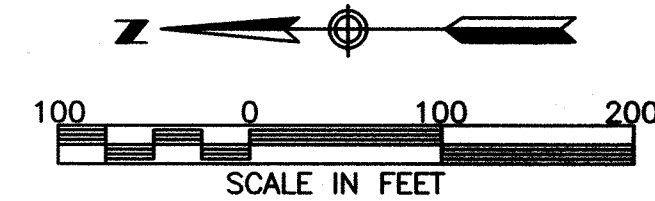


# NORTHERN HILLS COMMERCIAL PARK SECOND



KNOW ALL PERSONS BY THESE PRESENTS: That Hy-Vee, Inc., an Iowa corporation; and the City of Rochester, a Minnesota municipal corporation, owners of the following described property:

Lot 1, Block 1, NORTHERN HILLS COMMERCIAL PARK, Rochester, Minnesota.

ALSO:

That part of Parcel 2, as identified on AMENDED OLMDSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 76, being located within the Southeast Quarter of Section 17, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 17; thence North 87 degrees 19 minutes 50 seconds East, assumed bearing, along the south line of said Southeast Quarter, 1157.56 feet to the west line of said Parcel 2; thence northerly 426.38 feet along said west line and along a nontangential curve, concave easterly, central angle of 01 degree 24 minutes 47 seconds, radius of 17,288.73 feet, and the chord of said curve bears North 00 degrees 09 minutes 23 seconds West, 426.37 feet for the point of beginning; thence continue northerly 366.20 feet along the continuation of said curve, central angle of 01 degree 12 minutes 49 seconds, radius of 17,288.73 feet, and the chord of said curve bears North 01 degree 09 minutes 25 seconds East, 366.19 feet; thence North 01 degree 45 minutes 49 seconds East, 555.94 feet to a bend point in the west line of said Parcel 2 (the next 7 courses are along said west line); thence North 88 degrees 14 minutes 11 seconds West, 20.00 feet; thence South 01 degree 45 minutes 49 seconds West, 220.00 feet; thence North 88 degrees 14 minutes 11 seconds West, 20.00 feet; thence South 01 degree 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, not tangent to said curve, 20.00 feet; thence southerly 302.09 feet along a nontangential curve, concave easterly, central angle of 01 degree 00 minutes 00 seconds, radius of 17,308.73 feet, and the chord of said curve bears South 01 degree 03 minutes 00 seconds East, 302.09 feet; thence South 89 degrees 27 minutes 00 seconds East, not tangent to said curve, 20.00 feet to the point of beginning.

ALSO:

That part of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 20; thence North 88 degrees 05 minutes 13 seconds East, assumed bearing, along the north line of said Northeast Quarter, 442.91 feet to the southwest corner of Lot 1, Block 1, NORTHERN HILLS COMMERCIAL PARK, according to the recorded plat thereof, for the point of beginning; thence continue North 88 degrees 05 minutes 13 seconds East, along said north line, 714.65 feet to the westerly line of OLMDSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 75 (the next 2 courses are along said westerly line); thence southerly 140.73 feet along a nontangential curve, concave easterly, central angle of 00 degrees 27 minutes 59 seconds, radius of 17,288.73 feet and a chord which bears South 00 degrees 20 minutes 07 seconds East, 140.73 feet; thence South 00 degrees 34 minutes 07 seconds East, tangent to said curve, 396.44 feet to the northerly right of way line of Badger Hills Drive NW, also being the northerly line of the 120.00-foot parcel described in a Quit Claim Deed to the City of Rochester, recorded on January 23, 2004 as Document Number A-1009218 (the next 3 courses are along said northerly right of way line); thence South 89 degrees 26 minutes 05 seconds West, 521.83 feet; thence westerly 116.62 feet along a tangential curve, concave southerly, central angle of 15 degrees 54 minutes 35 seconds, radius of 420.00 feet and a chord which bears South 81 degrees 28 minutes 47 seconds West, 116.62 feet; thence South 73 degrees 31 minutes 30 seconds West, tangent to said curve, 154.86 feet; thence northwesterly 43.50 feet along a nontangential curve, concave northeasterly, central angle of 34 degrees 08 minutes 37 seconds, radius of 73.00 feet and a chord which bears North 58 degrees 28 minutes 18 seconds West, 42.86 feet; thence northwesterly 58.20 feet along a compound curve, concave northeasterly, central angle of 25 degrees 04 minutes 24 seconds, radius of 133.00 feet and a chord which bears North 28 degrees 51 minutes 47 seconds West, 57.74 feet; thence northerly 52.52 feet along a compound curve, concave easterly, central angle of 18 degrees 48 minutes 28 seconds, radius of 160.00 feet and a chord which bears North 06 degrees 55 minutes 21 seconds West, 52.29 feet; thence northeasterly 103.92 feet along a compound curve, concave southeasterly, central angle of 27 degrees 03 minutes 48 seconds, radius of 220.00 feet and a chord which bears North 16 degrees 00 minutes 47 seconds East, 102.95 feet; thence North 28 degrees 32 minutes 41 seconds East, tangent to said curve, 111.87 feet; thence northerly 375.25 feet along a tangential curve, concave westerly, central angle of 50 degrees 00 minutes 00 seconds, radius of 430.00 feet and a chord which bears North 04 degrees 34 minutes 37 seconds East, 363.45 feet to the point of beginning.

Containing in all, 28.66 acres, more or less.

Have caused the same to be surveyed and platted as NORTHERN HILLS COMMERCIAL PARK SECOND and do hereby dedicate to the public for public use, the drainage and utility easements as created by this plat.

In witness whereof, said Hy-Vee, Inc., an Iowa corporation, has caused these presents to be signed by its proper officers this 31 day of December, 2015.

SIGNED: Hy-Vee, Inc.

Jeffrey Markey, Sr. Vice President

Nathan Allen, Assistant Secretary

STATE OF IOWA COUNTY OF POLK

This instrument was acknowledged before me on December 8, 2015 by Jeffrey Markey, Sr. Vice President and Nathan Allen, Assistant Secretary of Hy-Vee, Inc., an Iowa corporation, on behalf of the corporation.

Notary Public, POLK County, Iowa

My commission expires February 15, 2017

In witness whereof, said City of Rochester, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 30 day of December, 2015.

SIGNED: CITY OF ROCHESTER

Ardell F. Brede, Mayor

Aaron S. Reeves, City Clerk

STATE OF MINNESOTA COUNTY OF OLMDSTED

This instrument was acknowledged before me on December 30, 2015 by Ardell F. Brede and Aaron S. Reeves, the Mayor and City Clerk, respectively, of the City of Rochester, a Minnesota municipal corporation, on behalf of the corporation.

Notary Public, Olmsted County, Minnesota

My commission expires 01-31-20

### SURVEYOR'S CERTIFICATE

I Mark E. Severson 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 19 day of December, 2015.

Mark E. Severson, Professional Surveyor Minnesota License No. 18887

STATE OF MINNESOTA COUNTY OF OLMDSTED

The instrument was acknowledged before me on December 10, 2015 by Mark E. Severson.

Notary Public, Olmsted County, Minnesota

My commission expires Dec 31, 2020

### OLMDSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21 day of DECEMBER, 2015.

Olmsted County Surveyor

### CITY APPROVAL

State of Minnesota County of Olmsted City of Rochester

I, Aaron S. Reeves, City Clerk, in and for the City of Rochester, do hereby certify that on the 30 day of December, 2015, the accompanying plat was duly approved by the Common Council of the City of Rochester, in testimony whereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 30 day of December, 2015.

Aaron S. Reeves, City Clerk

### PROPERTY RECORDS AND LICENSING

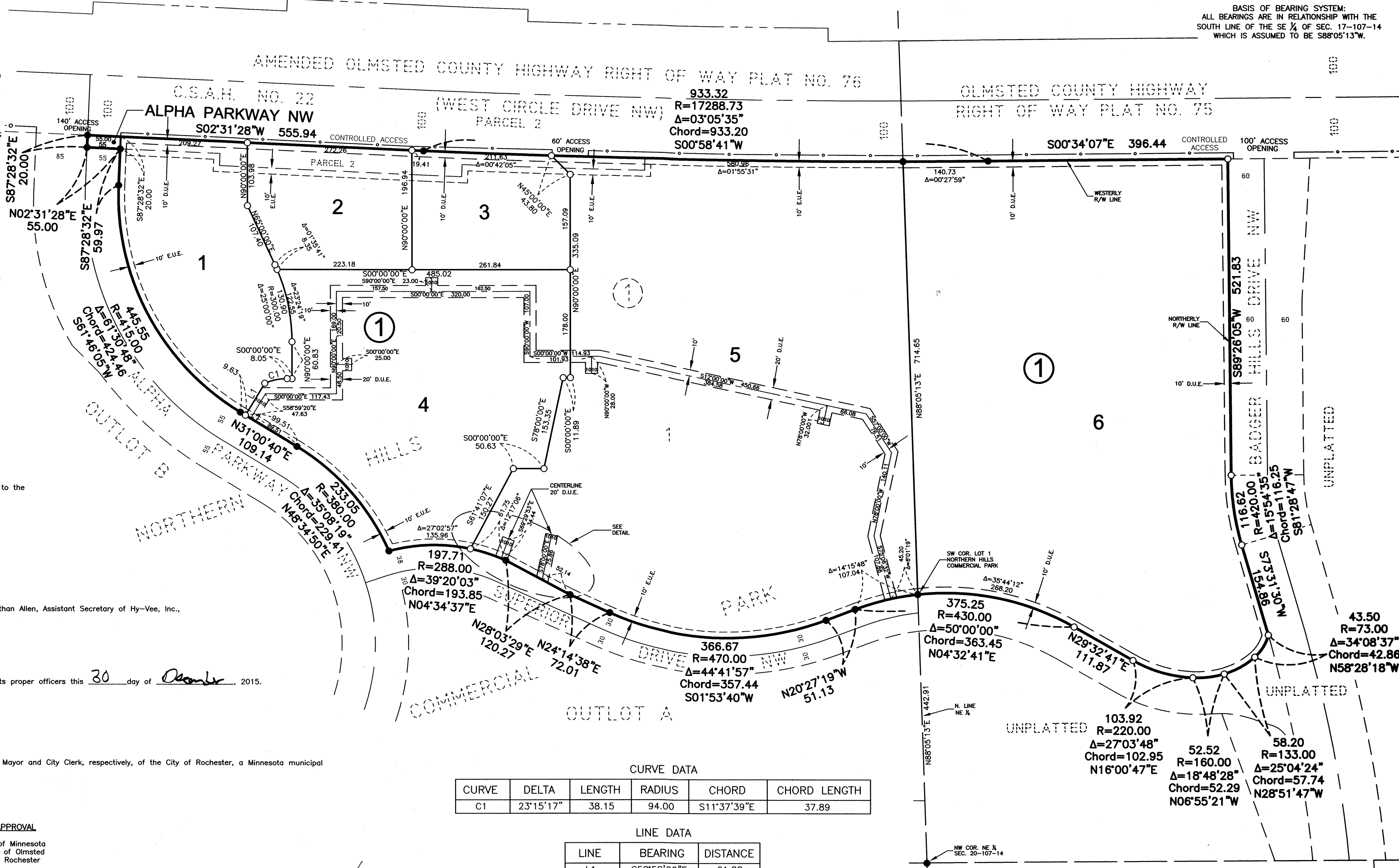
Taxes payable in the year 2015 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 30th day of December, 2015.

DOCUMENT NUMBER A1387962

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of DECEMBER, 2015, at 10:42 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Kupski, Director of Property Records & Licensing

Wendy von Wald, Deputy

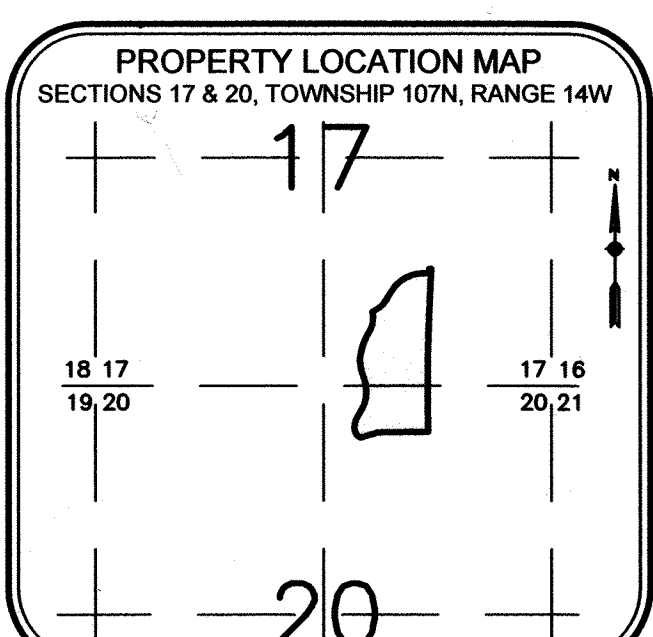
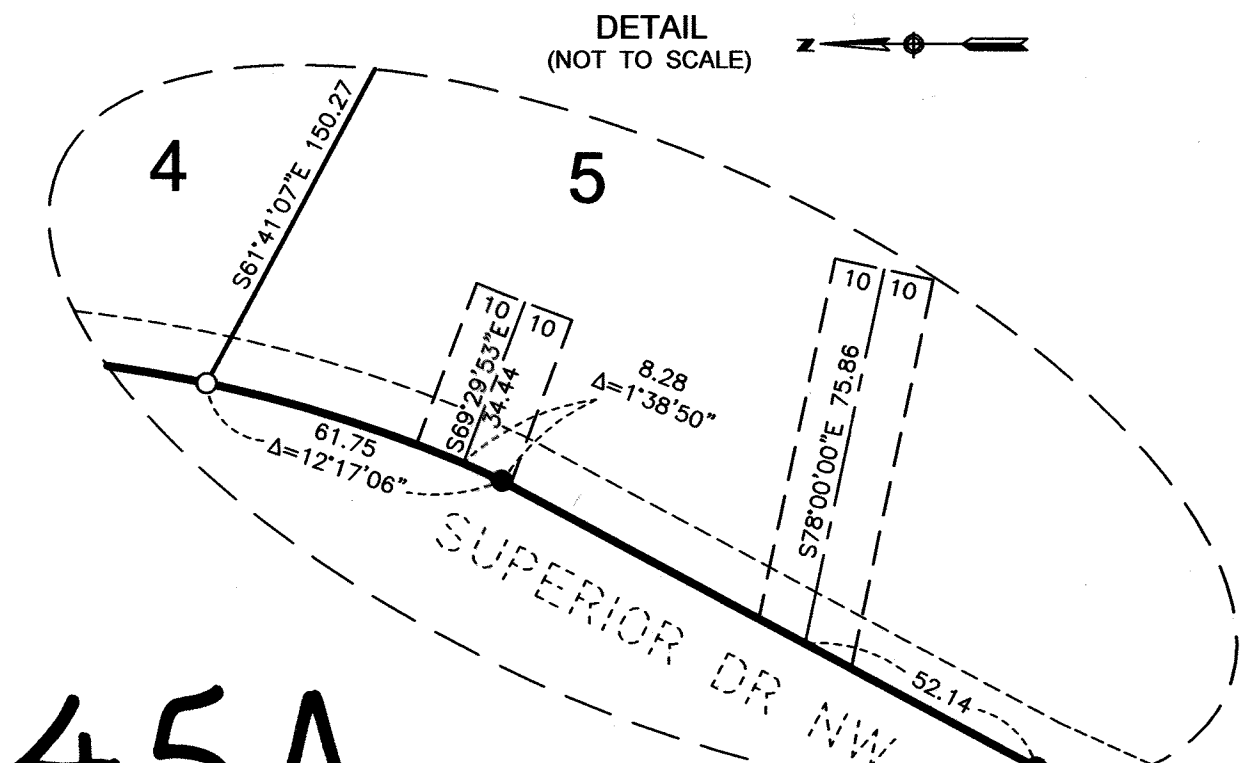


CURVE DATA

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD LENGTH
C1	23°15'17"	38.15	94.00	S11°37'39"E	37.89

LINE DATA

LINE	BEARING	DISTANCE
L1	S58°58'20"E	61.88



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. E.U.E. = EXISTING UTILITY EASEMENT D.U.E. = DRAINAGE AND UTILITY EASEMENT

1648 Third Avenue SE Rochester, MN 55904 507-289-3919 www.wsbeng.com



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