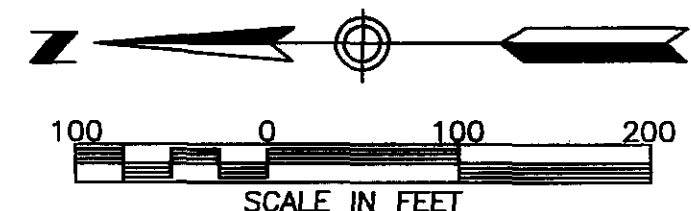


NORTHERN HILLS COMMERCIAL PARK

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
SOUTH LINE OF THE SE 1/4 OF SEC. 17-107-14
WHICH IS ASSUMED TO BE S88°05'13"W.



SURVEYOR'S CERTIFICATE

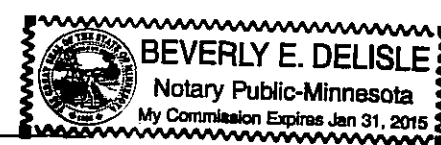
I hereby certify that I have surveyed and platted the property described on this plat as NORTHERN HILLS COMMERCIAL PARK; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat in feet and hundredths of a foot; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Mark E. Severson
Mark E. Severson, PS
Minnesota License Number 18887

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 29th day of September, 2011.

Beverly E. Delisle
Notary Public, Olmsted County, Minnesota



My commission expires: Jan. 31, 2015

COUNTY SURVEYOR

I certify that this plat has been checked mathematically, and that the plat conforms to the applicable laws, this 29 day of SEPTEMBER, 2011.

Jord S. Thoreson
County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Judy K. Sohier, City Clerk, in and for the City of Rochester, do hereby certify that on the 1th day of September, 2011, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 3rd day of October, 2011.

Valori Langseth
Judy K. Sohier, City Clerk Deputy
Valori Langseth

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2011 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 4th day of October, 2011.

DOCUMENT NUMBER — A-1269304

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 4th day of October, 2011, at 3:30 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Kauski
Director of Property Records & Licensing

Wendy von Wald
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Hy-Vee, Inc., an Iowa corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 17, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter; thence South 01 degrees 09 minutes 25 seconds East, assumed bearing, along the west line thereof, 555.00 feet; thence North 87 degrees 35 minutes 35 seconds East, 65.00 feet for the point of beginning; thence continue North 87 degrees 35 minutes 35 seconds East, 584.50 feet; thence North 59 degrees 28 minutes 35 seconds East, 234.85 feet to the westerly right of way line of C.S.A.H. No. 22, as defined on Amended Olmsted County Highway Right of Way Plat No. 76 (the next 13 courses are along said right of way line); thence South 30 degrees 16 minutes 18 seconds East, 50.31 feet; thence North 59 degrees 21 minutes 44 seconds East, 133.53 feet; thence North 74 degrees 14 minutes 56 seconds East, 268.71 feet; thence South 01 degrees 45 minutes 49 seconds West, 929.45 feet; thence North 88 degrees 14 minutes 11 seconds West, 20.00 feet; thence South 01 degrees 45 minutes 49 seconds West, 335.94 feet; thence southerly 64.61 feet along a tangential curve concave easterly, central angle of 00 degrees 12 minutes 49 seconds, and radius of 17,328.73 feet; thence South 88 degrees 27 minutes 00 seconds East, 20.00 feet; thence southerly 302.09 feet along a nontangential curve concave easterly, central angle of 01 degrees 00 minutes 00 seconds, radius of 17,308.73 feet, and the chord of said curve bears South 01 degrees 03 minutes 00 seconds West, 302.09 feet; thence South 89 degrees 27 minutes 00 seconds East, 20.00 feet; thence southerly 426.38 feet along a nontangential curve concave easterly, central angle of 01 degrees 24 minutes 47 seconds, radius of 17,288.73 feet, and the chord of said curve bears South 00 degrees 09 minutes 23 seconds East, 426.37 feet to the south line of said Southeast Quarter; thence South 87 degrees 19 minutes 50 seconds West, 1,054.83 feet, along the south line of said Southeast Quarter, to a point that is 102.72 feet East of the southwest corner of said Southeast Quarter; thence North 01 degrees 09 minutes 25 seconds West, a distance of 1,886.98 feet, parallel with the west line of the Southeast Quarter; thence South 87 degrees 35 minutes 35 seconds West a distance of 33.35 feet; thence North 02 degrees 24 minutes 21 seconds West, 200.00 feet to the point of beginning.

Containing in all, 53.31 acres, more or less.

has caused the same to be surveyed and platted as NORTHERN HILLS COMMERCIAL PARK and does hereby donate and dedicate to the public, for the public use forever, the public ways, and also grants the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Hy-Vee, Inc., an Iowa corporation, has caused these presents to be signed by its proper officers this 26th day of September, 2011.

Hy-Vee, Inc.
By Dennis A. Auserhus SVP
Name Dennis Auserhus Title

By Michael Jurgens Assistant Secretary
Name Michael Jurgens Title

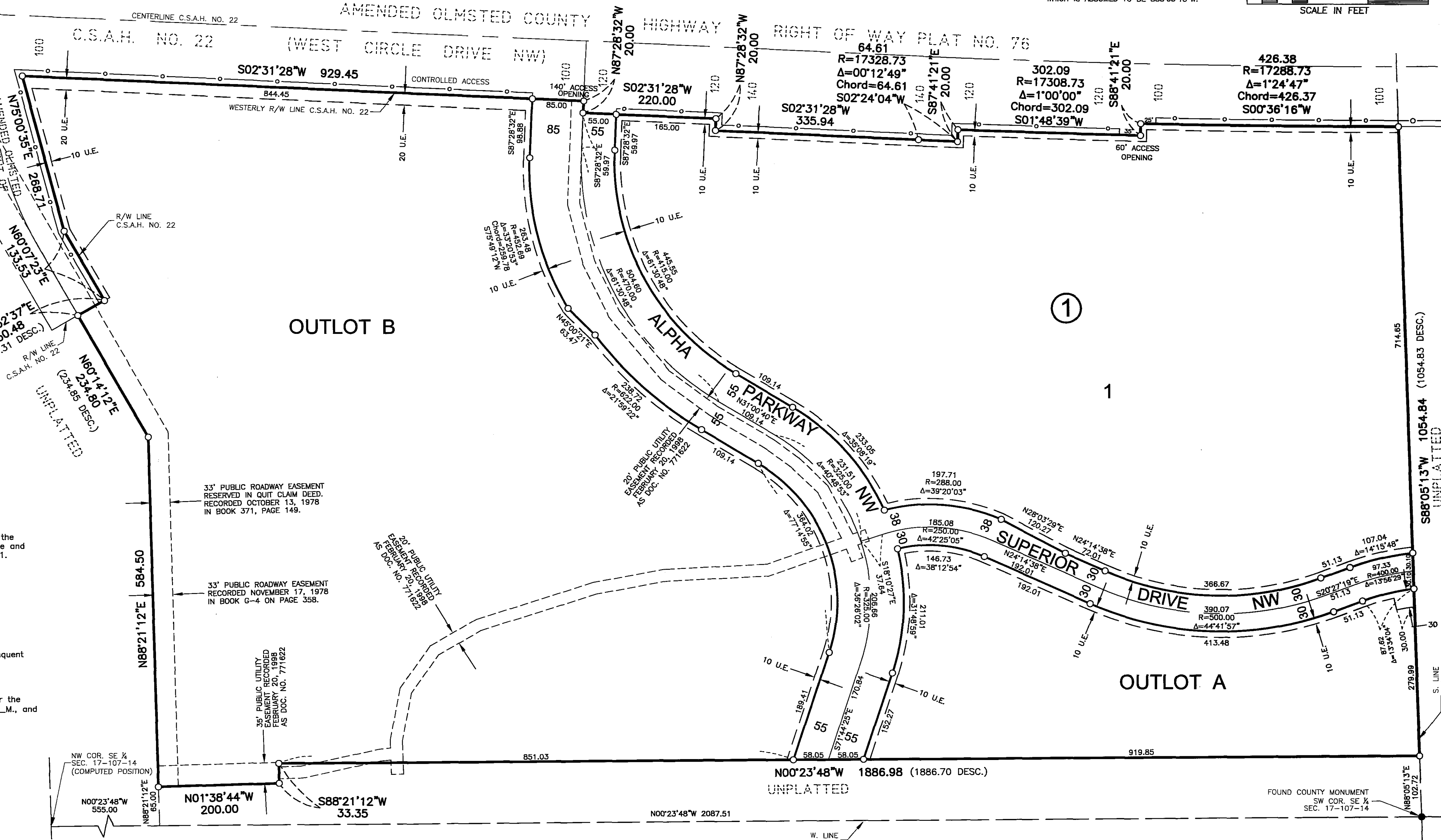
State of Iowa
County of POLK

The foregoing instrument was acknowledged before me this 26th day of September, 2011 by Dennis Auserhus and Michael Jurgens, of Hy-Vee, Inc., on behalf of the corporation.

Notary Public, POLK County, Iowa



My commission expires 7/6/2015



NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 18887 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

UTILITY EASEMENT (U.E.) DEFINED:

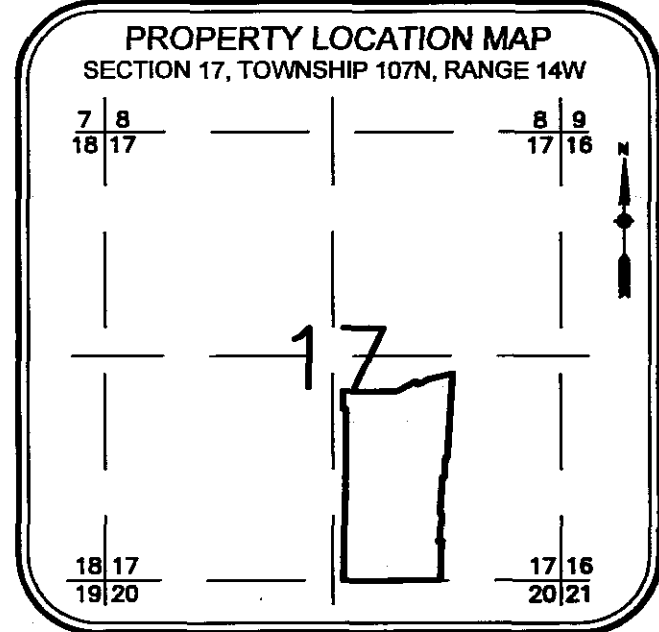
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES, INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

DRAINAGE EASEMENT (D.E.) DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

CONTROLLED ACCESS DEFINED:

INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.



1227A

