OFFICIAL PLAT

GRAND MEADOW INDUSTRIAL PARK

W 1/4 COR
SEC. 24-103-15
5/8" IRON ROD

CENTER
SEC. 24-103-15

E 1/4 COR
SEC. 24-103-15
CALCULATED POSITION
FROM CERTIFICATE OF
LOCATION

100.00 FOOT RIGHT-OF-WAY
AS PER MN/DOT R/W MAP 2-69A

(FOURTH AVENUE NW) STATE HIGHWAY 16

STATE HIGHWAY 16

STATE HIGHWAY 16

NORTH LINE OF THE SE 1/4
OF SECTION 24-103-15

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

EXCEPTION 1

EXCEPTION 2

EXCEPTION 3

EXCEPTION 4

EXCEPTION 5

EXCEPTION 6

TRACT A

BLOCK 1

BLOCK 2

LOT 1

LOT 2

LOT 3

LOT 4

W 1/2 - SE 1/4

SECTION 24 - 103 - 15

THIRD STREET NW

SECOND AVENUE NW

FIRST AVENUE NW

THIRD AVENUE NW

VACATED FIRST STREET
(ASSUMED - RECORDING
INFORMATION NOT PROVIDED)

PROPRIETOR'S ADDITION

GRAND MEADOW

SEE SURVEYOR'S NOTE 1

SEE SURVEYOR'S NOTE 4

SEE DETAIL

20.00 FOOT
ACCESS EASEMENT
AS PER DOC #A618789

10.00 FOOT DRAINAGE
AND UTILITY EASEMENT

WEST LINE OF THE SE 1/4

WEST LINE OF THE NORTH 327.5 FEET OF THE WEST 1/2 OF THE SE 1/4

WEST LINE OF THE PROPRIETOR'S ADDITION TO GRAND MEADOW

FOUND IRON IS
0.25 SOUTH AND
0.41 EAST OF PLAT
CORNER

SW COR LOT 3, BLOCK 22,
PROPRIETOR'S ADDITION

SW COR LOT 5, BLOCK 22,
PROPRIETOR'S ADDITION

SW COR LOT 6, BLOCK 22,
PROPRIETOR'S ADDITION

SW COR LOT 2, BLOCK 23,
PROPRIETOR'S ADDITION

SW COR LOT 4, BLOCK 23,
PROPRIETOR'S ADDITION

SW COR LOT 6, BLOCK 23,
PROPRIETOR'S ADDITION

SW COR, LOT 6,
BLOCK 4, PLAT OF
GRAND MEADOW

POINT AT 1498.5 WEST
AND 327.5 SOUTH OF
NE COR OF SE 1/4

PROPERTY CORNER IS
3.98 FEET EAST OF
N/S QUARTER LINE

WESTERLY EXTENSION OF
CENTERLINE OF VACATED
FIRST STREET

EAST 1331.4 (DEED)
1324.66 (MEASURED)

S 88°59'34" W 96.00

S 88°59'34" W 244.04

N 88°59'34" E
2656.37

N 89°22'10" E 244.09

33.15

34.75

15.72

S 00°56'02" E 327.50

294.35

326.74

N 01°00'26" W 361.49
358°59'49" 361.49 (DEED)

S 00°28'14" E
179°32'01" 157.52 (DEED)

157.52

96.00
N 89°22'10" E

30.00

66.00

45.56

S 00°28'14" E 83.09
179°32'01" 83.09(DEED)

89°23'46" 30.00 (DEED)
N 89°23'31" E 30.00

323.32

N 00°28'14" W 361.50
N 00°17'51" E 361.50 (DEED)

S 00°17'51" W 361.50 (DEED)

330.00 (DEED)

327.50 (DEED)

330.00(DEED)

N 89°45'39" E 361.50 (DEED)

88°59'49" 425.07 (DEED)

268°59'49" 1993.46 (DEED)

S 89°45'39" W 1535.96 (DEED)

1498.50 (DEED)

203.00 (DEED)

L=122.23 R=467.00
Δ=14°59'46"

WEST 1161.9 (DEED)

268°59'49" 435.78 (DEED)
S 88°59'34" W 435.78

S 89°45'39" W 361.50 (DEED)
S 88°59'34" W 361.50

N 88°59'34" E 2.59

S 00°56'02" E 327.50

N 88°59'34" E
2.59

S 01°00'26" E
1337.50

90°00'

207.99

77.00

66.00

S 88°58'09" W 243.36

96.73

S 00°28'14" E

S 88°58'09" W 448.57

264.77

N 00°28'14" W 341.77

S 00°28'14" E 342.40

S 01°00'26" E 1337.50
SOUTH 1337.5 (DEED)

1129.51

N 00°56'02" W 797.82

S 00°56'02" E 1635.00

S 89°03'58" W 606.78

L=110.62
R=233.00
Δ=27°12'08"

L=75.32 R=233.00
Δ=18°31'20"

L=182.05 R=233.00
Δ=44°46'05"

L=261.76 R=187.00
Δ=80°13'33"

N 89°02'12" E 244.51

N 89°02'12" E 403.44

244.38

N 89°03'11" E 350.94

S 89°56'35"W 510.00
(DEED)

N 89°56'35"E 510.00 (DEED)

N 88°59'34" E 814.66

666.07

N 00°51'14" W 353.56
S 00°00'00" 387.12 (DEED)

N 00°51'14" W 7.00

N 00°51'14" W 150.57

N 00°51'14" W 199.97

N 00°51'14" W 332.75

N 00°51'14" W 419.68
S 00°02'15" E 420.00
(DEED)

N 00°51'14" W 180.04

N 00°02'15" E 420.00 (DEED)

S 88°02'12" W
159.06

S 89°47'23"W (DEED)
159.06 (DEED)

269°51'13" 206.45 (DEED)

S 88°59'59" W
47.39

206.00 (DEED)

89°51'13"
39.46 (DEED)

180°00'00"
135.00 (DEED)

89°51'13"
148.5 (DEED)

180°00'00"
40.00 (DEED)

89°51'13"
18.50 (DEED)

180°00'00" 212.12 (DEED)

S 89°46'36"W (DEED)
159.06 (DEED)

S 89°45'58"E (DEED)

N 89°00'39" E
159.06

N 89°03'58" E
20.00

S 89°03'58" W
100.00

100.00

100.00

N 89°03'58" E
148.59

S 00°56'02" E

N 00°56'02" W

90°00'

0 100 200
SCALE IN FEET

LEGEND

- ○ 3/4" IRON PIPE MONUMENT SET MARKED BY REG. NO. 44996
- ● MONUMENT FOUND
- *DEED* DENOTED DEED BEARING AND/OR DISTANCE

Drainage and Utility Easements are Shown Thus:

10.0 10.0 10.0

Being 10.0 feet in width, unless otherwise indicated, and adjoining lot line, and 10.0 feet in width and adjoining street line, as shown on plat.

LOCATION MAP

NOT TO SCALE
24-103-15

NW 1/4 NE 1/4
SW 1/4 SE 1/4

3/4" IRON PIPE

5/8" IRON ROD

N 88°59'34" E 2656.37

N 88°59'34" E 2662.58

S 00°56'02" W 2651.55

N 00°56'02" W 2645.55

CALCULATED POSITION FROM CERTIFICATE OF LOCATION

SITE

CAST IRON MONUMENT

BEARING BASIS

BEARINGS ARE BASED ON THE MOWER COUNTY COORDINATE SYSTEM, NAD83(11)

SURVEYOR'S NOTES

1. The west boundary line of this plat lying south of the North 327.50 feet does not coincide with the west line of the Southeast Quarter of Section 24.
2. The legal description of Tract B has cardinal direction for calls. It is assumed that these line are at a 90 degree angle to one another.
3. There are some overlaps and gaps within that exception descriptions on this survey. These overlaps and gaps were not addressed with this survey and do not affect the portion that is being platted.
4. Upon review of the existing descriptions and their exceptions, there is a small 2 foot gap between Exception No 3 and Proprietor's Addition. The survey has created a legal description for to cover this gap for purposes of excluding it from the plat. This does not clear up any title issue that are associated with said gap.

AREA SUMMARY

Block 1
Lot 1 = 8.385 Acres
Lot 2 = 12.169 Acres
Lot 3 = 2.494 Acres
Lot 4 = 0.391 Acres

Block 2
Lot 1 = 4.299 Acres

Outlot A = 4.059 Acres
Outlot B = 0.031 Acres
Outlot C = 0.015 Acres
Outlot D = 0.0004 Acres (18 SF)

Right-of-Way = 2.398 Acres

SHEET 1 OF 2

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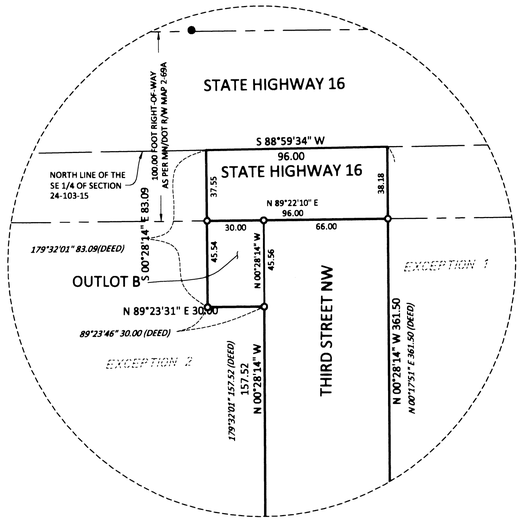
JOB NUMBER: H19.109697 FIELD BOOK:

THIS PLAT PREPARED BY BOLTON & MENK, INC.

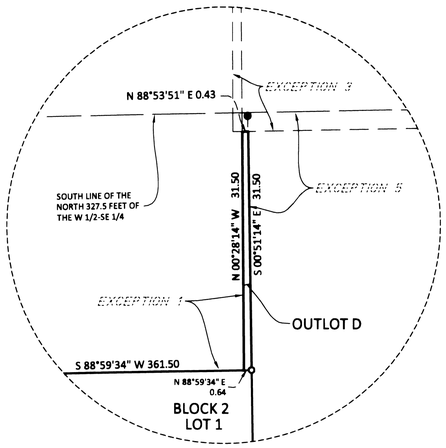
DRAWN BY: JDZ

SEC. 24-103-15(40)

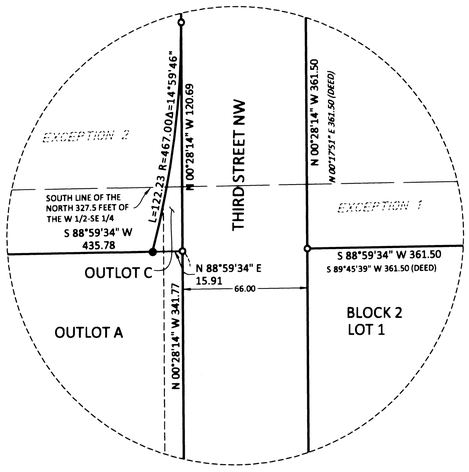
GRAND MEADOW INDUSTRIAL PARK



DETAIL OF OUTLOT B AREA



DETAIL OF OUTLOT D AREA



DETAIL OF OUTLOT C AREA

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: the City of Grand Meadow, a municipal Corporation under the laws of the State of Minnesota, owner and proprietor of the following described property situated in the County of Mower, State of Minnesota, to wit:

TRACT A
The North 327.5 feet of the West Half at the Southeast Quarter of Section 24, Township 103 North, Range 15 West

AND

TRACT B
Commencing at a point 1498.5 feet West and 327.5 feet south from the East Quarter stake of Section 24, Township 103 North, Range 15 West, hereinafter described as the point of beginning; thence West a distance of 1161.9 feet; thence south a distance of 1337.5 feet; thence East a distance at 1331.4 feet more or less to the extended West line of Proprietor's Addition to the Village of Grand Meadow; thence North in the extended West line of said Proprietor's Addition a distance of 1337.5 feet more or less to a point in the West line of said Proprietor's Addition directly opposite the point of beginning; thence West to the point of beginning;

Excepting from said above described tracts the following described tracts:
Exception 1) That part of the West Half of the Southeast Quarter of Section 24, Township 103 North, Range 15 West, Mower County, Minnesota, described as follows:
Commencing at the northeast corner of said Southeast Quarter, thence on an assumed bearing of South 89 degrees 45 minutes 39 seconds West along the north line of said Southeast Quarter 1535.96 feet to the point of beginning; thence South 00 degrees 17 minutes 51 seconds West 361.50 feet; thence South 89 degrees 45 minutes 39 seconds West 361.50 feet; thence North 00 degrees 17 minutes 51 seconds East 361.50 feet to the north line of said Southeast Quarter; thence North 89 degrees 45 minutes 39 seconds East along said north line 361.50 feet to the point of beginning.

Exception 2) That part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 103 North, Range 15 West, Mower County, Minnesota, described as follows:
Commencing at the northeast corner of the Southeast Quarter of said Section24; thence westerly on a Minnesota State Plane Grid Azimuth from north of 268 degrees 59 minutes 49 seconds along the north line of said Southeast Quarter 1993.46 feet to the point of beginning; thence southerly 179 degrees 32 minutes 01 second azimuth 83.09 feet; thence easterly 89 degrees 23 minutes 46 seconds azimuth 30.00 feet; thence southerly 179 degrees 32 minutes 01 seconds azimuth 157.52 feet; thence southerly 122.23 feet on a tangential curve concave westerly, having a radius of 467.00 feet and a central angle of 14 degrees 59 minutes 46 seconds; thence westerly 268 degrees 59 minutes 49 seconds azimuth 435.78 feet; thence northerly 358 degrees 59 minutes 49 seconds azimuth 361.49 feet to the north line of said Southeast Quarter; thence easterly 88 degrees 59 minutes 49 seconds azimuth along said north line 425.07 feet to the point of beginning.

Exception 3) Beginning at a point on the North line of the Southeast Quarter of Section 24, Township 103 North, Range 15 West, which point is 1332.96 feet West of the Northeast corner thereof; thence 203.00 feet West of the North line of said quarter section; thence southerly 330.00 feet at a deflection angle of 89°15' left; thence Easterly 206.00 feet on a line parallel to the North line of said quarter section; thence Northerly 330.00 feet at a deflection angle of 89°46' left, to the point of beginning; being part of the Northwest Quarter of the Southeast Quarter of section 24, Township 101 North, Range 15 west;

Exception 4) Commencing at a point 1498.50 feet West and 327.50 feet South from the East quarter stake of said Section 24; thence south a distance of 135 feet; thence East a distance of 148.5 feet; thence South a distance at 40 feet; thence East to the West line of said Proprietor's Addition; thence North in the West line of said Proprietor's Addition to a point in the west line of said Proprietor's Addition directly opposite the point of beginning; thence West to the point of beginning

Exception 5) A parcel of land in the Northwest Quarter of the Southeast Quarter of Section 24, Township 103 North, Range 15 west, described as follows:
Beginning at a point 1498.50 feet West and 327.50 feet South of the East Quarter corner of said Section 24; thence Southerly 180°00'00" (assumed azimuth) 135.00 feet parallel with the West line of Proprietor's Addition to the City of Grand Meadow; thence Easterly 89°51'13" azimuth 148.50 feet; thence Southerly 180°00' 00" azimuth 40.00 feet; thence Easterly 89°51'13" azimuth 18.50 feet to the West line of Proprietor's Addition; thence Southerly 180°00'00" azimuth 212.12 feet along the west line of said Proprietor's Addition to the southwest corner of Lot 3, Block 22, of Proprietor's Addition; thence Westerly 269°51'13" azimuth 206.45 feet; thence Northerly 00°00'00" azimuth 387.12 feet; thence Easterly 89°51' 13" azimuth 39.46 feet to the point of beginning;

Exception 6) All that part of the W 1/2 SE 1/4 Section 24-T103N-R15W, Mower County, Minnesota; described as follows:
Commencing at the southwest corner of Lot 6, Block 4 in the plat of Grand Meadow, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; thence South 00°02' 15" West a distance of 40.00 feet, on a southerly extension of the west line of said Block 4, to the point of beginning; thence North 00°02'15" East a distance of 420.00 feet, on a reverse of the last described line, on the west line of said Block 4 and a northerly extension thereof, to the southwest corner of Block 23 in the plat of Proprietors Addition to Grand Meadow, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; thence South 89°56'35" West a distance of 510.00 feet; thence South 00° 02' 15" West a distance of 420.00 feet, to the point of intersection with a westerly extension of the centerline of vacated First Street, as shown on the plat of G.H. Allen's Addition to Grand Meadow, as the same is platted and recorded in the office of the County Recorder of Mower County, Minnesota; thence North 89°56'35" East a distance of 510.00 feet, on the centerline of said vacated First Street, to the point of beginning;

Exception 7) That part of the Southeast Quarter of Section 24, Township 103 North, Range 15 West, Mower County, Minnesota, described as follows:
Commencing at the East Quarter Corner of said Section 24; thence South 88 degrees 59 minutes 49 seconds West (Mower County Coordinate System NAD83 96adj.) along the north line of said Southeast Quarter, a distance of 2662.75 feet to the center of said Section 24; thence South 00 degrees 56 minutes 02 seconds East along the west line of said Southeast Quarter, a distance of 1635.00 feet; thence North 89 degrees 03 minutes 58 seconds East, a distance of 20.00 feet to the point of beginning; thence continuing North 89 degrees 03 minutes 58 seconds East, a distance of 100.00 feet; thence North 00 degrees 56 minutes 02 seconds West, a distance of 100.00 feet; thence South 89 degrees 03 minutes 58 seconds West, a distance of 100.00 feet to a point being 20.00 feet easterly of said west line of the Southeast Quarter, as measured at right angles; thence South 00 degrees 56 minutes 02 seconds East parallel with said west line, a distance of 100.00 feet to the point of beginning.

Exception 8) That part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 103 North, Range 15 West, Mower County, Minnesota described as follows:
Commencing at the Southwest corner of Lot 6, Block 23, Proprietors Addition; thence North 00 degrees 05 minutes 17 seconds West (Note: all bearings are in relation with the West line of said Block 23 which is assumed) along the West line of said Block 23 a distance of 100.06 feet to the South West corner of Lot 4, said Block 23 and to the point of beginning; thence continue North 00 degrees 05 minutes 17 seconds West along said West line a distance of 100.06 feet to the North West corner of Lot 3, said Block 23; thence South 89 degrees 46 minutes 36 seconds West a distance of 159.06 feet; thence South 00 degrees 05 minutes 17 seconds East parallel with said West line a distance of 100.07 feet to the Westerly extension of the South line of said Lot 4; thence North 89 degrees 46 minutes 16 seconds East along said Westerly extension a distance of 159.06 feet to the point of beginning, Mower County, Minnesota.

Exception 9) That part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 103 North, Range 15 West, Mower County, Minnesota, described as follows:
Beginning at the southwest corner of Lot 5, Block 22, Proprietor's Addition; thence North 00 degrees 05 minutes 17 seconds West (Note: All bearings are in relation with the west line of said Block 22 which is assumed) along the west line of said Block 22 a distance of 100.06 feet to northwest corner of said Lot 4, said Block 22; thence South 89 degrees 47 minutes 23 seconds West along the westerly extension of the North line of said Lot 4, a distance of 159.06 feet; thence South 00 degrees 05 minutes 17 seconds East parallel with said West line a distance of 100.07 feet to the Westerly extension of the South line of said Lot 5; thence North 89 degrees 47 minutes 10 seconds East along said Westerly extension a distance of 159.06 feet to the POINT OF BEGINNING.

Exception 10) That part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 103 North, Range 15 West, Mower County, Minnesota, described as follows:
Beginning at the southwest corner of Lot 6, Block 22, Proprietor's Addition; thence North 00 degrees 05 minutes 17 seconds West (NOTE: All bearings are in relation with the West line of said Block 22 which is assumed) along the west line of said Block 22 a distance of 50.03 feet to northwest corner of said Lot 6; thence South 89 degrees 47 minutes 04 seconds West a distance of 159.06 feet; thence South 00 degrees 05 minutes 17 seconds East parallel with said west line a distance of 50.04 feet to the westerly extension of the south line of said Lot 6; thence North 89 degrees 47 minutes 04 seconds East along said westerly extension a distance of 159.06 feet to the point of beginning.

Exception 11) That part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 103 North, Range 15 West, Mower County, Minnesota, described as follows:
Beginning at the southwest corner of Lot 6, Block 23, Proprietor's Addition; thence North 00 degrees 05 minutes 17 seconds West (NOTE: All bearings are in relation with the west line of said Block 23 which is assumed) along the west line of said Block 23 a distance of 100.06 feet to southwest corner of Lot 4, said Block 23; thence South 89 degrees 46 minutes 16 seconds West a distance of 159.06 feet; thence South 00 degrees 05 minutes 17 seconds East parallel with said west line a distance of 100.07 feet to the westerly extension of the south line of said Lot 6; thence North 89 degrees 45 minutes 56 seconds East along said westerly extension a distance of 159.06 feet to the point of beginning.

Exception 12) All that part of the Northwest Quarter of the Southeast Quarter of Section 24, Township 103 North, Range 15 West, Mower County, Minnesota, described as lying East of Exception No. 3, as described above and lying North of Exception No. 4, as described above.

Has caused the the same to be surveyed and platted as GRAND MEADOW INDUSTRIAL PARK and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as as created by this plat.

In witness whereof said City of Grand Meadow, a Minnesota Corporation under the laws of the State of Minnesota, has caused there presents to be

signed by its proper officers this 22nd day of December, 2015.

James Blomgren, Mayor

Sandra Elliott, City Clerk

NOTARY
STATE OF MINNESOTA
COUNTY OF Mower

The foregoing instrument was acknowledged before me this 22nd day of December, 2015 by, James Blomgren, Mayor, and Sandra Elliott, City Clerk, of the City of Grand Meadow, a Minnesota Corporation under the laws of the State of Minnesota .

Printed Name:
Notary Public, Mower County, MN.
My commission expires 1-31-2021

TITLE OPINION
I, Shawn Vogt-Sween, Licensed Attorney, State of Minnesota do hereby certify that the owner, as indicated hereon, represent all ownership interests in the land encompassed by this plat.

Shawn Vogt-Sween, Licensed Attorney

SURVEYOR'S CERTIFICATE
I, Jesse D. Zeig, 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, Subdivision 3, as of the date of the surveyor's certification are shown and labeled on this plat and that all public ways are shown and labeled on this plat.

Dated this 21st day of December, 20 15.

Jesse D. Zeig, Land Surveyor
Minnesota License No. 44996

NOTARY
STATE OF MINNESOTA
COUNTY OF BROWN

The foregoing instrument was acknowledged before me this 21st day of December, 2015 by Jesse D Zeig, Minnesota Surveyor License Number 44996.

Judy Johnson
Notary Public, Brown County, MN.
My commission expires 1-31-2021

CITY APPROVAL
We do hereby certify that this plat of GRAND MEADOW INDUSTRIAL PARK was duly accepted and approved by the City Council of the City of

Grand Meadow on the 22nd day of December, 2015, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

James Blomgren, Mayor

Sandra Elliott, City Clerk

OFFICE OF THE COUNTY AUDITOR/TREASURER, MOWER COUNTY, MINNESOTA

I hereby certify that there are no delinquent taxes due, and that the current taxes have been paid,

and transfer entered on my record this 23rd day of Dec., 2015.

Steve Reisenauer by M. Mann Deputy
Mower County Auditor/Treasurer

OFFICE OF THE COUNTY RECORDER, MOWER COUNTY, MINNESOTA

DOCUMENT NUMBER A624074

I hereby certify that this instrument was filed in the office of the County Recorder for record on

this 23rd day of December, 2015, at 9:55 o'clock A M and was duly recorded in Mower County Records.

Jill Crabb, by Sara Stowell, Deputy
Mower County Recorder

SHEET 2 OF 2

THIS PLAT PREPARED BY BOLTON & MENK, INC.