

# HANOVER INDUSTRIAL PARK FIFTH ADDITION

KNOW ALL MEN BY THESE PRESENTS: That J E Pearson, LLC, a Minnesota limited liability company and R. Pearson, LLC, a Minnesota limited liability company, fee owners of the following described property situated in the County of Wright, State of Minnesota to wit:

That part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 120, Range 24, Wright County, Minnesota, described as follows: Beginning at the southwest corner of the Hanover Industrial Park said plat is of record in cabinet No. 3, Sleeve 586), Wright County, Minnesota; thence North 89 degrees 10 minutes 58 seconds East along the south line of the Hanover Industrial Park for a distance of 580.87 feet to a point in the center line of River Road Northeast; thence South 04 degrees 10 minutes 38 seconds West along the center line of said road for a distance of 32.16 feet; thence southerly along the center line of said road for a distance of 250.31 feet, along a non-tangential curve, said curve is concave to the west, has a radius of 763.41 feet, a central angle of 18 degrees 47 minutes 10 seconds and a chord bearing of South 14 degrees 16 minutes 15 seconds West for a chord distance of 249.19 feet; thence South 24 degrees 34 minutes 20 seconds West along the center line of said road and not tangent with last described line for a distance of 4.82 feet; thence southwesterly along the center line of said road for a distance of 255.51 feet, along a tangential curve concave to the northwest having a radius of 932.00 feet, a central angle of 15 degrees 42 minutes 27 seconds and a chord bearing of South 32 degrees 25 minutes 34 seconds West for a chord distance of 254.71 feet; thence South 40 degrees 16 minutes 47 seconds West along the center line of said road and tangent to said curve for a distance of 479.41 feet; thence southwesterly along the center line of said road for a distance of 127.68 feet, also said line is along a curve not tangential curve, said curve is concave to the southeast, has a radius of 1629.54 feet, a central angle of 04 degrees 29 minutes 21 seconds and the chord of said curve bears South 38 degrees 56 minutes 37 seconds West for a chord distance of 127.64 feet, said line terminated at a point in a line that is 325 feet North of the South line of the Southeast Quarter of the Northwest Quarter of said Section 36; thence South 89 degrees 11 minutes 48 seconds West along said line that is 325 feet North of the South line of the Southeast Quarter of the Northwest Quarter of said Section 36 and not tangent to the last described curve for a distance of 405.24 feet to a point in a line that is 325 feet East of the West line of the Southeast Quarter of the Northwest Quarter of said Section 36 for a distance of 549.65 feet to the most southerly Southwest corner of a tract conveyed to Rudolph Schendel and others, Deed Book 316, Page 802; thence North 89 degrees 11 minutes 48 seconds East along the Southerly line of said tract for a distance of 408.92 feet to the Southeast corner of said tract; thence North 0 degrees 29 minutes 06 seconds East along the East line of said tract for a distance of 400.02 feet to the point of beginning, said point of beginning is also the Northeast corner of said tract conveyed to Rudolph Schendel and others, in Book 316 of Deeds, Page 802.

Have caused the same to be surveyed and platted as HANOVER INDUSTRIAL PARK FIFTH ADDITION, and do hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof Jack Pearson, manager of said J E Pearson, LLC, a Minnesota limited liability company and Russell Pearson, manager of said R. Pearson, LLC, a Minnesota limited liability company have caused these presents to be signed by their proper officers this 26 day of DECEMBER, 2012.

Jack Pearson  
Jack Pearson, manager

Russell Pearson  
Russell Pearson, manager

STATE OF MINNESOTA  
COUNTY OF WRIGHT

The foregoing instrument was acknowledged before me this 26 day of DECEMBER, 2012, by Jack Pearson, manager of J E Pearson, LLC, a Minnesota limited liability company and Russell Pearson, manager of R. Pearson, LLC, a Minnesota limited liability company on behalf of said companies.

Todd Bartals  
Printed name

Notary Public, Hennepin County, Minnesota  
My Commission Expires JAN 31, 2015

I, Kyle L. Klasek 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 wetlands, as defined in Minnesota Statutes Section 505.01, Subd 3, as of the date of this Surveyor's certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this 26 day of December, 2012.

Kyle L. Klasek  
Kyle L. Klasek, Licensed Land Surveyor  
Minnesota License No. 44606

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledged before me this 26 day of December, 2012, by Kyle L. Klasek, Licensed Land Surveyor.

Lori F. Heerwig Rudolph  
Printed name

Notary Public, Hennepin County, Minnesota  
My Commission Expires JANUARY 31, 2015

### CITY APPROVAL

This plat of HANOVER INDUSTRIAL PARK FIFTH ADDITION was approved and accepted in compliance with Minnesota Statutes Section 505.03 Subd 2, by the City of Hanover, Minnesota at a meeting held this 26 day of December, 2012.

Wendy Wirth  
Mayor

Robert T. Duma  
City Administrator

### WRIGHT 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, 2012.

Steve A. Jabe  
Wright County Surveyor

### WRIGHT COUNTY AUDITOR

Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes on the land hereinbefore described on this plat and transfer entered this 28 day of December, 2012.

Robert J. Hirvala  
Wright County Auditor

Tanya West  
Deputy

### WRIGHT COUNTY TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable for the year 2012 on the land hereinbefore described have been paid this 28 day of December, 2012.

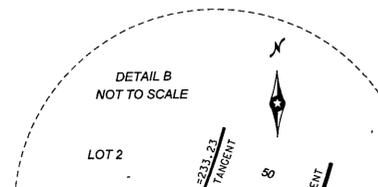
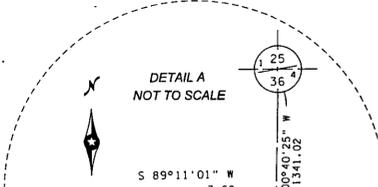
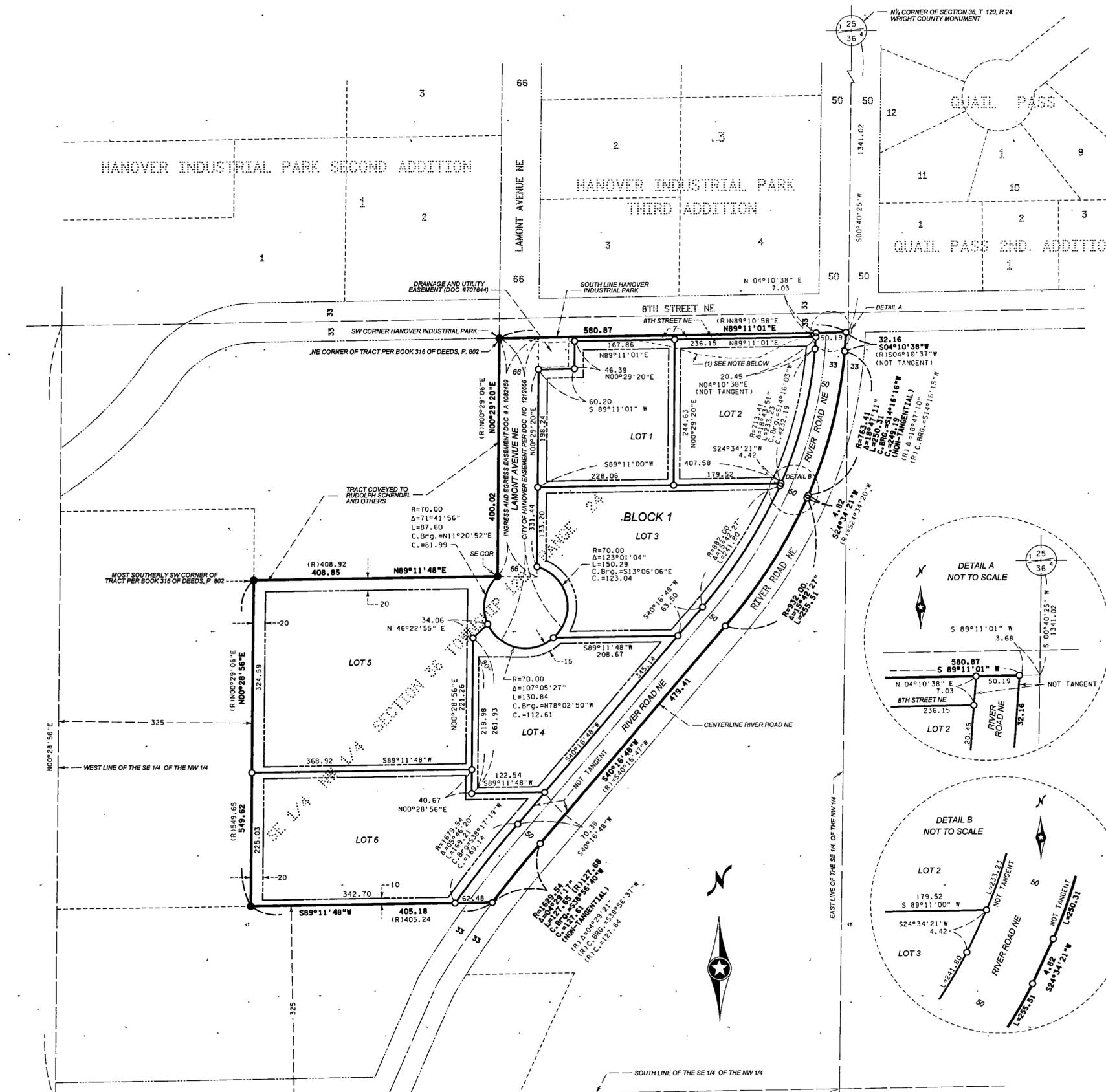
Robert J. Hirvala  
Wright County Treasurer

Tanya West  
Deputy

### WRIGHT COUNTY RECORDER

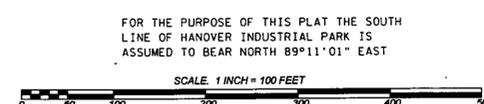
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 28 day of DECEMBER, 2012, at 4:02 o'clock P.M. and was duly recorded in Cabinet No. 7, Sleeve 2078, as Document No. 1223896.

Rob Babulick  
Wright County Recorder



LINE TABLE  
SLOPE AND DRAINAGE EASEMENT (DOC #479972)

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N89°11'01"E | 16.76    |
| L2   | S83°09'53"E | 67.60    |
| L3   | N86°53'39"E | 50.04    |
| L4   | N88°02'20"E | 50.01    |
| L5   | S88°31'29"E | 50.04    |
| L6   | S79°30'19"E | 50.99    |
| L7   | S74°06'58"E | 52.20    |
| L8   | S82°50'44"E | 50.49    |
| L9   | N89°11'05"E | 50.00    |
| L10  | N62°37'11"E | 55.90    |
| L11  | N72°29'08"E | 52.20    |



FOR THE PURPOSE OF THIS PLAT THE SOUTH LINE OF HANOVER INDUSTRIAL PARK IS ASSUMED TO BEAR NORTH 89°11'01" EAST

LEGEND  
● FOUND MONUMENT  
○ IRON PIPE WITH PLASTIC CAP STAMPED (44606)  
(R) RECORD - REFERS TO DIMENSIONS IN DOC. NO 1082460

