 40°12'34" East not tangent to said curve 615.39 feet to the east line of said Northeast Quarter of the Northeast Quarter; thence North 00°09'25" West along the east line of said Northeast Quarter of the Northeast Quarter 306.55 feet; thence North 44°14'30" West 105.25 feet; thence North 44°14'28" West 288.43 feet; thence North 46°47'21" East 374.82 feet to the east line of said Northeast Quarter of the Northeast Quarter; thence North 00°09'25" West 105.98 feet to the northeast corner of said Northeast Quarter of the Northeast Quarter; thence North 89°52'05" West along the north line of said Northeast Quarter of the Northeast Quarter 735.96 feet; thence North 89°51'19" West along the north line of said Northeast Quarter of the Northeast Quarter and along the north line of said Northwest Quarter of the Northeast Quarter 1903.49 feet to the point of beginning, containing 11.70 acres and is subject to any easements, covenants and restrictions of record.

ALSO EXCEPT
That part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 108 North, Range 15 West, Olmsted County, Minnesota, described as follows:
Commencing at the northeast corner of said Northeast Quarter of the Northwest Quarter of Section 2; thence on an assumed bearing of North 89°54'02" West along the north line of said Northeast Quarter of the Northwest Quarter 735.22 feet; thence North 89°56'06" West along the north line of said Northeast Quarter of the Northwest Quarter 584.50 feet to the northwest corner of said Northeast Quarter; thence South 00°02'26" East along the west line of said Northeast Quarter of the Northwest Quarter 60.00 feet to the southerly right of way line of 520th Street per the ELK RUN BIOSCIENCE PARK FIRST plat, according to the recorded plat thereof on file and of record at the office of the County Recorder, Olmsted County, Minnesota and to the point of beginning; thence continuing South 00°02'26" East along the west line of said Northeast Quarter of the Northwest Quarter 15.23 feet; thence South 89°55'36" East 544.81 feet to the westerly right of way line of Bioscience Drive SE per said ELK RUN BIOSCIENCE PARK FIRST plat; thence North 00°59'12" West along said westerly right of way line of Bioscience Drive SE 15.33 feet to said southerly right of way line of 520th Street; thence North 89°56'06" West along said southerly right of way line of 520th Street 544.56 feet to the point of beginning, containing 0.19 acres and is subject to any easements, covenants and restrictions of record.

Containing 33.14 acres, more or less.

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

In witness whereof said Pierce Properties Two LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 4 day of May, 2026

Signed: Pierce Properties Two LLC

John Pierce, Chief Manager

STATE OF CA
COUNTY OF San Luis Obispo

This instrument was acknowledged before me on May 4, 2026 by John Pierce, Chief Manager of Pierce Properties Two LLC, a Delaware limited liability company.

San Luis
Notary Public, Obispo County,

Kadence Dellino
Printed Name

My commission expires: Nov. 15, 2026

See Attached

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2026 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 28th day of May, 2026

DOCUMENT NUMBER
A1645571

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28th day of May, 2026 at 4 o'clock P M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

by Wendy von Wald
Deputy

1690A

G-Cubed
ENGINEERING
SURVEYING
PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax. 507-867-1665
www.gcubed.com

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Luis Obispo } SS.

On May 4, 2026 (DATE), before me, Kadence Deurloo, Notary Public,

personally appeared John Pierce, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KADENCE DEURLOO
COMM. # 2426707
NOTARY PUBLIC - CALIFORNIA
SAN LUIS OBISPO COUNTY
MY COMM. EXP. NOV. 15, 2026

PLACE NOTARY SEAL IN ABOVE SPACE

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER _____ TITLE(S)
- ☐ PARTNER(S)
- ☐ ATTORNEY-IN-FACT
- ☐ GUARDIAN/CONSERVATOR
- ☐ SUBSCRIBING WITNESS
- ☐ OTHER: _____

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

"Official Plat" Pine Island Business Park
TITLE OR TYPE OF DOCUMENT

1 Map + attached
NUMBER OF PAGES

DATE OF DOCUMENT

OTHER

RIGHT THUMBPRINT OF SIGNER

Top of thumbprint here

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