

NORTH SUMMIT SECOND

KNOW ALL PERSONS BY THESE PRESENTS: That 65th Street Properties, LLC, a Minnesota limited liability corporation, is the owner, North Summit Inc., a Minnesota corporation, is the contract for deed vendee, and F & M Community Bank, National Association, is the mortgagee, of the following described property:

That part of the Northwest Quarter of the Northeast Quarter of Section 8, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 8; thence South 00 degrees 10 minutes 31 seconds East, assumed bearing, along the west line of said Northeast Quarter, 60.00 feet to the south line of 65th Street NW as dedicated on the plat of NORTH SUMMIT for the point of beginning; thence North 89 degrees 30 minutes 57 seconds East, along said south line, 112.85 feet; thence South 51 degrees 13 minutes 43 seconds East, along the westerly line of said NORTH SUMMIT, 235.50 feet (the next 25 courses are along said westerly line); thence South 00 degrees 10 minutes 30 seconds East, 152.21 feet; thence South 33 degrees 04 minutes 32 seconds East, 50.44 feet; thence North 55 degrees 14 minutes 34 seconds East, 102.97 feet; thence South 53 degrees 27 minutes 39 seconds East, 120.00 feet; thence North 36 degrees 32 minutes 21 seconds East, 30.00 feet; thence North 53 degrees 27 minutes 39 seconds West, 120.00 feet; thence North 36 degrees 44 minutes 49 seconds East, 79.85 feet; thence North 47 degrees 37 minutes 03 seconds East, 105.89 feet; thence North 64 degrees 48 minutes 47 seconds East, 102.36 feet; thence South 17 degrees 04 minutes 56 seconds East, 120.00 feet; thence South 72 degrees 55 minutes 04 seconds West, 2.20 feet; thence South 17 degrees 04 minutes 56 seconds East, 56.00 feet; thence North 72 degrees 55 minutes 04 seconds East, 22.35 feet; thence South 17 degrees 04 minutes 56 seconds East, 92.59 feet; thence South 39 degrees 57 minutes 27 seconds West, 129.48 feet; thence South 43 degrees 27 minutes 23 seconds West, 30.27 feet; thence South 31 degrees 55 minutes 14 seconds West, 75.10 feet; thence South 56 degrees 55 minutes 28 seconds West, 228.01 feet; thence South 63 degrees 28 minutes 47 seconds West, 76.42 feet; thence South 74 degrees 18 minutes 33 seconds West, 44.95 feet; thence South 05 degrees 13 minutes 58 seconds East, 71.87 feet; thence South 69 degrees 41 minutes 49 seconds West, 116.89 feet; thence South 43 degrees 43 minutes 21 seconds West, 57.65 feet; thence South 55 degrees 02 minutes 46 seconds West, 117.13 feet; thence North 62 degrees 03 minutes 01 second West, 63.03 feet to the west line of said Northeast Quarter; thence North 00 degrees 10 minutes 31 seconds West, along said west line, 877.11 feet to the point of beginning.

ALSO:

That part of the Northwest Quarter of the Northeast Quarter of Section 8, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 8; thence South 00 degrees 12 minutes 32 seconds East, assumed bearing, along the east line of the Northwest Quarter of said Northeast Quarter, 60.00 feet to the south right of way line of 65th Street NW as dedicated on the plat of NORTH SUMMIT for the point of beginning; thence continue South 00 degrees 12 minutes 32 seconds East, along said east line, 838.13 feet to the northeast corner of Outlot C, NORTH SUMMIT; thence South 89 degrees 47 minutes 44 seconds West, along the easterly line of said NORTH SUMMIT, 99.86 feet (the next 17 courses are along said easterly line); thence South 53 degrees 44 minutes 51 seconds West, 105.64 feet; thence South 76 degrees 35 minutes 31 seconds West, 157.32 feet; thence South 83 degrees 47 minutes 43 seconds West, 190.90 feet; thence North 82 degrees 41 minutes 04 seconds West, 104.08 feet; thence North 72 degrees 29 minutes 18 seconds West, 120.40 feet; thence North 39 degrees 17 minutes 08 seconds East, 149.55 feet; thence southeasterly 147.86 feet along a nontangential curve, concave northeasterly, central angle of 47 degrees 35 minutes 39 seconds, radius of 178.00 feet and a chord which bears South 72 degrees 31 minutes 31 seconds East, 143.65 feet; thence North 06 degrees 19 minutes 20 seconds West, not tangent to said curve, 176.00 feet; thence North 83 degrees 40 minutes 40 seconds East, 211.24 feet; thence North 32 degrees 48 minutes 09 seconds East, 41.70 feet; thence North 01 degree 48 minutes 51 seconds East, 118.31 feet; thence North 00 degrees 12 minutes 32 seconds West, 170.64 feet; thence South 89 degrees 09 minutes 10 seconds West, 47.94 feet; thence North 00 degrees 12 minutes 32 seconds West, 177.87 feet; thence South 89 degrees 47 minutes 28 seconds West, 36.81 feet; thence westerly 5.47 feet along a tangential curve, concave southerly, central angle of 01 degree 22 minutes 30 seconds, radius of 228.00 feet, and a chord which bears South 89 degrees 06 minutes 13 seconds West, 5.47 feet; thence North 01 degree 33 minutes 38 seconds West, not tangent to said curve, 133.66 feet to the south line of 65th Street NW as dedicated on the plat of said NORTH SUMMIT; thence North 89 degrees 30 minutes 57 seconds East, along said south line, 389.38 feet to the point of beginning.

Containing in all, 17.28 acres, more or less.

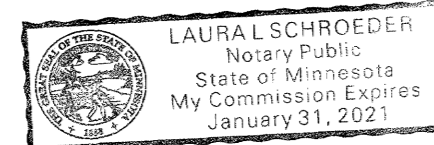
Have caused the same to be surveyed and platted as NORTH SUMMIT SECOND and do hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said 65th Street Properties, LLC, a Minnesota limited liability corporation, has caused these presents to be signed by its proper officer this 26 day of December, 2017.

SIGNED: 65th Street Properties, LLC

Lowell Penz
Lowell Penz, General Manager

STATE OF MN
COUNTY OF Olmsted



This instrument was acknowledged before me on December 26, 2017 by Lowell Penz, General Manager of 65th Street Properties, LLC, a Minnesota limited liability corporation.

Laura L Schroeder
Notary Public, Olmsted County, MN Notary Printed Name

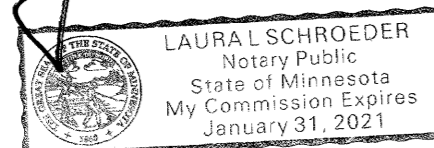
My commission expires 1-31-2021

In witness whereof, said North Summit Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 26 day of December, 2017.

SIGNED: North Summit Inc.

Lowell Penz
Lowell Penz, General Manager

STATE OF MN
COUNTY OF Olmsted



This instrument was acknowledged before me on December 26, 2017 by Lowell Penz, General Manager of North Summit Inc., a Minnesota corporation.

Laura L Schroeder
Notary Public, Olmsted County, Minnesota Notary Printed Name

My commission expires 1-31-2021

In witness whereof, said F & M Community Bank, National Association, has caused these presents to be signed by its proper officer this _____ day of _____, 2017.

SIGNED: F & M Community Bank

James W. Oeltjenbruns
James W. Oeltjenbruns, Senior Lending Officer

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on December 28, 2017 by James W. Oeltjenbruns, Senior Lending Officer of F & M Community Bank, National Association.

Margaret Purves
Notary Public, Olmsted County, Minnesota Notary Printed Name

My commission expires 1-31-2022

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfsen 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 26th day of DECEMBER, 2017.

Jeffrey J. Rolfsen
Jeffrey J. Rolfsen, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMDSTED

This instrument was acknowledged before me on December 28, 2017 by Jeffrey J. Rolfsen.

Margaret Purves
Notary Public, Olmsted County, Minnesota

Margaret Purves
Notary Printed Name

My commission expires 1-31-2022

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 27 day of DECEMBER, 2017.

Mark E. Swanson
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMDSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 20 day of November, 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 28 day of December, 2017.

Anissa Hollingshead
Anissa Hollingshead, 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 29th day of December, 2017.

DOCUMENT NUMBER A1440827

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of December, 2017, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

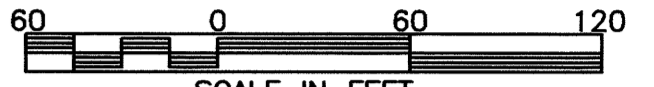
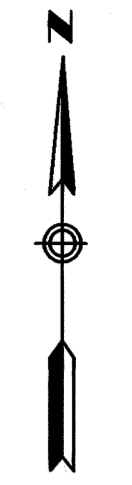
W. Mark Krupski
Director of Property Records & Licensing

Wendy von Wald
Deputy

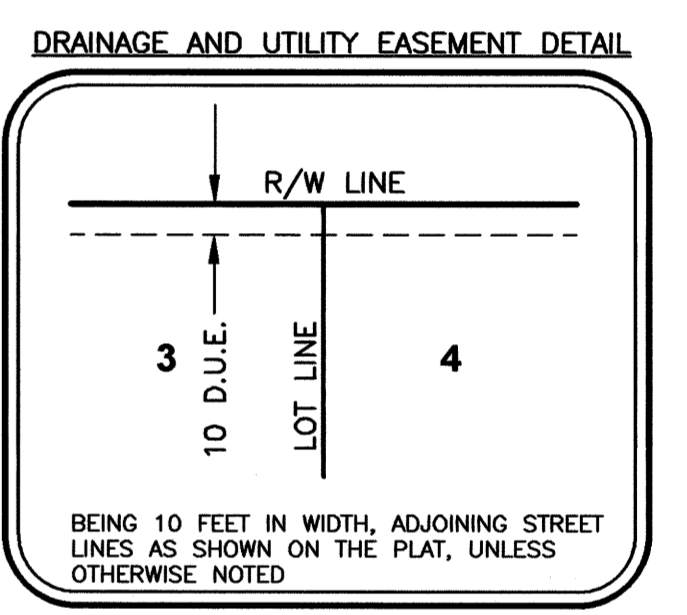
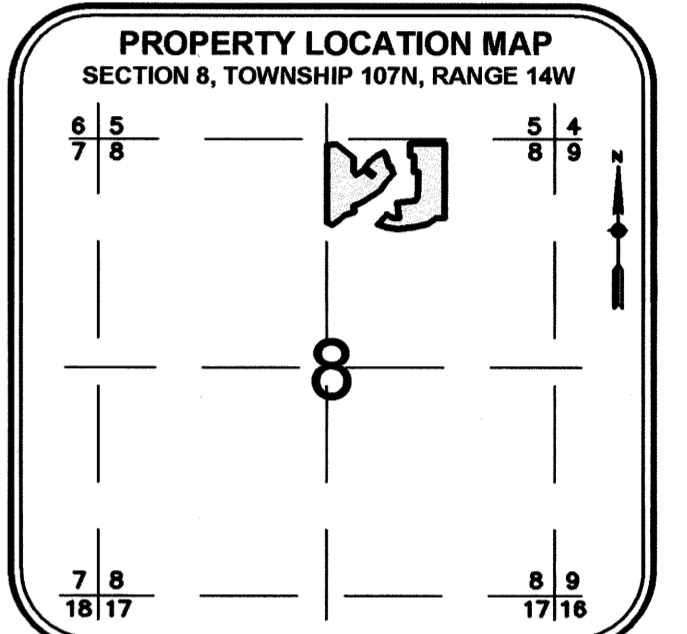
1648 Third Avenue SE
Rochester, MN 55904
507-289-3919
www.wsbeng.com

1428A

NORTH SUMMIT SECOND



SCALE IN FEET
BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE WEST LINE OF THE NE ¼
OF SEC. 8-107-14 WHICH IS
ASSUMED TO BE S00°10'31"E.



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.

NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 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
D.E. = DRAINAGE EASEMENT

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