

WEST CIRCLE COMMERCIAL

KNOW ALL PERSONS BY THESE PRESENTS: That Northwest Investments of La Crosse, LLC, a Wisconsin limited liability company, owner of the following described property:

The West One Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Township One Hundred Seven (107) North, of Range Fourteen (14) West, Olmsted County, Minnesota.

EXCEPTING THEREFROM:

PARCEL NO. 1 of Olmsted County Highway Right of Way Plat No. 75, filed for record on April 9, 1992 as Document No. 624142 in Book J-5 of Miscellaneous records on Page 364. Said land being a part of the NE 1/4, Section 20, Township 107 North, Range 14 West and includes the right in grantee to limit or control access to and from said parcel.

FURTHER EXCEPTING THE FOLLOWING TWO PARCELS:

A 120.00 foot parcel for public right of way, drainage and utility purposes over, under and across that part of the West Half of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota. The centerline of said right of way is described as follows:

Commencing at the northwest corner of the said West Half of the Northeast Quarter; thence South 00 degrees 24 minutes 17 seconds East, assumed bearing, along the west line of the said West Half of the Northeast Quarter 698.32 feet to the actual point of beginning of the centerline to be described; thence easterly a distance of 288.39 feet along a nontangential curve concave to the north having a radius of 1,913.00 feet, and a central angle of 08 degrees 38 minutes 15 seconds, the chord of said curve bears North 80 degrees 21 minutes 18 seconds East; thence North 75 degrees 21 minutes 34 seconds East, not tangent to said curve, 95.41 feet; thence North 73 degrees 31 minutes 28 seconds East, 167.51 feet; thence easterly a distance of 99.96 feet along a tangential curve concave to the south having a radius of 360.00 feet and a central angle of 15 degrees 54 minutes 35 seconds; thence North 89 degrees 26 minutes 03 seconds East, tangent to said curve, 287.10 feet to a point herein after referred to as Point "A"; thence continue North 89 degrees 26 minutes 03 seconds East 234.79 feet to the west line of County State Highway No. 22 as dedicated on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 75, according to the plat thereof on file and of record in the Office of the Olmsted County Recorder, Olmsted County, Minnesota, and said centerline terminating thereat.

Together with that part of the said West Half of the Northeast Quarter lying southerly of the south line of the above described right of way, westerly of the west right of way line of said County State Aid Highway No. 22 as dedicated on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 75, according to the plat thereof on file and of record in the Office of the County Recorder, Olmsted County, Minnesota, and lying northerly of a line drawn 60.00 feet northerly of, adjacent to and parallel with the following described line: Commencing at the northwest corner of the West Half of said Northeast Quarter, thence South 00 degrees 24 minutes 17 seconds East, assumed bearing, along the west line of the said West Half of the Northeast Quarter, 698.32 feet to the actual point of beginning of the centerline to be described; thence easterly a distance of 288.39 feet along a nontangential curve concave to the north having a radius of 1,913.00 feet, and a central angle of 08 degrees 38 minutes 15 seconds, the chord of said curve bears North 80 degrees 21 minutes 18 seconds East and is 288.12 feet in length; thence North 75 degrees 21 minutes 34 seconds East, not tangent to said curve, 95.41 feet; thence North 73 degrees 31 minutes 28 seconds East 167.51 feet; thence easterly a distance of 99.96 feet along a tangential curve concave to the south line having a radius of 360.00 feet and a central angle of 15 degrees 54 minutes 35 seconds; thence North 89 degrees 26 minutes 03 seconds East, tangent to said curve, 521.89 feet to the west line of County State Aid Highway No. 22 as dedicated on said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO 75, and said line terminating thereat.

The sidelines of the said parcels are to be lengthened or shortened to terminate on the west line of the said West Half of the Northeast Quarter and the west right of way line of said County State Aid Highway No. 22.

FURTHER EXCEPTING THE FOLLOWING PARCEL:

That part of the West Half of the Northeast Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, lying westerly of the westerly right of way line of County State Aid Highway No. 22 as dedicated on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 75, according to the plat thereof on file and of record in the Office of the County Recorder, Olmsted County, Minnesota, and lying northerly of a line drawn 60.00 feet northerly of, adjacent to and parallel with the following described line: Commencing at the northwest corner of the West Half of said Northeast Quarter, thence South 00 degrees 24 minutes 17 seconds East, assumed bearing, along the west line of the said West Half of the Northeast Quarter, 698.32 feet to the actual point of beginning of the centerline to be described; thence easterly a distance of 288.39 feet along a nontangential curve concave to the north having a radius of 1,913.00 feet, and a central angle of 08 degrees 38 minutes 15 seconds, the chord of said curve bears North 80 degrees 21 minutes 18 seconds East and is 288.12 feet in length; thence North 75 degrees 21 minutes 34 seconds East, not tangent to said curve, 95.41 feet; thence North 73 degrees 31 minutes 28 seconds East 167.51 feet; thence easterly a distance of 99.96 feet along a tangential curve concave to the south line having a radius of 360.00 feet and a central angle of 15 degrees 54 minutes 35 seconds; thence North 89 degrees 26 minutes 03 seconds East, tangent to said curve, 521.89 feet to the west line of County State Aid Highway No. 22 as dedicated on said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO 75, and said line terminating thereat.

Containing in all, 50.40 acres, more or less.

Has caused the same to be surveyed and platted as WEST CIRCLE COMMERCIAL and does hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said Northwest Investments of La Crosse, LLC, a Wisconsin limited liability company, has caused these presents to be signed by its proper officer this 13 day of JANUARY, 2017.

SIGNED: Northwest Investments of La Crosse, LLC

By: Mark S. Zietlow, Title: PRESIDENT

STATE OF WISCONSIN
COUNTY OF LACROSSE

This instrument was acknowledged before me on 1-13-2017 by MARK S. ZIETLOW, PRESIDENT of Northwest Investments of La Crosse, LLC, a Wisconsin limited liability company.

Wendy A. Banasik
Notary Public, LACROSSE County, WISCONSIN Notary Printed Name

My commission expires 4-12-2019

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 18 day of JANUARY, 2017.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

The instrument was acknowledged before me on January 18, 2017 by Mark E. Severson.

Courtney Pierce
Notary Public, Olmsted County, Minnesota

Courtney Pierce
Notary Printed Name

My commission expires 1-31-2021

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 19 day of JANUARY, 2017.

Jon S. Thorsen
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Valori Langseth, Acting City Clerk, in and for the City of Rochester, do hereby certify that on the 21st day of November, 2017, 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 24th day of January, 2017.

Valori Langseth
Valori Langseth, Acting City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2017 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 24th day of January, 2017.

DOCUMENT NUMBER A1416561

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24th day of January, 2017, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

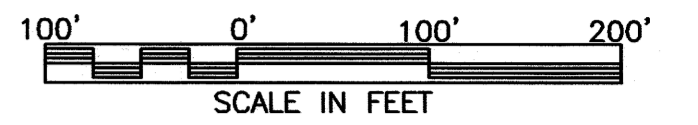
W. Mark Knapski
Director of Property Records & Licensing

by: Wendy von Wald
Deputy

1389A

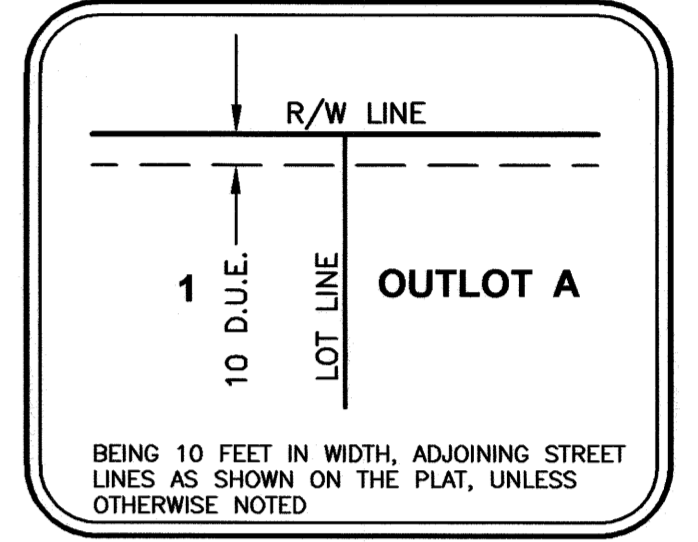


WEST CIRCLE COMMERCIAL

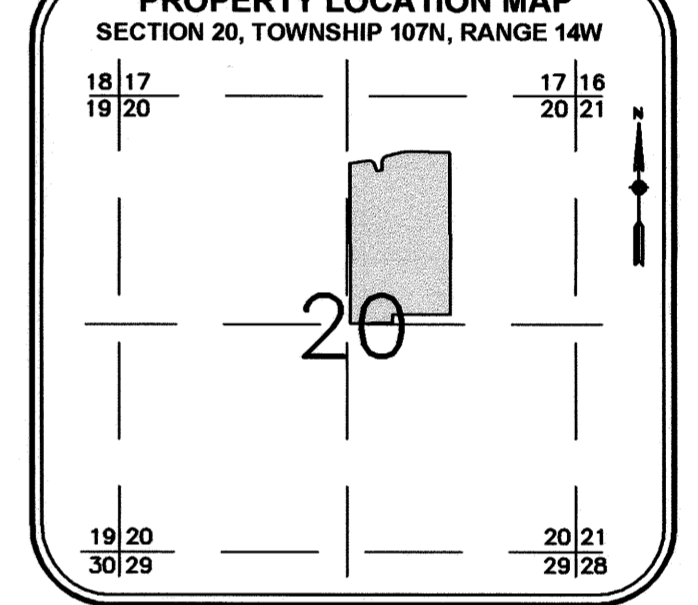


BASIS OF BEARING SYSTEM : ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE OF THE NE ¼ OF SEC. 20-107-14 WHICH IS ASSUMED TO BE S00°24'15"E.

DRAINAGE AND UTILITY EASEMENT DETAIL



PROPERTY LOCATION MAP



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.

D.U.E. = DRAINAGE AND UTILITY EASEMENT

U.E. = UTILITY 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.

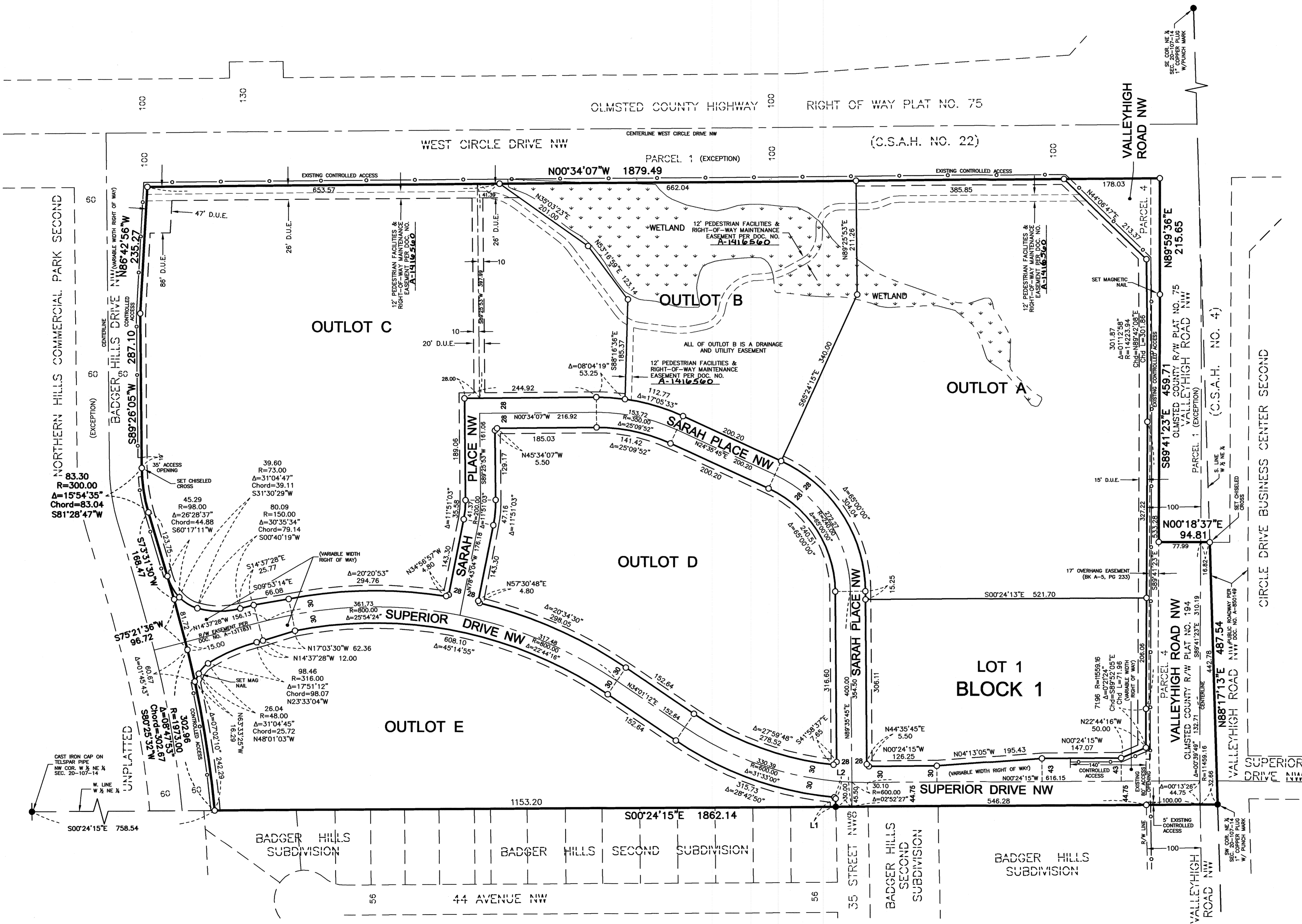
UTILITY EASEMENT DEFINED:

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 DEFINED:

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

LINE	BEARING	DISTANCE
L1	N88°53'42"E	15.23
L2	N47°17'56"E	3.58



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