OFFICIAL

PENNINGTON BUSINESS PARK NINTH SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That TJK Properties of Rochester, LLC, a Minnesota limited liability company, owner of the following described property:

That part of PENNINGTON BUSINESS PARK SIXTH SUBDIVISION according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, described as follows:

All of Lot 1, Block 1, except the northerly 120.00 foot thereof, all of Lot 2, Block 1; all of Lots 1, 2, 3 and 4 of Block 2; and that part of vacated Pennington Drive N.W. and 23rd Avenue N.W. described as follows:

Commencing at the northwesterly corner of Lot 5, Block, 2 of said PENNINGTON BUSINESS PARK SIXTH SUBDIVISION; thence northwesterly on a Minnesota State Plane Grid Azimuth from north of 336 degrees 48 minutes 43 seconds along a northwesterly extension of the southwesterly line of said Lot 5 a distance of 33.00 feet to the point of beginning; thence continue northwesterly 336 degrees 48 minutes 43 seconds azimuth 33.00 feet; thence northeasterly 298.16 feet on a nontangential curve concave northwesterly having a central angle of 54 degrees 30 minutes 11 seconds, a radius of 313.44 feet and a chord azimuth of 39 degrees 33 minutes 38 seconds; thence easterly 89 degrees 50 minutes 37 seconds azimuth 67.31 feet; thence southerly 93.96 feet on a nontangential curve concave westerly having a central angle of 14 degrees 11 minutes 18 seconds, a radius of 379.44 feet and a chord azimuth of 197 degrees 12 minutes 30 seconds; thence southeasterly 119 degrees 17 minutes 29 seconds azimuth 51.58 feet; thence southwesterly 209 degrees 17 minutes 29 seconds azimuth 66.00 feet; thence northwesterly 299 degrees 17 minutes 29 seconds azimuth 51.58 feet; thence southwesterly 134.83 feet on a nontangential curve concave northwesterly having a central angle of 20 degrees 21 minutes 36 seconds, a radius of 379.44 feet and a chord azimuth of 224 degrees 27 minutes 42 seconds to the northeasterly corner of said Lot 5; thence northwesterly 336 degrees 48 minutes 43 seconds azimuth along a northwesterly extension of the northeasterly line of said Lot 5 a distance of 33.83 feet to the center line of vacated Pennington Drive N.W.; thence southwesterly 80.73 feet along said center line on a nontangential curve concave northwesterly ,having a central angle of 13 degrees 21 minutes 05 seconds, a radius of 346.44 feet and a chord azimuth of 240 degrees 08 minutes 11 seconds to the point of beginning; and all of 23rd Avenue N.W.

BUT EXCEPTING therefrom the following described property:

That part of Lot 1 of Block 1, except the north 120 feet thereof, Lots 1, 2, and 3 of Block 2, vacated Pennington Drive NW, and vacated 23rd Avenue NW, all in PENNINGTON BUSINESS PARK SIXTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota and that part of the Northeast Quarter of the Southeast Quarter of Section 16, Township 107 North, Range 14 West, Olmsted County, Minnesota, all lying within the following described parcel of land:

Commencing at the northwesterly corner of Lot 5 of said Block 2; thence northwesterly on a Minnesota State Plane Grid Azimuth from north of 336 degrees 48 minutes 43 seconds along the northwesterly extension of the southwesterly line of said Lot 5 a distance of 33.00 feet to the point of beginning; thence northeasterly 80.73 feet on a nontangential curve concave northwesterly having a radius of 346.44 feet, a central angle of 13 degrees 21 minutes 05 seconds and a chord azimuth of 60 degrees 08 minutes 12 seconds to the northwesterly extension of the northeasterly line of said Lot 5; thence southeasterly 156 degrees 48 minutes 43 seconds azimuth along said northeasterly line 338.03 feet; thence easterly 89 degrees 50 minutes 37 seconds azimuth 617.10 feet to the west line of WESTERN THIRD SUBDIVISION according to the plat thereof, on file at the County Recorder's office, Olmsted County, Minnesota and the east line of said PENNINGTON BUSINESS PARK SIXTH SUBDIVISION; thence northerly 359 degrees 39 minutes 30 seconds azimuth along said west and east lines and along the west line of CIMARRON SIX according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota 522.34 feet to the south line of CIMARRON FIFTEENTH, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 269 degrees 50 minutes 37 seconds azimuth along the south line at said CIMARRON FIFTEENTH and along the south line of CIMARRON SIXTEENTH, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota 660.07 feet; thence southerly 179 degrees 50 minutes 37 seconds azimuth 148.33 feet; thence southwesterly 246 degrees 48 minutes 43 seconds azimuth 185.22 feet to the southeasterly corner of Lot 1, Block 3 of said PENNINGTON BUSINESS PARK SIXTH SUBDIVISION; thence southeasterly 156 degrees 48 minutes 43 seconds azimuth along the northwesterly extension of the southwesterly line of said Lot 5 a distance of 33.00 feet to the point of beginning.

ALSO EXCEPTING the plat of PENNINGTON BUSINESS PARK SEVENTH.

FURTHER EXCEPTING any portion of vacated Pennington Drive N.W. as described in Document No. 667820 and described as follows:

All that part of Pennington Drive N.W., as dedicated within PENNINGTON BUSINESS PARK SIXTH SUBDIVISION, Rochester, Minnesota, lying within a distance of 33.00 feet on each side of the following described centerline:

Commencing at the intersection of the centerline of 48th Street N.W. and the centerline of Pennington Drive N.W., as said streets were dedicated withing said PENNINGTON BUSINESS PARK SIXTH SUBDIVISION; thence South 00 degrees 17 minutes 35 seconds East, assumed bearing, along said centerline of Pennington Drive N.W., 40.00 feet for the point of beginning of the centerline to be described; thence continue South 00 degrees 17 minutes 35 seconds East, along the centerline of said Pennington Drive N.W., 51.51 feet; thence southwesterly 405.75 feet along said centerline and along a tangential curve, concave northwesterly, central angle of 67 degrees 06 minutes 18 seconds and a radius of 346.44 feet to the northwesterly prolongation of the southwesterly line of Lot 5, Block 2, in said PENNINGTON BUSINESS PARK SIXTH SUBDIVISION and there terminating.

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

In witness whereof said TJK Properties of Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 2nd day of July, 2026

Signed: TJK Properties of Rochester, LLC, a Minnesota limited liability company,

By _____, Member of TJK Properties of Rochester, LLC, a Minnesota limited liability company.

STATE OF Minnesota
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me on this 2 day of July, 2026 by Antonny Vadlec, member of TJK Properties of Rochester, LLC, a Minnesota limited liability company, on behalf of the company.

_____
Signature of Notary

Samantha Ann Davis
Printed Name of Notary

Notary Public Olmsted County, Minnesota
My commission expires January 31, 2027

I Logan M. Selinski 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 1st day of July, 2026

Logan Selinski
Logan M. Selinski, Licensed Land Surveyor
Minnesota License No. 60082

STATE OF Minnesota
COUNTY OF Ramsey

This instrument was acknowledged before me on this 1st day of July, 2026 by Logan M. Selinksi, a Licensed Land Surveyor, Minnesota License No. 60082.

_____
Signature of Notary

Nicole Volpon
Printed Name of Notary

Notary Public Hennepin County, Minnesota
My commission expires 01/31/2030

CITY APPROVAL CITY OF ROCHESTER, COUNTY OF OLMSTED, STATE OF MINNESOTA

This plat of PENNINGTON BUSINESS PARK NINTH SUBDIVISION was approved by the Community Development Department of Rochester, Minnesota, on this 1st day of July, 2026 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

_____
Community Development Director

COUNTY SURVEYOR, COUNTY OF OLMSTED, STATE OF MINNESOTA

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 July, 2026

_____
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING, COUNTY OF OLMSTED, STATE OF MINNESOTA

Taxes payable in the year 2026 on the land herein described have been paid, there are no delinquent taxes, and transfer entered this 9th day of July, 2026

DOCUMENT NUMBER A1648452

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 9th day of July, 2026, at 4 o'clock P M., and was duly recorded in the Olmsted County Records.

_____
Director of Property Records & Licensing

by Wendy von Wald
Deputy

1696A

Egan, Field & Nowak, Inc.
land surveyors since 1872

OFFICIAL

PENNINGTON BUSINESS PARK NINTH SUBDIVISION

22ND AVENUE NORTHWEST

Curve Table			
Curve #	Length	Radius	Curve Angle
C1	50.32	167.00	17°15'56"
C2	6.72	167.00	2°18'20"
C3	27.28	20.00	78°08'17"

CIMARRON SIX

WESTERN THIRD SUBDIVISION

1/2" IRON PIPE W LINE OF CIMARRON SIXTH

N00°25'09"E 522.34 (359°39'30" DEED)

LS 41887

E LINE OF PENNINGTON BUSINESS PARK SIXTH SUBDIVISION (UNDERLYING) & PENNINGTON BUSINESS PARK SEVENTH W LINE OF WESTERN THIRD SUBDIVISION

(179°39'30" PLAT) S00°25'09"W 1051.38

LS 20703

PENNINGTON

48TH STREET NORTHWEST

FIFTEENTH

CIMARRON

S LINE OF THE N 120 FT. OF LOT 1, BLOCK 1, PENNINGTON BUSINESS PARK SIXTH SUBDIVISION (UNDERLYING) S LINE OF CIMARRON FIFTEENTH

S LINE OF PENNINGTON BUSINESS PARK SEVENTH

(89°50'37" DEED) S89°23'44"E 617.10

UTILITY EASEMENT PER PLAT OF PENNINGTON BUSINESS PARK SIXTH SUBDIVISION

WATERMAIN EASEMENT PER DOC. NO.

N44°40'13"W 22.57

N00°29'23"E 321.92

331.73

N45°29'23"E 14.14

WATERMAIN EASEMENT PER DOC. NO. A-1648075

LOT 1

LOT 2

BUSINESS

PARK

1

23RD AVENUE NORTHWEST

S89°30'37"E 200.80

DRIVEWAY EASEMENT PER BOOK V-4 PG. 111 & 112 (DOC. NOS. 500712 & 500713)

UTILITY EASEMENT PER PLAT OF PENNINGTON BUSINESS PARK SIXTH SUBDIVISION

N89°29'42"W 200.89

W LINE OF THE SW 1/4 OF SEC. 15, TWP. 107 N, RGE. 14 W

S00°29'23"W 23.74

E LINE OF THE SE 1/4 OF SEC. 16, TWP. 107 N, RGE. 14 W

VACATED 23RD AVENUE NORTHWEST DOC. NO. 804024

SIXTH

285.42 R=61.17 Δ=267°21'05" CHORD=88.48 CH BRG=S75°26'43"E

SEE DETAIL 1

229.66

297.29 N58°41'55"W (300°59'26" PLAT)

UTILITY EASEMENT PER PLAT OF PENNINGTON BUSINESS PARK SIXTH SUBDIVISION

BLOCK 1

57.04 R=167.00 Δ=19°34'16" CHORD=56.77 CH BRG=S41°32'13"W (220°46'34" PLAT)

UTILITY EASEMENT

N44°40'40"E 64.68

Δ=73°09'15" 78.10

Δ=55°42'12" 59.47

C1 C2 C3

S51°19'21"W (230°33'42" PLAT) 8.28

23RD AVENUE NORTHWEST

N89°30'09"W 20.71

338.32

285.99

S00°28'55"W

LOT 3 LOT 4

SUBDIVISION

SEE DETAIL 2

WATERMAIN EASEMENT PER DOC. NO. A-1648075

N44°29'42"W 23.63

N22°27'29"W 97.88

UTILITY EASEMENT

LS 14889

140.72 N38°40'39"W (320°33'42" PLAT)

50.56 N00°40'54"E (359°55'15" PLAT)

S02°32'31"W 30.64

254.33 N22°25'38"W (336°48'43" PLAT)

80.00 N67°34'22"E (246°48'43" PLAT)

389.03 N13°42'28"W (345°31'53" PLAT)

110.00 N00°25'36"E (359°39'57" PLAT)

1/2" IRON PIPE

S89°34'24"E 13.26 (89°39'57" PLAT)

LS 10162

SEC. 16, TWP. 107N, RGE. 14W

PENNINGTON BUSINESS PARK THIRD SUBDIVISION

CIMARRON SIXTEENTH

CIMARRON SEVENTEENTH

EXCEPTION

PARK

VACATED 23RD AVENUE NORTHWEST DOC. NO. 804024

LOT 1 LOT 5

BUSINESS

PENNINGTON

EIGHTH

SEVENTH

INTERSECTION OF THE CENTERLINE OF 48TH STREET NW AND THE CENTERLINE OF PENNINGTON DRIVE NW

N LINE OF LOT 1, BLOCK 1, PENNINGTON BUSINESS PARK SIXTH SUBDIVISION (UNDERLYING)

N89°21'14"W 660.07 (289°50'37" DEED)

120

80

40.00 S00°28'04"W (S00°17'35"E PER DOC. NO. 667820)

51.51 N00°28'04"E

(89°50'37" DEED) S89°23'44"E 93.96

R=1479.44 Δ=3°37'19" (CH 194°12'30" DEED)

(209°17'29" DEED) S30°03'08"W 66.00

(299°17'29" DEED) N59°56'52"W 51.58

(179°50'37" DEED) S00°36'16"W 104.84

(CH 224°27'42" DEED) R=20.00 R=346.44 L=78.64

S67°34'28"W 185.22 (246°48'43" DEED)

148.33 S00°36'16"W (179°50'37" DEED)

R=346.44 Δ=35°07'16" L=212.34

R=346.44 Δ=35°31'44" L=214.83

208.15 R=346.44 Δ=34°26'11" CHORD=N40°28'05"E (CH BRG=N40°15'16"E (CH 39°53'38" DEED))

S LINE OF CIMARRON SIXTEENTH

CENTERLINE OF VACATED PENNINGTON DRIVE NW

VACATED PENNINGTON DRIVE NORTHWEST (VACATED PER DOC. NO. 667820)

NELY LINE OF LOT 5

S22°25'32"E 338.03 (156°48'43" DEED)

NELY CORNER OF LOT 5, BLOCK 2, PENNINGTON BUSINESS PARK SIXTH SUBDIVISION

N22°25'38"W 33.83 (336°48'43" DEED)

NWLY EXTENSION OF NELY LINE OF LOT 5

NW CORNER OF LOT 5, BLOCK 2, PENNINGTON BUSINESS PARK SIXTH SUBDIVISION

NWLY LINE OF LOT 5, BLOCK 2, PENNINGTON BUSINESS PARK SIXTH SUBDIVISION

80.73 R=346.44 Δ=13°21'05" (CH 240°08'11" DEED)

N22°25'38"W 33.00 (336°48'43" DEED)

SELY CORNER OF LOT 1, BLOCK 3, PENNINGTON BUSINESS PARK SIXTH SUBDIVISION

NWLY EXTENSION OF THE SWLY LINE OF LOT 5

N67°34'22"E 66.00 (246°48'43" DEED)

PENNINGTON DRIVE NORTHWEST

SEC. 15, TWP. 107N, RGE. 14W

0 60 120 180

SCALE IN FEET

THE EAST LINE OF BLOCK 1, PENNINGTON BUSINESS PARK SIXTH SUBDIVISION, OLMSTED COUNTY, MINNESOTA IS ASSUMED TO BEAR SOUTH 00 DEGREES 25 MINUTES 09 SECONDS WEST.

DETAIL 1

NOT TO SCALE

ELECTRICAL EASEMENT PER DOC. NO.

N00°29'27"E 11.00

N89°30'33"W 8.00

N00°29'27"E 2.00

N89°30'33"W 13.00

S89°30'33"E 8.00

N00°29'27"E 2.00

S89°30'33"E 13.00

12.60

2.40

ELECTRICAL EASEMENT PER DOC. NO.

DRIVEWAY EASEMENT PER BOOK V-4 EXHIBIT PG. 111 & 112 (DOC. NOS. 500712 & 500713)

Δ=40°27'42" 43.20

S00°29'27"W 15.00

Δ=29°57'42" 31.99

UTILITY EASEMENT

UTILITY EASEMENT PER PLAT OF PENNINGTON BUSINESS PARK SIXTH SUBDIVISION

23RD AVENUE NORTHWEST

DETAIL 2

NOT TO SCALE

WATERMAIN EASEMENT PER DOC. NO. A-1648075

23RD AVENUE NORTHWEST

57.04 R=167.00 Δ=19°34'16" CHORD=56.77 CH BRG=S41°32'13"W

Δ=73°09'15" 78.10

Δ=55°42'12" 59.47

N54°40'40"E 64.68

UTILITY EASEMENT

S51°19'21"W 8.28

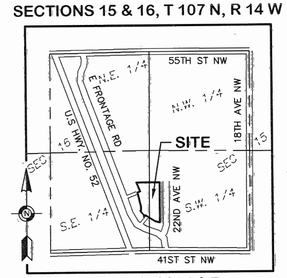
50.56 N00°40'54"W

140.72 N38°40'39"W

LS 10162

RGE. 14W

SECTIONS 15 & 16, T 107 N, R 14 W



VICINITY MAP

NO SCALE

● DENOTES FOUND 1/2-INCH OPEN IRON PIPE, UNLESS OTHERWISE NOTED

◎ DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 60082

(xxx.xx) DENOTES RECORD DISTANCE PER DEED DOC. NO. A-1272918

(XXX°XX'XX" DEED) DENOTES AZIMUTH PER DEED DOC. NO. A-1272918

(XXX°XX'XX" PLAT) DENOTES AZIMUTH PER PLAT OF PENNINGTON BUSINESS PARK SIXTH SUBDIVISION

Egan, Field & Nowak, Inc.

land surveyors since 1872

SHEET 2 OF 2 SHEETS