

OFFICIAL PLAT  
**KWIK TRIP 279**

**INSTRUMENT OF DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS: That Kwik Trip, Inc., a Wisconsin Corporation, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to-wit:

Lots 1, 2, 3, 4 and 5, STUVE'S SECOND SUBDIVISION, City of Rochester, Olmsted County, Minnesota;

EXCEPT that part taken, sold or used for Parcel 432 of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-38, dated June 11, 1997 and recorded June 16, 1997 as Document No. 753648 and Parcel 532G of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-62 dated November 12, 2002 and recorded as Document No. A-940886;

**TOGETHER WITH**

That part of the Northeast Quarter of the Northwest Quarter of Section 9, Township 107 North, Range 14 West, Olmsted County, Minnesota, and that part of a public road, dedicated in STUVE'S SECOND SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, said Olmsted County, all being a part of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-65, described as follows:

Commencing at Right of Way Boundary Corner B6, as shown on said right-of-way plat, thence South 44 degrees 35 minutes 00 seconds West along the easterly boundary of the east tract of said right-of-way plat a distance of 70.88 feet to Right of Way Boundary Corner B7, as shown on said right-of-way plat; thence North 87 degrees 44 minutes 49 seconds West a distance of 349.40 feet to the point of beginning; thence South 27 degrees 05 minutes 39 seconds East a distance of 115.30 feet; thence southerly 357.44 feet on a tangential curve concave westerly, having a radius of 1941.49 feet and a central angle of 10 degrees 32 minutes 55 seconds; thence North 89 degrees 43 minutes 04 seconds East a distance of 41.02 feet to the east line of said Northeast Quarter of the Northwest Quarter, thence South 23 degrees 26 minutes 00 seconds West a distance of 202.06 feet to the southeast corner of Lot 5, said STRUVE'S SECOND SUBDIVISION, and to the westerly boundary of the east tract of said right-of-way plat, thence northerly 508.71 feet along said westerly boundary on a non-tangential curve concave westerly, having a radius of 1858.49 feet, a central angle of 15 degrees 41 minutes 00 seconds and a chord bearing of North 19 degrees 15 minutes 10 seconds West, to Right of Way Boundary Corner B19, as shown on said right-of-way plat, thence North 27 degrees 05 minutes 39 seconds West along said westerly boundary a distance of 79.87 feet to Right of Way Boundary Corner B20, as shown on said right-of-way plat, thence North 89 degrees 04 minutes 13 seconds East along said westerly boundary a distance of 58.78 feet to Right of Way Boundary Corner B5\*, as shown on said right-of-way plat; thence North 00 degrees 55 minutes 47 seconds West along said westerly boundary a distance of 68.57 feet to the point of beginning;

**AND**

Part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 107, Range 14, Olmsted County, Minnesota, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 9; thence North 88 degrees 41 minutes 11 seconds East, assumed bearing along the North line thereof 200.01 feet to the east line of Parcel 532M, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-65; thence South 01 degree 18 minutes 26 seconds East 50 feet to the point of beginning; Thence continue South 01 degree 18 minutes 26 seconds East 34 feet, thence North 88 degrees 41 minutes 11 seconds East 40 feet; thence South 01 degree 18 minutes 26 seconds East 204.39 feet, thence Southwesterly 35.24 feet along a curve concave Northwesterly, radius of 250 feet, central angle of 08 degrees 04 minutes 34 seconds and the chord bears South 51 degrees 37 minutes 32 seconds West 35.21 feet, thence Southwesterly 79.66 feet along a curve concave Southeasterly, radius 584.02 feet, central angle 07 degrees 48 minutes 53 seconds, and the chord bears South 51 degrees 45 minutes 22 seconds West 79.59 feet to a point on the East line of Parcel 532M, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-65; thence continue Northerly, Westerly and Northeasterly and Easterly along said East line of Parcel 532M, as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-65 to the point of beginning and there terminating;

**AND**

Part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 107, Range 14, Olmsted County, Minnesota, described as follows:

Commencing at the Northwest corner of the NE 1/4 of said Section 9; thence North 88 degrees 41 minutes 11 seconds East, assumed bearing along the North line thereof, 240.00 feet; thence South 01 degrees 18 minutes 49 seconds East 84 feet for the point of beginning; Thence continue South 01 degrees 18 minutes 49 seconds East 204.39 feet; thence Northwesterly 199.42 feet along a non-tangential curve concave Westerly, central angle 45 degrees 42 minutes 16 seconds, radius 250 feet and the chord curve bears North 24 degrees 44 minutes 07 seconds East 194.18 feet; thence North 45 degrees 55 minutes 55 seconds West 42.06 feet; thence South 88 degrees 41 minutes 11 seconds West 55.73 feet to the point of beginning;

**AND**

All of Tract A described below:  
Tract A: Part of the Northeast Quarter of the Northwest Quarter of Section 9, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the Right of Way Boundary Corner B6 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-65 as the same is on file and of record in the Office of the County Recorder in and for said county; thence Southwesterly on a azimuth of 224 degrees 35 minutes 06 seconds along the boundary of said plat for 70.88 feet to Right of Way Boundary Corner B7; thence on an azimuth of 272 degrees 15 minutes 17 seconds for 125.12 feet, more or less, to the North and South quarter line of said Section 9 and the point of beginning of Tract A to be described: Thence continue on an azimuth of 272 degrees 15 minutes 17 seconds for 224.28 feet; thence on an azimuth of 152 degrees 54 minutes 27 seconds for 115.30 feet; thence deflect to the right on a tangential curve, having a radius of 1941.49 feet and a delta angle of 10 degrees 32 minutes 55 seconds for 357.44 feet; thence on an azimuth of 89 degrees 43 minutes 10 seconds for 41.02 feet, more or less, to said North and South quarter line of said Section 9; thence on an azimuth of 359 degrees 43 minutes 10 seconds along said North and South quarter line of 425.00 feet, more or less, to the point of beginning;

**AND**

Tract B: Part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 14 West, shown as Parcel 532M on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-65 as the same is on file and of record in the Office of the County Recorder in and for Olmsted County, Minnesota;

together with that part of Tract B hereinbefore described which lies Southerly of Line 1 described below and Northerly of Line 2 described below:

Line 1: Commencing at Right of Way Boundary Corner B6 as shown on said Plat No. 55-65; thence Southwesterly on an azimuth of 224 degrees 35 minutes 06 seconds along the boundary of said plat for 70.88 feet to Right of Way Boundary Corner B7 and the point of beginning of Line 1 to be described; thence on an azimuth of 272 degrees 15 minutes 17 seconds for 125.12 feet, more or less, to the North and South quarter line of said Section 9 and there terminating;

Line 2: Commencing at Right of Way Boundary Corner B10 as shown on said Plat No. 55-65; thence Northerly on an azimuth of 359 degrees 43 minutes 10 seconds along the boundary of said plat for 445.11 feet to the point of beginning of Line 2 to be described; thence on an azimuth of 221 degrees 54 minutes 05 seconds for 223.39 feet, more or less, to said North and South quarter line of said Section 9 and there termination;

**EXCEPT**

That part of the Northwest Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at Right of Way Boundary Corner B5, as shown on Minnesota Department of Transportation Right of Way Plat No. 55-65 as the same is on file and of record in the County Recorder office of said County; thence South 89 degrees 27 minutes 02 seconds West along the boundary of said plat a distance of 25.25 feet to Right of Way Boundary Corner B6; thence South 44 degrees 35 minutes 06 seconds West along the boundary of said plat a distance of 28.35 feet to a line parallel with and southerly distant 70.00 feet from the north line of said Northwest Quarter of the Northeast Quarter; thence North 89 degrees 27 minutes 02 seconds East along said parallel line a distance of 45.34 feet; thence North 00 degrees 32 minutes 58 seconds West a distance of 20.00 feet to the point of beginning.

Containing 9.19 acres more or less.

Has caused the same to be surveyed and platted as KWIK TRIP 279, and does hereby dedicate to the public for public use the utility easements as created by this plat.

IN WITNESS WHEREOF, said Kwik Trip, Inc., a Wisconsin Corporation, has caused these presents to be signed by its proper officer this 21 day of APRIL, 2017.

Kwik Trip, Inc.

By: [Signature]  
Its: VICE PRESIDENT - CFO

STATE OF WISCONSIN  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 21 day of APRIL, 2017, by JEFFREY WINDMEL, VICE PRESIDENT - CFO of Kwik Trip, Inc., a Wisconsin Corporation, on behalf of the corporation.

[Signature]  
Notary Signature  
WENDY A. BANASIK  
Notary Printed Name  
Notary Public, WISCONSIN  
My Commission Expires: 4-12-2019

**SURVEYOR'S CERTIFICATE**

I, Peter G. Oetliker, 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 correctly set; 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.

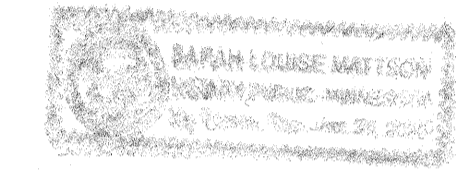
Dated this 21 day of April, 2017.

[Signature]  
Peter G. Oetliker, Land Surveyor  
Minnesota License No. 41887

STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me this 21 day of April, 2017, by Peter G. Oetliker, Minnesota Land Surveyor, License No. 41887.

[Signature]  
Notary Signature  
Sarah L. Mattson  
Notary Printed Name  
Notary Public, Dodge County  
My Commission Expires: 1-31-17



STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk in and for the City of Rochester, do hereby certify that on the 15<sup>th</sup> day of January, 2017, 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 21<sup>st</sup> day of April, 2017.

[Signature]  
Anissa Hollingshead  
City Clerk  
City of Rochester

**COUNTY SURVEYOR**

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 21 day of APRIL, 2017.

[Signature]  
Olmsted County Surveyor

**PROPERTY RECORDS AND LICENSING**

Taxes payable in the year 2017 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 21<sup>st</sup> day of April, 2017.

Document Number A-1422103

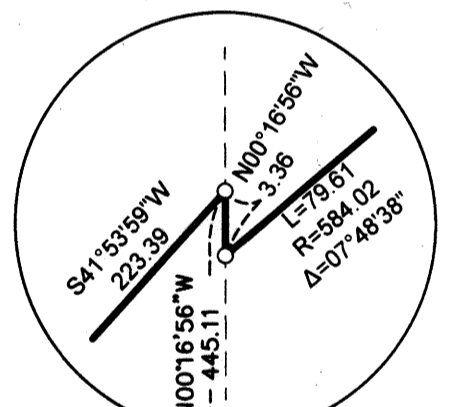
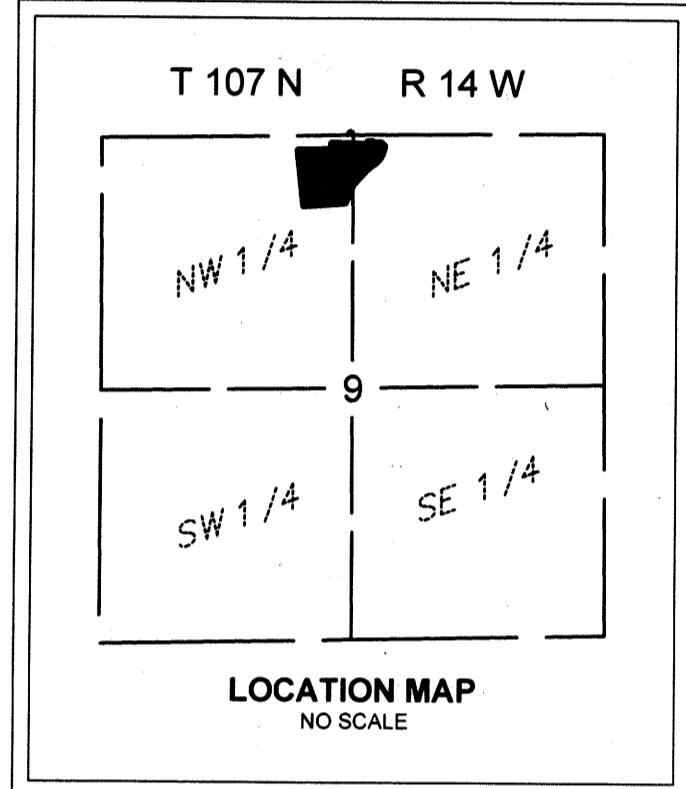
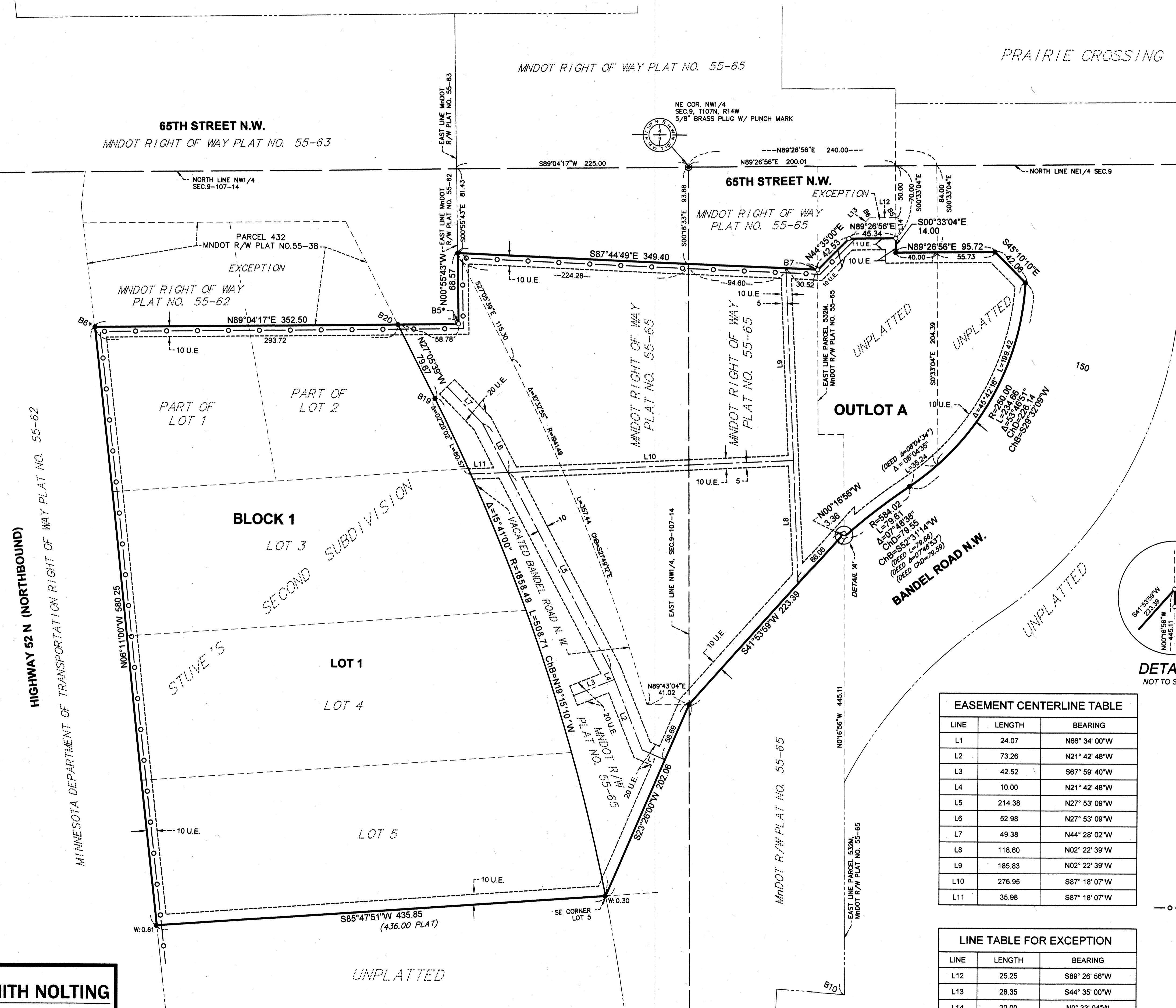
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21<sup>st</sup> day of April, 2017, at 9 o'clock A.M. and was duly recorded in the Olmsted County Records.

[Signature]  
Olmsted County Director of Property  
Records and Licensing  
By Wendy von Wald Deputy



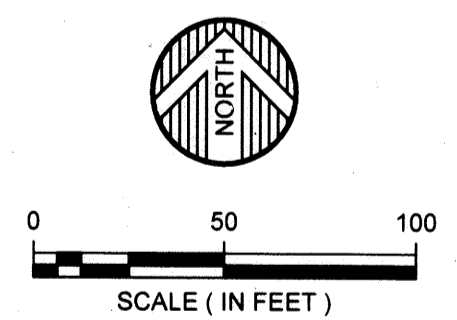
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# OFFICIAL PLAT KWIK TRIP 279



LINE	LENGTH	BEARING
L1	24.07	N66° 34' 00"W
L2	73.26	N21° 42' 48"W
L3	42.52	S67° 59' 40"W
L4	10.00	N21° 42' 48"W
L5	214.38	N27° 53' 09"W
L6	52.98	N27° 53' 09"W
L7	49.38	N44° 28' 02"W
L8	118.60	N02° 22' 39"W
L9	185.83	N02° 22' 39"W
L10	276.95	S87° 18' 07"W
L11	35.98	S87° 18' 07"W

LINE	LENGTH	BEARING
L12	25.25	S89° 26' 56"W
L13	28.35	S44° 35' 00"W
L14	20.00	N0° 33' 04"W



BEARINGS ARE BASED ON THE OLMPSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)

- = DENOTES FOUND QUARTER CORNER
- = DENOTES FOUND 5/8" IRON PIPES
- = RIGHT OF WAY BOUNDARY CORNER (TYP.)
- = SET 5/8 INCH DIAMETER BY 14 INCH LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887
- = MNDOT CONTROLLED ACCESS

U.E. = UTILITY EASEMENT

**UTILITY EASEMENT DEFINED:**  
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to construct drainage and trimming on said easement.

**WIDSETH SMITH NOLTING**  
Engineering | Architecture | Surveying | Environmental