

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: IZZY CARLSON, LICENSE AND PERMIT TECHNICIAN
SUBJECT: APPLICATION FOR TRACT, CANNON FALLS TECHNOLOGY PARK
PRELIMINARY PLAT
DATE: OCTOBER 21, 2025

BACKGROUND

On September 8th, 2025, a public hearing was held to consider a request by Tract for a preliminary plat for the Cannon Falls Technology Park. The PIDs for the Cannon Falls Technology Park Preliminary Plat are PIDs # 310010051010, # 310010085010, # 310010090011, # 310120001012, # 525100100. On October 13th, Planning Commission voted in favor of the preliminary plat; recommending approval to City Council.

Proposed Legal Description of the Preliminary Plat:

Parcel 1:

That part of the Southwest Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying east of the easterly right of way line of Trunk Highway No. 52.

TOGETHER WITH

Parcel 2:

That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying south of County Road No. 86.

EXCEPTING

That part of the above described property being described as:

Commencing at the southeast corner of said Southeast Quarter of Section 1; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the east line of said Southeast Quarter, a distance of 425.92 feet to the point of beginning of the parcel to be described; thence North 89 degrees 36 minutes 26 seconds West, a distance of 230.40 feet; thence North 00 degrees 24 minutes 07 seconds West, a distance of 95.43 feet; thence North 89 degrees 36 minutes 26 seconds West, a distance of 373.66 feet; thence North 00 degrees 24 minutes 20 seconds West, a distance of 1312.91 feet to the southerly right of way line of said County Road No. 86, a.k.a. County State Aid Highway No. 86, as shown on Dakota County Right of Way Map No. 410, filed in the Office of the County Recorder in and for said Dakota County as Doc. No. 3040659; thence South 56 degrees 59 minutes 18 seconds East, along said southerly right of way line, a distance of 427.21 feet; thence North 00 degrees 17 minutes 07 seconds West, continuing along said southerly right of way line, a distance of 5.98 feet; thence South 56 degrees 59 minutes 18 seconds East, continuing along said southerly right of way line, a distance of 228.96 feet; thence southeasterly 71.36 feet, continuing along said southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 1382.29 feet and a central angle of 02 degrees 57 minutes 29 seconds, to said east line of the Southeast Quarter; thence South 00 degrees 16 minutes 48 seconds East, along said east line, a distance of 1020.54 feet to the point of beginning

Dakota County, Minnesota
Abstract Property

Parcel 3:

That part of the following described property:

That part of Government Lot 10 in Section 6, Township 112 North, Range 17 West in Goodhue County and State of Minnesota lying West of the centerline of Old Highway 52, and more particularly described as follows, to-wit:

Beginning at the Northwest corner of said Lot 10; running thence South 20 chains to the Southwest corner of said Lot 10; thence East 22 chains and 50 links to St. Paul Road; thence North 46 degrees West 29 chains to the North line of said Lot 10; thence West 1 chain and 50 links to place of beginning, excepting therefrom the following:

Beginning at a point on the South line of said Government Lot 10, 22 chains and 50 links East of the Southwest corner thereof on the Westerly line of St. Paul Road; thence North 46 degrees West along said line for 18.6 chains to center line of former State Highway 52; thence Southeasterly along said center line for 11.4 chains, more or less, to the South line of Government Lot 10; thence East along said South line 7.3 chains, more or less, to place of beginning.

Being described as:

Beginning at the southwest corner of said Government Lot 10; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the west line of said Government Lot 10, a distance of 425.92 feet; thence North 39 degrees 30 minutes 44 seconds East, a distance of 725.47 feet to the centerline of Goodhue County Road No. 29; thence South 31 degrees 00 minutes 01 second East, along said centerline, a distance of 1150.61 feet to the intersection of said centerline with the south line of said Government Lot No. 10 in Section 6, Township 112, Range 17; thence North 89 degrees 57 minutes 51 seconds West, along said south line, a distance of 1052.11 feet to the point of beginning.

Goodhue County, Minnesota
Abstract Property

The following exhibits are enclosed to further describe the proposal:

1. Preliminary Plat
2. ALTA North Land Title Survey
3. ALTA South Land Title Survey
4. Review Letters from WHKS and Dakota County Plat Commission
5. Resolution Approving the Cannon Falls Technology Park Preliminary Plat

STAFF RECOMMENDATION

Staff recommends the approval of the Cannon Falls Technology Park Preliminary Plat.

REQUESTED CITY COUNCIL ACTION

Motion to approve the Cannon Falls Technology Park Preliminary Plat.

K:\TWC_LDEV\Tract Management\MN\Simon-McCoy Farms - Cannon Falls\3 Design\CAD\PlanSheets\PUD Plans\CO-COVER SHEET-PRELIM.dwg August 19, 2025 - 7:05pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PRELIMINARY PLAT PLANS FOR CANNON FALLS TECHNOLOGY PARK

SECTION 6 & 7, TOWNSHIP 112N, RANGE 17W
CANNON FALLS, GOODHUE COUNTY, MN
& DAKOTA COUNTY

PROJECT TEAM:

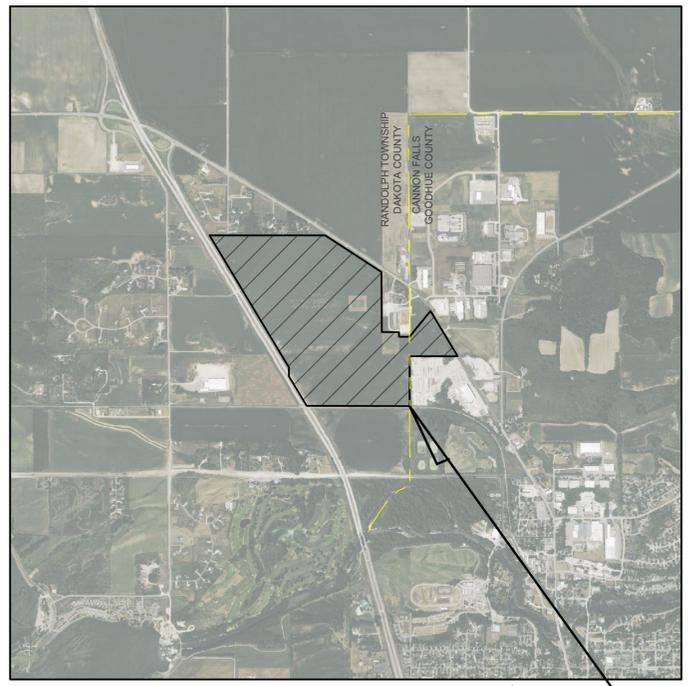
ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
Kimley»Horn

PREPARED BY: TRISH D. SIEH
11995 SINGLETREE LANE, SUITE 225
EDEN PRAIRIE, MN 55344
TELEPHONE (612) 315-1272

OWNER / DEVELOPER
TRACT
tract

3200 CHERRY CREEK S DRIVE,
SUITE 700, DENVER, CO 80209
TELEPHONE: (303) 276-7950
CONTACT: KRISTIN DEAN

SURVEYOR
EGAN, FIELD & NOWAK, INC.
475 OLD HIGHWAY 8 NORTHWEST
NEW BRIGHTON, MN 55112
CONTACT: STEVEN HOUGH, L.S.
TEL: (612) 466-3300
EMAIL: SHOUGH@EFNSURVEY.COM



**VICINITY
N.T.S.**



Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C2.0	PRELIMINARY PLAT EXHIBIT
EX-1	CERT OF NORTH SURVEY
EX-2	CERT OF NORTH SURVEY
EX-3	CERT OF SOUTH SURVEY
EX-4	CERT OF SOUTH SURVEY



PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY PLAT
PREPARED FOR
TRACT
CANNON FALLS MN

COVER SHEET

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
161278000	08/20/2025	AS SHOWN	SJS	ART	TDS

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
TRISH D. SIEH
DATE: 08/20/2025 MIN. LIC. NO. 49888

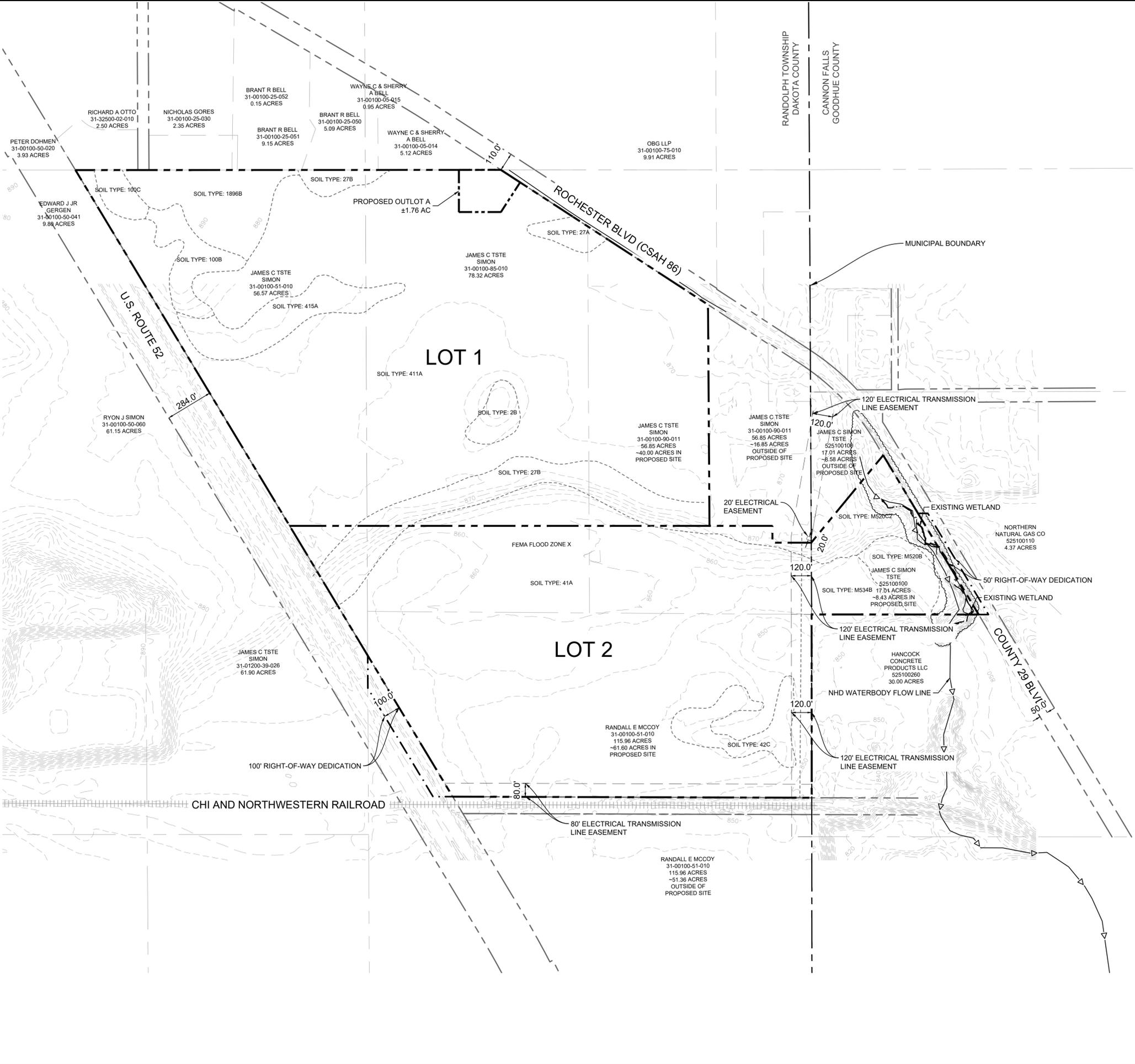
Kimley»Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
PHONE: (612) 315-1272
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SHEET NUMBER
C1.0

K:\TWC_LDEV\Tract Management\WNSimon-McCoy Farms - Cannon Falls\3 Design\CAD\Exhibits\Prelim-Final Plat Exhibit\Preliminary Plat Exhibit.dwg August 19, 2025 - 7:05pm

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY/RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	COUNTY LINE
	PARCEL LINE
	ELECTRICAL TRANSMISSION EASEMENT
	RAILROAD TRACKS
	SOIL SURVEY LINE
	NATIONAL HYDROLOGY DATA FLOW LINE

EXISTING SUBJECT SITE LEGAL DESCRIPTION

Legal Description (Simon P1 & P2 & P3)
 Parcel 1:
 That part of the Southwest Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying east of the easterly right of way line of Trunk Highway No. 52, Dakota County, Minnesota
 Abstract Property
 Parcel 2:
 That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying south of County Road No. 86, Dakota County, Minnesota
 Abstract Property
 Parcel 3:
 That part of the following described property:
 Beginning at the northwest corner of said Lot 10; running thence South 20 chains to the southwest corner of said Lot 10; thence East 22 chains and 50 links to St. Paul Road; thence North 46 degrees West 29 chains to the north line of said Lot 10; thence West 1 chain and 50 links to place of beginning, excepting therefrom the following:
 Beginning at a point on the South line of said Government Lot 10, 22 chains and 50 links east of the Southwest corner thereof on the westerly line of the St. Paul Road; thence North 46 degrees West along said line for 18.6 chains to center line of former State Highway 52; thence southeasterly along said center line for 11.4 chains, more or less, to the south line of Government Lot 10; thence East along said South line 7.3 chains, more or less, to place of beginning.
 Goodhue County, Minnesota
 Abstract Property

Legal Description (McCoy P4)
 Parcel 4:
 All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 112, Range 18, lying easterly of State Trunk Highway No. 52.
 AND
 All that part of the Northeast Quarter of Section 12, Township 112, Range 18, lying easterly of the centerline of State Trunk Highway No. 52, except a strip of land 100 feet in width owned by the Chicago and Northwestern Transportation Company, EXCEPTING that part of said Northeast Quarter of Section 12 lying southerly of said 100 feet wide strip of land owned by the Chicago and Northwestern Transportation Group.
 Dakota County, Minnesota
 Abstract Property

PROPOSED SUBJECT LEGAL DESCRIPTION

LOT 1, CANNON FALLS TECHNOLOGY AND BUSINESS PARK, FIRST ADDITION, DAKOTA COUNTY, MINNESOTA
 LOT 2, CANNON FALLS TECHNOLOGY AND BUSINESS PARK, FIRST ADDITION, DAKOTA COUNTY, MINNESOTA

APPLICANT
 MNLCO DAKOTA COUNTY TWO, LLC AND MNLCO DAKOTA COUNTY THREE, LLC
 3200 CHERRY CREEK DRIVE S, SUITE 700 DENVER, CO 80209

CIVIL ENGINEER
 KIMLEY-HORN & ASSOCIATES, INC.
 TRISH D. SIEH, PE
 11995 SINGLETREE LN, SUITE 225 EDEN PRAIRIE, MN 55344

SURVEYOR
 EGAN, FIELD & NOWAK, INC.
 ERIC ROESER, PLS
 475 OLD HIGHWAY 8 NW, SUITE 200 NEW BRIGHTON, MINNESOTA 55112

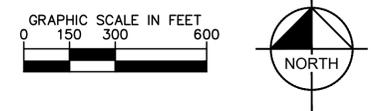
PROPERTY OWNERS
 RANDALL E MCCOY
 ADDRESS: 30477 OXFORD MILL RD CANNON FALLS MN
 JAMES C SIMON
 ADDRESS: 26182 INGA AVE S CANNON FALLS MN

PROPERTY SUMMARY

EXISTING PROPERTY AREA	± 252.82 AC
RIGHT-OF-WAY DEDICATION	± 3.30 AC
LOT 1	± 139.91 AC
LOT 2	± 112.90 AC

ZONING SUMMARY

EXISTING ZONING	AGRICULTURE
PROPOSED ZONING	GENERAL INDUSTRIAL (I-2) WITH PUD OVERLAY
PROPOSED/EXISTING COMPREHENSIVE PLAN LAND USE	INDUSTRIAL



PRELIMINARY - NOT FOR CONSTRUCTION

CANNON FALLS TECHNOLOGY PARK PREPARED FOR TRACT

CANNON FALLS MN

SHEET NUMBER C2.0

Kimley-Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 11995 SINGLETREE LANE, SUITE 225, EDEN PRAIRIE, MN 55344
 PHONE: (612) 315-1272
 WWW.KIMLEY-HORN.COM

BY	DATE
REVISIONS	
No.	

ALTA/NSPS LAND TITLE SURVEY FOR: Kimley - Horn & Associates, Inc.

EXISTING LEGAL DESCRIPTION:

Parcel 1:
That part of the Southwest Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying east of the easterly right of way line of Trunk Highway No. 52.

Dakota County, Minnesota
Abstract Property

Parcel 2A:
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying south of County Road No. 86.

EXCEPT
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North (assumed bearing) along the east line thereof 1265.00 feet to the point of beginning of the land to be described; thence on a bearing of West 250.00 feet; thence on a bearing of North 406.78 feet to the centerline of C.S.A.H. No. 86 (Rochester Blvd.); thence South 56 degrees 42 minutes 17 seconds East along said centerline 268.51 feet; thence southeasterly 30.81 feet along said centerline along a tangential curve concave to the southwest, radius of 1432.39 feet and a central angle of 1 degree 13 minutes 56 seconds to said east line of the Southeast Quarter; thence on a bearing of South along said east line 242.19 feet to the point of beginning.

Dakota County, Minnesota
Abstract Property

Parcel 2B:
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North (assumed bearing) along the east line thereof 1265.00 feet to the point of beginning of the land to be described; thence on a bearing of West 250.00 feet; thence on a bearing of North 406.78 feet to the centerline of C.S.A.H. No. 86 (Rochester Blvd.); thence South 56 degrees 42 minutes 17 seconds East along said centerline 268.51 feet; thence southeasterly 30.81 feet along said centerline along a tangential curve concave to the southwest, radius of 1432.39 feet and a central angle of 1 degree 13 minutes 56 seconds to said east line of the Southeast Quarter; thence on a bearing of South along said east line 242.19 feet to the point of beginning.

Dakota County, Minnesota
Abstract Property

Parcel 3:
That part of Government Lot 10 in Section 6, Township 112 North, Range 17 West in Goodhue County and State of Minnesota lying west of the centerline of Old Highway 52, and more particularly described as follows, to-wit:

Beginning at the northwest corner of said Lot 10; running thence South 20 chains to the southwest corner of said Lot 10; thence East 22 chains and 50 links to St. Paul Road; thence North 46 degrees West 29 chains to the north line of said Lot 10; thence West 1 chain and 50 links to place of beginning, excepting therefrom the following:

Beginning at a point on the South line of said Government Lot 10, 22 chains and 50 links east of the Southwest corner thereof on the westerly line of the St. Paul Road; thence North 46 degrees West along said line for 18.6 chains to center line of former State Highway 52; thence southeasterly along said center line for 11.4 chains, more or less, to the south line of Government Lot 10; thence East along said South line 7.3 chains, more or less, to place of beginning.

Goodhue County, Minnesota
Abstract Property

PROPOSED LEGAL DESCRIPTION:

Parcel 1:
That part of the Southwest Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying east of the easterly right of way line of Trunk Highway No. 52.

TOGETHER WITH

Parcel 2:
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying south of County Road No. 86.

EXCEPTING

That part of the above described property being described as:

Commencing at the southeast corner of said Southeast Quarter of Section 1; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the east line of said Southeast Quarter, a distance of 425.92 feet to the point of beginning of the parcel to be described; thence North 89 degrees 36 minutes 26 seconds West, a distance of 230.40 feet; thence North 00 degrees 24 minutes 07 seconds West, a distance of 95.43 feet; thence North 99 degrees 36 minutes 26 seconds West, a distance of 373.66 feet; thence North 00 degrees 24 minutes 20 seconds West, a distance of 1312.91 feet to the southerly right of way line of said County Road No. 86, a.k.a. County State Aid Highway No. 86, as shown on Dakota County Right of Way Map No. 410, filed in the Office of the County Recorder in and for said Dakota County as Doc. No. 3040659; thence South 56 degrees 59 minutes 18 seconds East, along said southerly right of way line, a distance of 427.21 feet; thence North 00 degrees 17 minutes 07 seconds West, continuing along said southerly right of way line, a distance of 5.98 feet; thence South 56 degrees 59 minutes 18 seconds East, continuing along said southerly right of way line, a distance of 228.96 feet; thence southeasterly 71.36 feet, continuing along said southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 1382.29 feet and a central angle of 02 degrees 57 minutes 29 seconds, to said east line of the Southeast Quarter; thence South 00 degrees 16 minutes 48 seconds East, along said east line, a distance of 1020.54 feet to the point of beginning.

Dakota County, Minnesota
Abstract Property

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That part of Government Lot 10 in Section 6, Township 112 North, Range 17 West in Goodhue County and State of Minnesota lying West of the centerline of Old Highway 52, and more particularly described as follows, to-wit:

Beginning at the Northwest corner of said Lot 10; running thence South 20 chains to the Southwest corner of said Lot 10; thence East 22 chains and 50 links to St. Paul Road; thence North 46 degrees West 29 chains to the North line of said Lot 10; thence West 1 chain and 50 links to place of beginning, excepting therefrom the following:

Beginning at a point on the South line of said Government Lot 10, 22 chains and 50 links East of the Southwest corner thereof on the Westerly line of the St. Paul Road; thence North 46 degrees West along said line for 18.6 chains to center line of former State Highway 52; thence southeasterly along said center line for 11.4 chains, more or less, to the South line of Government Lot 10; thence East along said South line 7.3 chains, more or less, to place of beginning.

Being described as:

Beginning at the southwest corner of said Government Lot 10; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the west line of said Government Lot 10, a distance of 425.92 feet; thence North 39 degrees 30 minutes 44 seconds East, a distance of 725.47 feet to the centerline of Goodhue County Road No. 29; thence South 31 degrees 00 minutes 01 second East, along said centerline, a distance of 1150.61 feet to the intersection of said centerline with the south line of said Government Lot No. 10 in Section 6, Township 112, Range 17; thence North 89 degrees 57 minutes 51 seconds West, along said south line, a distance of 1052.11 feet to the point of beginning.

Goodhue County, Minnesota
Abstract Property

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitments for Title Insurance prepared by Commercial Partners Title, a division of Fidelity National Title Insurance Company, Commitment No. CP74093, Supplement No. 8, dated May 21, 2025.
- The surveyed property has direct access to MN State Trunk Highway No. 52, Dakota County State Aid Highway No. 86 and Goodhue County Road No. 29, all being public right of ways.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 28701 and 28705 Rochester Boulevard, Cannon Falls, Minnesota 55009.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map Nos. 27037C 0418 E and 27037C 0420 E, both dated December 02, 2011 and Federal Insurance Rate Map Nos. 27049C 0118E and 27049C 0120 E, both dated September 25, 2009.
- The total area of the property described hereon is 9,179,185 square feet or 210,7251 acres. The area of the property hereon described less areas used for right-of-way purposes is 9,100,701 square feet or 208,9233 acres. The area of the subdivision parcels is 8,231,162 square feet or 188,96148 acres. The area of the subdivision parcels less the areas used for right-of-way purposes is 8,174,928 square feet or 187,66818 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 1905 P.
Elevation = 849.17 feet. (NAVD 88)

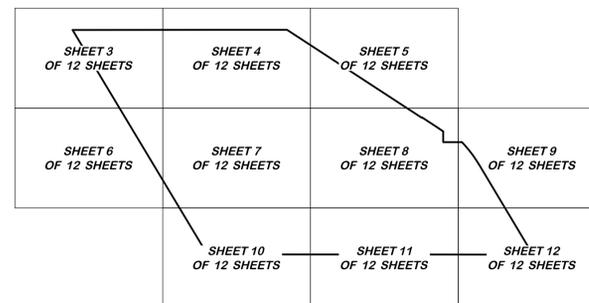
SITE BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 1905 O.
Elevation = 880.80 feet. (NAVD 88)

- Exterior building dimensions are depicted hereon.
- The exterior building footprint areas at ground level are depicted hereon.
- The measured building heights are depicted hereon.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains no delineated parking spaces.
- There are no division or party walls on the property described hereon.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket Nos. 243061712 & 243061713. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- Parcel 3 is located at the intersection of Holiday Avenue and County Road 29.
- The rectified orthophotography depicted hereon is per an unmanned aerial vehicle flight by Egon, Field & Nowak, Inc. on 10/24/2024. Per the Pix40 Quality Report the Average Ground Sampling Distance (GSD) is 1.39 cm / 0.55 in, a copy of the Pix40 Quality Report can be provided if requested.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.
- Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 9.** Right of access, to and from Trunk Highway No. 52, except abutting owner shall retain the right of access between points distant 1592 feet and 1652 feet Northwest of the South line of said Section 1, together with right to erect temporary snow fences acquired by the State of Minnesota as set forth in Final Certificate dated November 1, 1967, filed January 15, 1968, as Document No. 345628. As affected by Quit Claim Deed dated October 3, 1974, filed August 20, 1975, as Document No. 454565, by and between the State of Minnesota, Grantor, and the County of Dakota, Grantee. (Parcels 1)
- Said access limitations affect the surveyed property and are depicted hereon.
- ITEM 10.** Easement for electric transmission lines and related purposes, together with right of access and related purposes, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed November 5, 1969, as Document No. 366763. (Parcels 1, 2A and 2B)
- Said easement affects existing Parcels 2A and 2B of the surveyed property and is depicted hereon. It does not affect the proposed Parcel 2.
- ITEM 11.** Easement for electric transmission lines and related purposes, together with right of access and related purposes, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed December 9, 1969, as Document No. 367898. (Parcels 1, 2A and 2B)
- Said easement affects existing Parcels 2A and 2B and proposed Parcel 2 of the surveyed property and is depicted hereon.
- ITEM 13.** Easement for the construction, operation, and maintenance of lines for the transmission of electric energy in favor of Northern States Power Company, a Minnesota corporation, contained in Overhang Easement dated January 13, 1965, filed February 2, 1965, in Book 76 of Misc., Page 546, as Document No. 316392. As affected by Partial Release of Easement dated November 1, 1984, filed November 8, 1984, as Document No. 670839. As affected by Assignment and Assumption of Easements dated December 29, 2000, filed August 23, 2001, as Document No. 1805118, by and between Xcel Energy Inc., a Minnesota corporation, Assignor, and Northern States Power Company, a Minnesota corporation, formerly known as Northern Power Corporation, Assignee. (Parcels 1, 2A and 2B)
- Said easement affects existing Parcel 2A of the surveyed property and is depicted hereon. It does not affect the proposed Parcel 2.
- ITEM 15.** Easement for electric transmission lines and related purposes, together with right of access, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed November 4, 1969, in Book 120 of Misc., Page 211, as Document No. 217546. (Parcel 3)
- Said easement affects existing Parcel 3 of the surveyed property and is depicted hereon. It does not affect proposed Parcel 3 of the surveyed property.
- ITEM 16.** Easement for electric transmission lines and related purposes, together with right of access, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed December 9, 1969, in Book 120 of Misc., Page 426, as Document No. 217954. (Parcel 3) Assigned to Cooperative Power Association, a Minnesota cooperative corporation, by Assignment of Easement Rights dated September 15, 1971, filed November 2, 1971, as Document No. 225547.
- Said easement affects existing Parcel 3 of the surveyed property and is depicted hereon. It does not affect proposed Parcel 3 of the surveyed property.
- ITEM 17.** Rights of the public and the State of Minnesota to Goodhue County Road No. 29 affecting the Land. (Parcel 3) Affects the surveyed property, Goodhue County Road No. 29 is depicted hereon.
- ITEM 18.** Subject to the following matters as shown on the survey prepared by Egon, Field & Nowak, Inc., dated November 11, 2024, last revised June 23, 2025, and designated as Job No. 42257:
- Overhead utility wire located on the Land outside the boundary line of any recorded easement.
 - Fences cross the North, Northeast and South boundary lines of the Land.
- Said items are depicted hereon. See also List of Possible Encroachments.

TOPOGRAPHY SHEET INDEX:



LIST OF POSSIBLE ENCROACHMENTS:

Possible Encroachment Note:

An encroachment is defined as an illegal intrusion and is a matter of law, therefore, the surveyor is unable to identify certain features as encroachments. The following possible encroachment notes are intended to draw the user's attention only to major areas of concern. The surveyor does not guarantee that the items noted below are, in fact, encroachments or that all possible encroachments in the vicinity of boundary lines are depicted hereon.

- Overhead utility wire outside of any recorded easements. (Affects proposed Parcel 3)
- Fences cross north, northeast and south property lines. (Affects existing Parcels 1 and 2A and proposed Parcel 3)
- Utility pole guy wires outside of any recorded easements. (Affects existing Parcel 2A)

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket Nos. 243061712 & 243061713.

CITY OF CANNON FALLS – CCANFS01	MIDCONTINENT COMMUNICATIONS – MIDCBL21
DAKOTA ELECTRIC – DAKEL01	MNDOT – MNSD01
FRONTIER COMMUNICATIONS – FRTRIO1	NORTHERN NATURAL GAS – NNGAS02
GREATER MN TRANSMISSION – GRMNT02	XCEL ENERGY – XCELO2
HIWATHA BROADBAND COMMS – HIWAB02	ZAYO BANDWIDTH – ZAY004
MINNESOTA ENERGY RESOURCES – MERC38	

CERTIFICATION:

To MNLCO Dakota County Three, LLC, a Delaware limited liability company and its successors and assigns, Commercial Partners Title and Fidelity National Title Insurance Company.

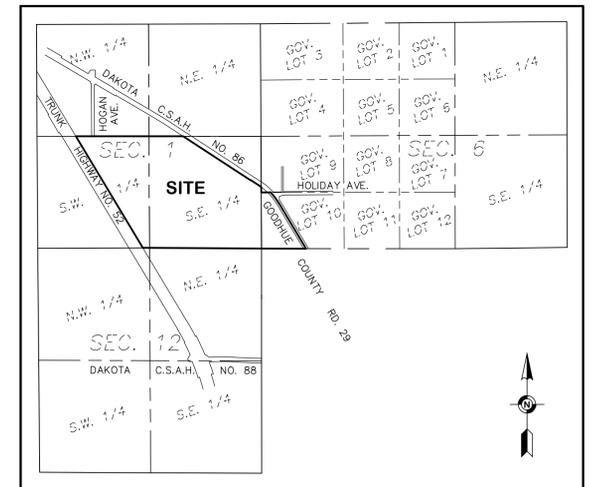
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on November 08, 2024.

Date of Plat or Map: November 11, 2024

Steven F. Hough

Steven F. Hough
Minnesota License No. 54850
shough@efnsurvey.com

SECTION 6, T 112 N, R 17 W & SECTIONS 1 & 12, T 112 N, R 18 W



VICINITY MAP
NO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
			NO.	DATE	DESCRIPTION
		DF	01	25/06/16	Revised title commitment.
		DRAWN BY:	02	25/06/23	Attorney comments.
		DL	03	25/07/07	Revised title commitment.
DRAWING NAME:		CHECKED BY:			
42257 ALTA-North.dwg					
JOB NO. 42257					
FILE NO. 2143		SFH			

ALTA/NSPS LAND TITLE SURVEY

SURVEY FOR:

Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:

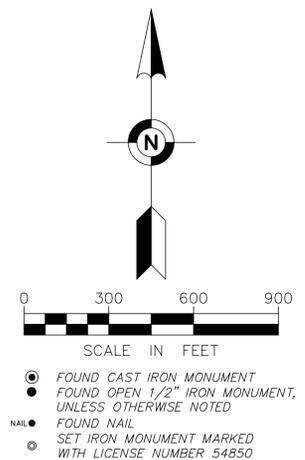
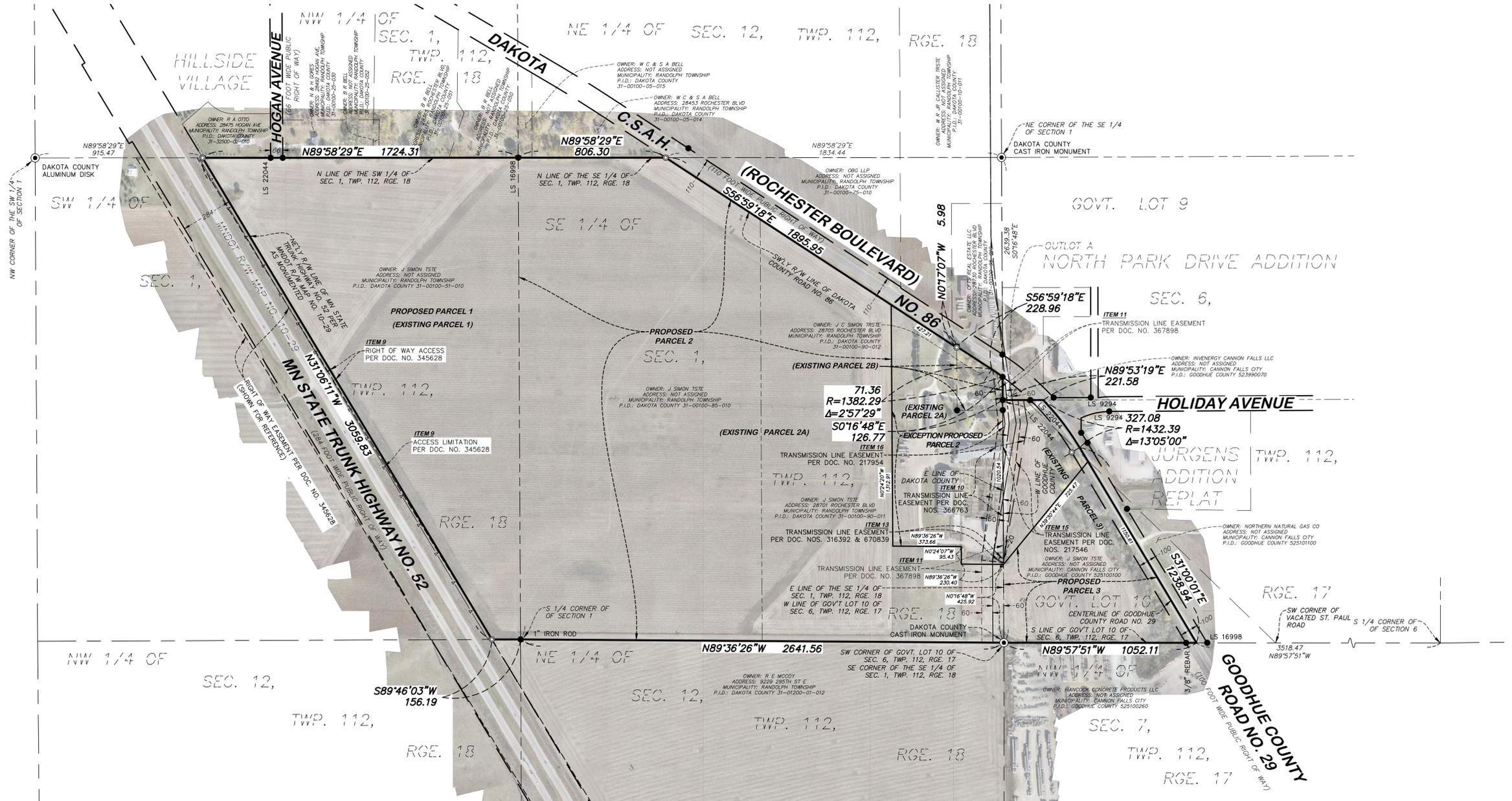
**28701 Rochester Boulevard
Cannon Falls, Minnesota 55009**



Egan, Field & Nowak, Inc.
land surveyors since 1872

475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM

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- FOUND CAST IRON MONUMENT
- FOUND OPEN 1/2" IRON MONUMENT, UNLESS OTHERWISE NOTED
- FOUND NAIL
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 54850

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		DF	NO.	DATE	DESCRIPTION
		DRAWN BY:	01	25/06/16	Revised title commitment.
		DL	02	25/06/23	Attorney comments.
		CHECKED BY:	03	25/07/07	Revised title commitment.
		SFH			

**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:
28701 Rochester Boulevard
Cannon Falls, Minnesota 55009



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**ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley - Horn & Associates, Inc.**

LEGAL DESCRIPTION (UNDERLYING):

All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 112, Range 18, lying easterly of State Trunk Highway No. 52.

AND

All that part of the Northeast Quarter of Section 12, Township 112, Range 18, lying easterly of the centerline of State Trunk Highway No. 52, except a strip of land 100 feet in width owned by the Chicago and Northwestern Transportation Company.

Dakota County, Minnesota
Abstract Property

LEGAL DESCRIPTION (SUBDIVISION PARCEL):

All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 112, Range 18, lying easterly of State Trunk Highway No. 52.

AND

All that part of the Northeast Quarter of Section 12, Township 112, Range 18, lying easterly of the centerline of State Trunk Highway No. 52, except a strip of land 100 feet in width owned by the Chicago and Northwestern Transportation Company.

EXCEPTING that part of the Northeast Quarter of Section 12 lying southerly of said 100 feet wide strip of land owned by the Chicago and Northwestern Transportation Group.

Dakota County, Minnesota
Abstract Property

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitments for Title Insurance prepared by Commercial Partners Title, a division of Fidelity National Title Insurance Company, Commitment No. CP74071, Supplement 1, dated May 13, 2025.
- The surveyed property has no access to public rights of way.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 9229 295th Street East, Cannon Falls, Minnesota 55009.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27037C 0418 E, dated December 02, 2011.
- The total area of the property described hereon is 5,352,359 square feet or 122.8733 acres. The area of the property hereon described less areas used for right-of-way purposes is 4,982,670 square feet or 114.3864 acres.
The area of the subdivision parcel is 2,781,964 square feet or 63.86511 acres. The area of the subdivision parcel less areas used for right-of-way purposes is 2,695,524 square feet or 61.88072 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
BENCHMARK, SITE BENCHMARK:
Top of Minnesota Department of Transportation Geodetic Monument 1905 P.
Elevation = 849.17 feet. (NAVD 88)
- No buildings observed on the surveyed property.
- No buildings observed on the surveyed property.
- No buildings observed on the surveyed property.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains no delineated parking spaces.
- There are no division or party walls on the property described hereon.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 243061713. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- The southwesterly property corner lies at the intersection of MN Trunk Highway No. 52 and 295th Street East.
- The rectified orthophotography depicted hereon is per an unmanned aerial vehicle flight by Egan, Field & Nowak, Inc. on 10/24/2024. Per the Pix4D Quality Report the Average Ground Sampling Distance (GSD) is 1.39 cm / 0.55 in, a copy of the Pix4D Quality Report can be provided if requested.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.
- Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term.

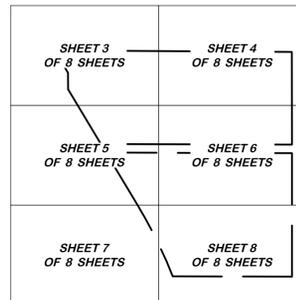
SURVEY ITEMS PER SCHEDULE B:

- ITEM 10. Terms of and easement for electric transmission lines and related purposes in favor of Northern States Power Company, a Minnesota corporation, contained in Easements dated March 13, 1969, filed April 3, 1969, as Document No. 359467, and dated October 6, 1969, filed October 21, 1969, as Document No. 366276. Assigned to Cooperative Power Association, a Minnesota cooperative corporation, by Assignment of Easement Rights dated September 15, 1971, filed November 11, 1971, as Document No. 391212. As affected by Partial Release of Easements dated November 11, 1977, filed December 19, 1977, as Document No. 503524.
Said transmission line easement affects the subdivision parcel, includes right of access and is depicted hereon.
- ITEM 11. Easement for highway and related purposes contained in Highway Easement dated December 7, 1994, filed January 3, 1995, as Document No. 1258390, and shown on the Dakota County Road Right of Way Map No. 487 filed May 25, 2021, as Document No. 3464380.
Said right of way easement does not affect the subdivision parcel. It is depicted hereon for reference.
- ITEM 12. Subject to Minnesota Department of Transportation Right of Way Map No. 10-29 and evidenced in Final Certificate filed in Book 82 of Misc., Page 47.
Said right of way map affects the subdivision parcel and is depicted hereon.
- ITEM 13. Terms and conditions of Final Certificate filed in the Matter of the Condemnation of Certain Lands for Highway Purposes, Court File No. 19HA-CV-21-1972, recorded August 21, 2024, as Document No. 3642405 (Abstract) and 885970 (Torrens).
The temporary construction easement per said document affects the underlying parcel, it does not have an expiration date and is depicted hereon. Said temporary construction easement does not affect the subdivision parcel.

LIST OF POSSIBLE ENCROACHMENTS:

Possible Encroachment Note:
An encroachment is defined as an illegal intrusion and is a matter of law, therefore, the surveyor is unable to identify certain features as encroachments. The following possible encroachment notes are intended to draw the user's attention only to major areas of concern. The surveyor does not guarantee that the items noted below are, in fact, encroachments or that all possible encroachments in the vicinity of boundary lines are depicted hereon.
None observed on the subdivision parcel.

TOPOGRAPHY SHEET INDEX:



GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 243061713.
DAKOTA ELECTRIC - DAKELA01
FRONTIER COMMUNICATIONS - FRTR01
GREATER MN TRANSMISSION - GRMNT02
HIAWATHA BROADBAND COMMS - HIWABB02
MINNESOTA ENERGY RESOURCES - MERC38
MIDCONTINENT COMMUNICATIONS - MDCBL21
MNDOT - MNSDOT01
XCEL ENERGY - XCEL02
ZAYO BANDWIDTH - ZAY004

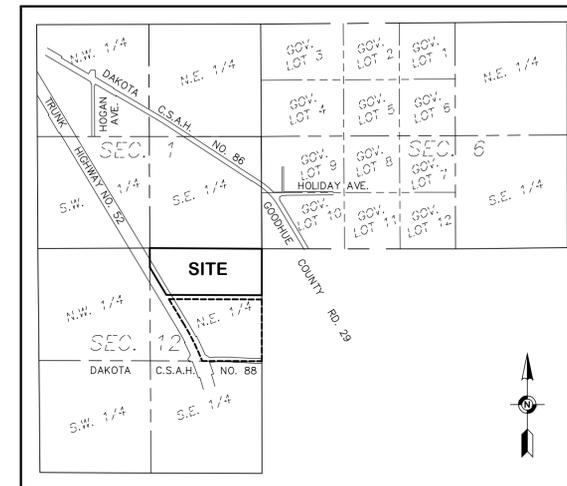
CERTIFICATION:

To MNLCO Dakota County Two, LLC and its successors and assigns, Commercial Partners Title and Fidelity National Title Insurance Company.
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on November 08, 2024.

Date of Plat or Map: November 11, 2024

Steven F. Hough
Steven F. Hough
Minnesota License No. 54850
shough@efnsurvey.com

**SECTION 6, T 112 N, R 17 W &
SECTIONS 1 & 12, T 112 N, R 18 W**



VICINITY MAP
NO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		DF	NO.	DATE DESCRIPTION
		DRAWN BY:	1	24/11/12 Client comments.
		DL	2	25/05/30 Revised title commitment.
			3	25/07/07 Attorney comments.
DRAWING NAME:		CHECKED BY:		
42257 ALTA-South.dwg		SFH		
JOB NO. 42257				
FILE NO. 2143				

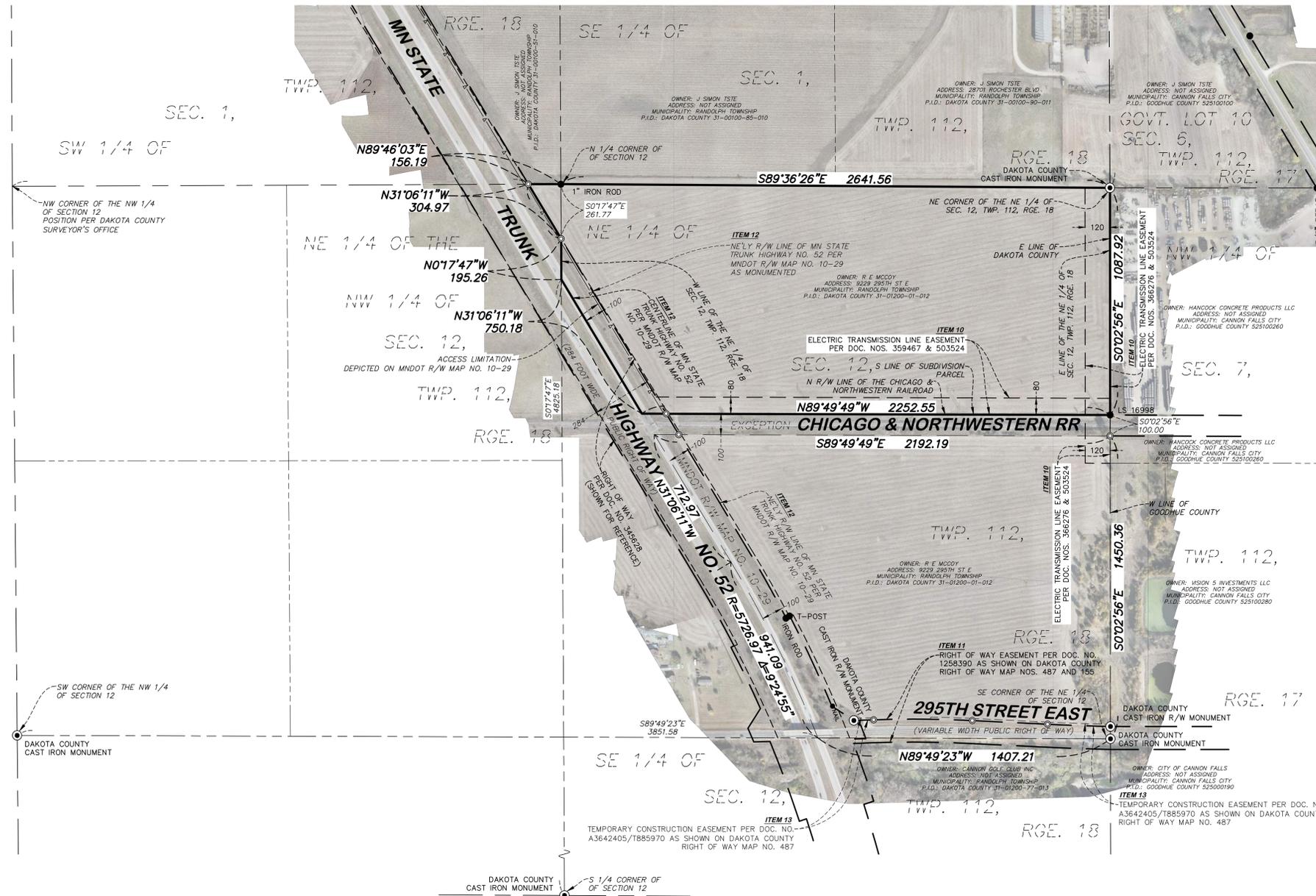
**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:
**9229 295th Street East
Cannon Falls, Minnesota 55009**



Egan, Field & Nowak, Inc.
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM
land surveyors since 1872



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		DF	NO.	DATE	DESCRIPTION
		DRAWN BY:	1	24/11/12	Client comments.
		DL	2	25/05/30	Revised title commitent.
			3	25/07/07	Attorney comments.
DRAWING NAME:		CHECKED BY:			
42257 ALTA-South.dwg		SFH			
JOB NO. 42257					
FILE NO. 2143					

**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:
**9229 295th Street East
Cannon Falls, Minnesota 55009**



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ALTA/NSPS LAND TITLE SURVEY FOR: Kimley - Horn & Associates, Inc.

EXISTING LEGAL DESCRIPTION:

Parcel 1:
That part of the Southwest Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying east of the easterly right of way line of Trunk Highway No. 52.

Dakota County, Minnesota
Abstract Property

Parcel 2A:
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying south of County Road No. 86.

EXCEPT
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North (assumed bearing) along the east line thereof 1265.00 feet to the point of beginning of the land to be described; thence on a bearing of West 250.00 feet; thence on a bearing of North 406.78 feet to the centerline of C.S.A.H. No. 86 (Rochester Blvd.); thence South 56 degrees 42 minutes 17 seconds East along said centerline 268.51 feet; thence southeasterly 30.81 feet along said centerline along a tangential curve concave to the southwest, radius of 1432.39 feet and a central angle of 1 degree 13 minutes 56 seconds to said east line of the Southeast Quarter; thence on a bearing of South along said east line 242.19 feet to the point of beginning.

Dakota County, Minnesota
Abstract Property

Parcel 2B:
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence North (assumed bearing) along the east line thereof 1265.00 feet to the point of beginning of the land to be described; thence on a bearing of West 250.00 feet; thence on a bearing of North 406.78 feet to the centerline of C.S.A.H. No. 86 (Rochester Blvd.); thence South 56 degrees 42 minutes 17 seconds East along said centerline 268.51 feet; thence southeasterly 30.81 feet along said centerline along a tangential curve concave to the southwest, radius of 1432.39 feet and a central angle of 1 degree 13 minutes 56 seconds to said east line of the Southeast Quarter; thence on a bearing of South along said east line 242.19 feet to the point of beginning.

Dakota County, Minnesota
Abstract Property

Parcel 3:
That part of Government Lot 10 in Section 6, Township 112 North, Range 17 West in Goodhue County and State of Minnesota lying west of the centerline of Old Highway 52, and more particularly described as follows, to-wit:

Beginning at the northwest corner of said Lot 10; running thence South 20 chains to the southwest corner of said Lot 10; thence East 22 chains and 50 links to St. Paul Road; thence North 46 degrees West 29 chains to the north line of said Lot 10; thence West 1 chain and 50 links to place of beginning, excepting therefrom the following:

Beginning at a point on the South line of said Government Lot 10, 22 chains and 50 links east of the Southwest corner thereof on the westerly line of the St. Paul Road; thence North 46 degrees West along said line for 18.6 chains to center line of former State Highway 52; thence southeasterly along said center line for 11.4 chains, more or less, to the south line of Government Lot 10; thence East along said South line 7.3 chains, more or less, to place of beginning.

Goodhue County, Minnesota
Abstract Property

PROPOSED LEGAL DESCRIPTION:

Parcel 1:
That part of the Southwest Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying east of the easterly right of way line of Trunk Highway No. 52.

TOGETHER WITH

Parcel 2:
That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying south of County Road No. 86.

EXCEPTING

That part of the above described property being described as:

Commencing at the southeast corner of said Southeast Quarter of Section 1; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the east line of said Southeast Quarter, a distance of 425.92 feet to the point of beginning of the parcel to be described; thence North 89 degrees 36 minutes 26 seconds West, a distance of 230.40 feet; thence North 00 degrees 24 minutes 07 seconds West, a distance of 95.43 feet; thence North 99 degrees 36 minutes 26 seconds West, a distance of 373.66 feet; thence North 00 degrees 24 minutes 20 seconds West, a distance of 1312.91 feet to the southerly right of way line of said County Road No. 86, a.k.a. County State Aid Highway No. 86, as shown on Dakota County Right of Way Map No. 410, filed in the Office of the County Recorder in and for said Dakota County as Doc. No. 3040659; thence South 56 degrees 59 minutes 18 seconds East, along said southerly right of way line, a distance of 427.21 feet; thence North 00 degrees 17 minutes 07 seconds West, continuing along said southerly right of way line, a distance of 5.98 feet; thence South 56 degrees 59 minutes 18 seconds East, continuing along said southerly right of way line, a distance of 228.96 feet; thence southeasterly 71.36 feet, continuing along said southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 1382.29 feet and a central angle of 02 degrees 57 minutes 29 seconds, to said east line of the Southeast Quarter; thence South 00 degrees 16 minutes 48 seconds East, along said east line, a distance of 1020.54 feet to the point of beginning.

Dakota County, Minnesota
Abstract Property

Parcel 3:
That part of the following described property:

That part of Government Lot 10 in Section 6, Township 112 North, Range 17 West in Goodhue County and State of Minnesota lying West of the centerline of Old Highway 52, and more particularly described as follows, to-wit:

Beginning at the Northwest corner of said Lot 10; running thence South 20 chains to the Southwest corner of said Lot 10; thence East 22 chains and 50 links to St. Paul Road; thence North 46 degrees West 29 chains to the North line of said Lot 10; thence West 1 chain and 50 links to place of beginning, excepting therefrom the following:

Beginning at a point on the South line of said Government Lot 10, 22 chains and 50 links East of the Southwest corner thereof on the Westerly line of the St. Paul Road; thence North 46 degrees West along said line for 18.6 chains to center line of former State Highway 52; thence southeasterly along said center line for 11.4 chains, more or less, to the South line of Government Lot 10; thence East along said South line 7.3 chains, more or less, to place of beginning.

Being described as:

Beginning at the southwest corner of said Government Lot 10; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the west line of said Government Lot 10, a distance of 425.92 feet; thence North 39 degrees 30 minutes 44 seconds East, a distance of 725.47 feet to the centerline of Goodhue County Road No. 29; thence South 31 degrees 00 minutes 01 second East, along said centerline, a distance of 1150.61 feet to the intersection of said centerline with the south line of said Government Lot No. 10 in Section 6, Township 112, Range 17; thence North 89 degrees 57 minutes 51 seconds West, along said south line, a distance of 1052.11 feet to the point of beginning.

Goodhue County, Minnesota
Abstract Property

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitments for Title Insurance prepared by Commercial Partners Title, a division of Fidelity National Title Insurance Company, Commitment No. CP74093, Supplement No. 8, dated May 21, 2025.
- The surveyed property has direct access to MN State Trunk Highway No. 52, Dakota County State Aid Highway No. 86 and Goodhue County Road No. 29, all being public right of ways.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 28701 and 28705 Rochester Boulevard, Cannon Falls, Minnesota 55009.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map Nos. 27037C 0418 E and 27037C 0420 E, both dated December 02, 2011 and Federal Insurance Rate Map Nos. 27049C 0118E and 27049C 0120 E, both dated September 25, 2009.
- The total area of the property described hereon is 9,179,185 square feet or 210,7251 acres. The area of the property hereon described less areas used for right-of-way purposes is 9,100,701 square feet or 208,9233 acres. The area of the Proposed Legal Description is 6,231,162 square feet or 188,96148 acres. The area of the Proposed Legal Description less the areas used for right-of-way purposes is 6,174,828 square feet or 187,66818 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.

BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 1905 P.
Elevation = 849.17 feet. (NAVD 88)

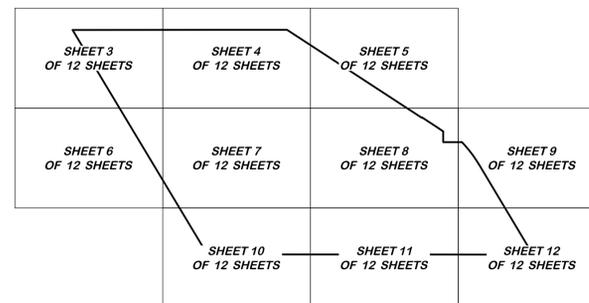
SITE BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument 1905 O.
Elevation = 880.80 feet. (NAVD 88)

- Exterior building dimensions are depicted hereon.
- The exterior building footprint areas at ground level are depicted hereon.
- The measured building heights are depicted hereon.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains no delineated parking spaces.
- There are no division or party walls on the property described hereon.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket Nos. 243061712 & 243061713. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- Parcel 3 is located at the intersection of Holiday Avenue and County Road 29.
- The rectified orthophotography depicted hereon is per an unmanned aerial vehicle flight by Egon, Field & Nowak, Inc. on 10/24/2024. Per the Pix4D Quality Report the Average Ground Sampling Distance (GSD) is 1.39 cm / 0.55 in, a copy of the Pix4D Quality Report can be provided if requested.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.
- Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 9. Right of access, to and from Trunk Highway No. 52, except abutting owner shall retain the right of access between points distant 1592 feet and 1652 feet Northwesterly of the South line of said Section 1, together with right to erect temporary snow fences acquired by the State of Minnesota as set forth in Final Certificate dated November 1, 1967, filed January 15, 1968, as Document No. 345628. As affected by Quit Claim Deed dated October 3, 1974, filed August 20, 1975, as Document No. 454565, by and between the State of Minnesota, Grantor, and the County of Dakota, Grantee. (Parcels 1)
- Said access limitations affect the surveyed property and are depicted hereon.
- ITEM 10. Easement for electric transmission lines and related purposes, together with right of access and related purposes, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed November 5, 1969, as Document No. 366763. (Parcels 1, 2A and 2B)
- Said easement affects existing Parcels 2A and 2B of the surveyed property and is depicted hereon. It does not affect the proposed Parcel 2.
- ITEM 11. Easement for electric transmission lines and related purposes, together with right of access and related purposes, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed December 9, 1969, as Document No. 367898. (Parcels 1, 2A and 2B)
- Said easement affects existing Parcels 2A and 2B and proposed Parcel 2 of the surveyed property and is depicted hereon.
- ITEM 13. Easement for the construction, operation, and maintenance of lines for the transmission of electric energy in favor of Northern States Power Company, a Minnesota corporation, contained in Overhang Easement dated January 13, 1965, filed February 2, 1965, in Book 76 of Misc., Page 546, as Document No. 316392. As affected by Partial Release of Easement dated November 1, 1984, filed November 8, 1984, as Document No. 670839. As affected by Assignment and Assumption of Easements dated December 29, 2000, filed August 23, 2001, as Document No. 1805118, by and between Xcel Energy Inc., a Minnesota corporation, Assignor, and Northern States Power Company, a Minnesota corporation, formerly known as Northern Power Corporation, Assignee. (Parcels 1, 2A and 2B)
- Said easement affects existing Parcel 2A of the surveyed property and is depicted hereon. It does not affect the proposed Parcel 2.
- ITEM 15. Easement for electric transmission lines and related purposes, together with right of access, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed November 4, 1969, in Book 120 of Misc., Page 211, as Document No. 217546. (Parcel 3)
- Said easement affects existing Parcel 3 of the surveyed property and is depicted hereon. It does not affect proposed Parcel 3 of the surveyed property.
- ITEM 16. Easement for electric transmission lines and related purposes, together with right of access, in favor of Northern States Power Company, a Minnesota corporation, contained in Easement (Minnesota) dated October 23, 1969, filed December 9, 1969, in Book 120 of Misc., Page 426, as Document No. 217954. (Parcel 3) Assigned to Cooperative Power Association, a Minnesota cooperative corporation, by Assignment of Easement Rights dated September 15, 1971, filed November 2, 1971, as Document No. 225547.
- Said easement affects existing Parcel 3 of the surveyed property and is depicted hereon. It does not affect proposed Parcel 3 of the surveyed property.
- ITEM 17. Rights of the public and the State of Minnesota to Goodhue County Road No. 29 affecting the Land. (Parcel 3) Affects the surveyed property, Goodhue County Road No. 29 is depicted hereon.
- ITEM 18. Subject to the following matters as shown on the survey prepared by Egon, Field & Nowak, Inc., dated November 11, 2024, last revised June 23, 2025, and designated as Job No. 42257:
a) Overhead utility wire located on the Land outside the boundary line of any recorded easement.
b) Fences cross the North, Northeast and South boundary lines of the Land.
- Said items are depicted hereon. See also List of Possible Encroachments.

TOPOGRAPHY SHEET INDEX:



LIST OF POSSIBLE ENCROACHMENTS:

Possible Encroachment Note:

An encroachment is defined as an illegal intrusion and is a matter of law, therefore, the surveyor is unable to identify certain features as encroachments. The following possible encroachment notes are intended to draw the user's attention only to major areas of concern. The surveyor does not guarantee that the items noted below are, in fact, encroachments or that all possible encroachments in the vicinity of boundary lines are depicted hereon.

- Overhead utility wire outside of any recorded easements. (Affects proposed Parcel 3)
- Fences cross north, northeast and south property lines. (Affects existing Parcels 1 and 2A and proposed Parcel 3)
- Utility pole guy wires outside of any recorded easements. (Affects existing Parcel 2A)

GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket Nos. 243061712 & 243061713.

CITY OF CANNON FALLS – CCANFS01	MIDCONTINENT COMMUNICATIONS – MIDCBL21
DAKOTA ELECTRIC – DAKEL01	MNDOT – MNSD01
FRONTIER COMMUNICATIONS – FRTR01	NORTHERN NATURAL GAS – NNGAS02
GREATER MN TRANSMISSION – GRMNT02	XCEL ENERGY – XCELO2
HIWATHA BROADBAND COMMS – HIWAB02	ZAYO BANDWIDTH – ZAY004
MINNESOTA ENERGY RESOURCES – MERC38	

CERTIFICATION:

To MNLCO Dakota County Three, LLC, a Delaware limited liability company and its successors and assigns, Commercial Partners Title and Fidelity National Title Insurance Company.

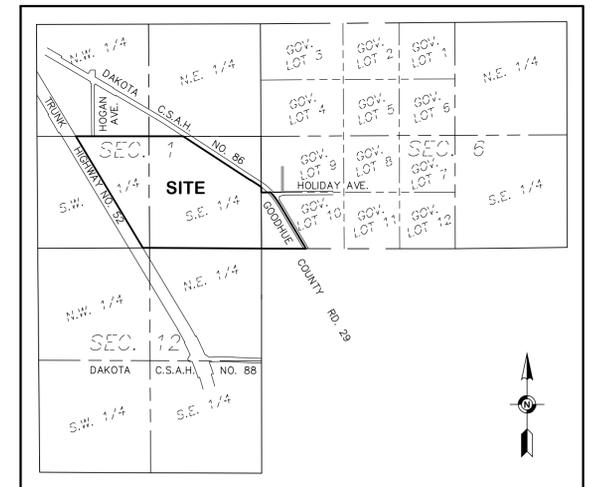
This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on November 08, 2024.

Date of Plat or Map: November 11, 2024

Steven F. Hough

Steven F. Hough
Minnesota License No. 54850
shough@efnsurvey.com

SECTION 6, T 112 N, R 17 W & SECTIONS 1 & 12, T 112 N, R 18 W



VICINITY MAP NO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
			NO.	DATE	DESCRIPTION
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		DRAWN BY:	02	25/06/23	Attorney comments.
		DL	03	25/07/07	Revised title commitment.
		CHECKED BY:	04	25/08/06	Attorney comments.
		SFH			

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Kimley - Horn & Associates, Inc.

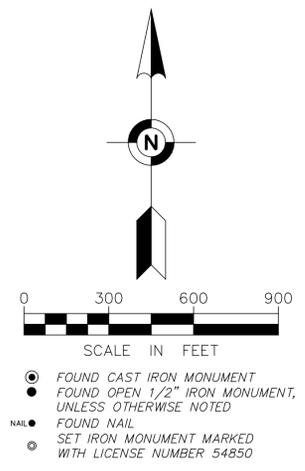
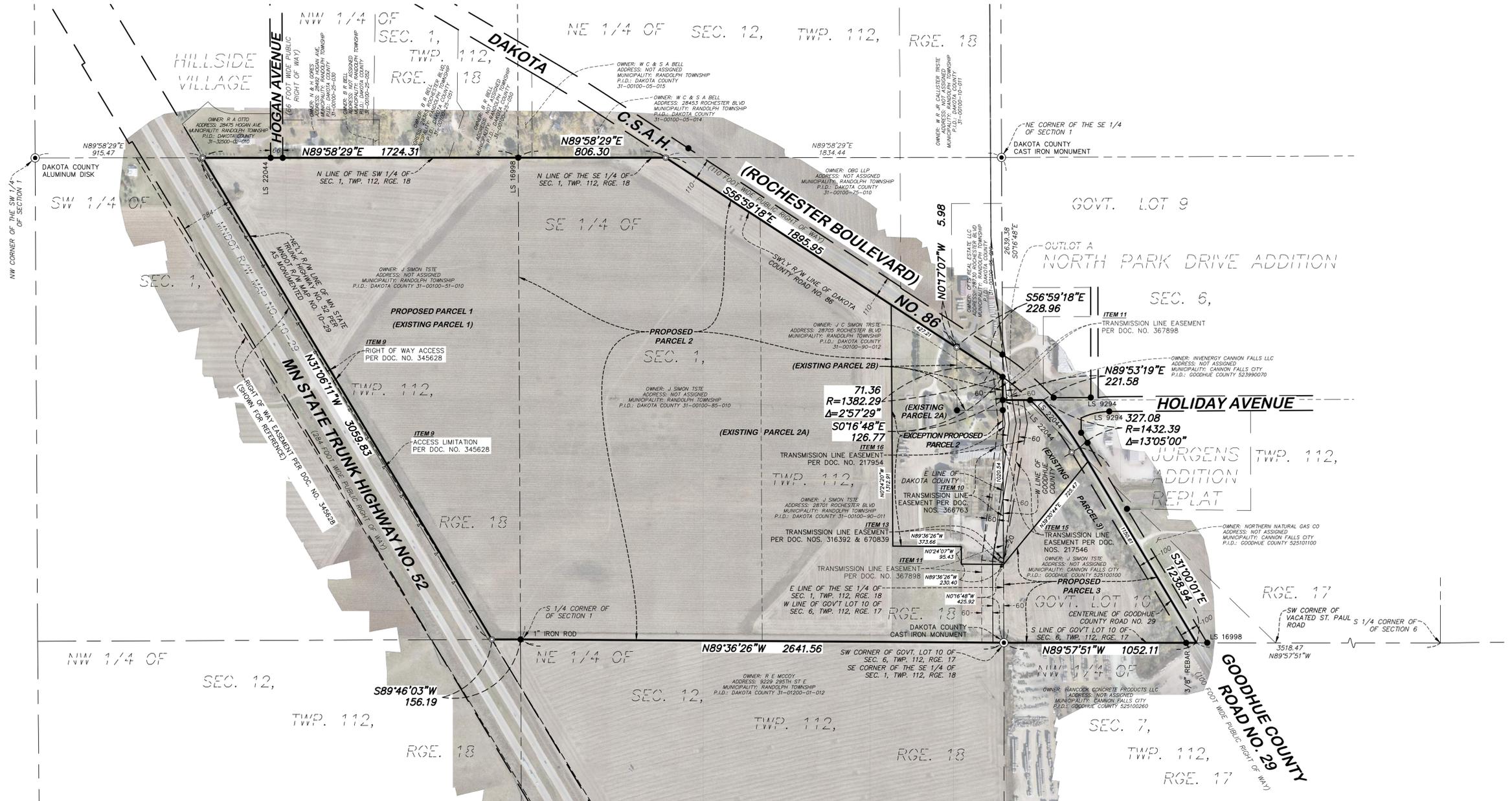
PROPERTY ADDRESS:

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Cannon Falls, Minnesota 55009



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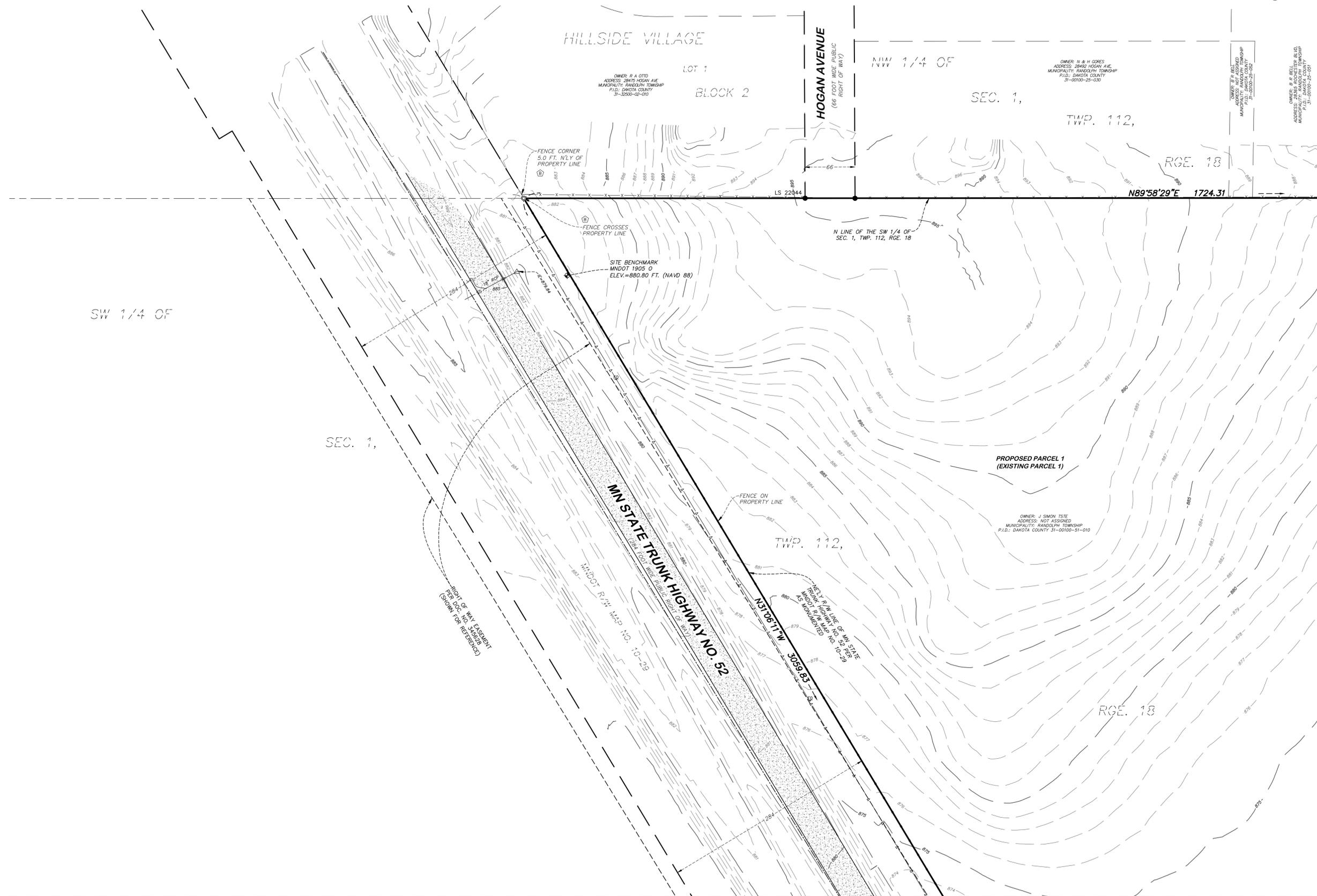
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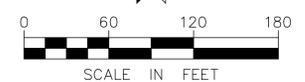
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- LEGEND:**
- ⊕ BENCHMARK
 - CLEAN OUT
 - ⊗ SANITARY MANHOLE
 - ▽ FLARED END SECTION
 - ⊓ CULVERT
 - ⊠ AIR CONDITIONER
 - ⊔ UTILITY POLE
 - ⊕ GUY WIRE
 - ⊞ COMMUNICATION BOX
 - ⊟ FIBER OPTIC SIGN
 - ⊠ LIMITED ACCESS
 - ▬ RETAINING WALL
 - - - WIRE FENCE
 - ⊓ METAL FENCE
 - ⊓ STORM SEWER
 - ⊓ OVERHEAD WIRE
 - ⊓ EXISTING CONTOUR LINE
 - ▬ BITUMINOUS SURFACE
 - ▬ CONCRETE SURFACE
 - ▬ GRAVEL SURFACE
 - ▬ RIP RAP SURFACE
 - ⊓ RR CROSSBUCK W/ GATE
 - ⊓ RR SEMAPHORE
 - ⊓ POSSIBLE ENCROACHMENT ITEM

MATCH LINE - SEE SHEET 4 OF 12 SHEETS



- ⊙ FOUND CAST IRON MONUMENT
- FOUND OPEN 1/2" IRON MONUMENT, UNLESS OTHERWISE NOTED
- ⊙ SET IRON MONUMENT MARKED WITH LICENSE NUMBER 54850

MATCH LINE - SEE SHEET 6 OF 12 SHEETS

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
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		SFH	04	25/08/06	Attorney comments.
DRAWING NAME:		42257 ALTA-North.dwg			
JOB NO.		42257			
FILE NO.		.2143			

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LAND TITLE SURVEY**

SURVEY FOR:
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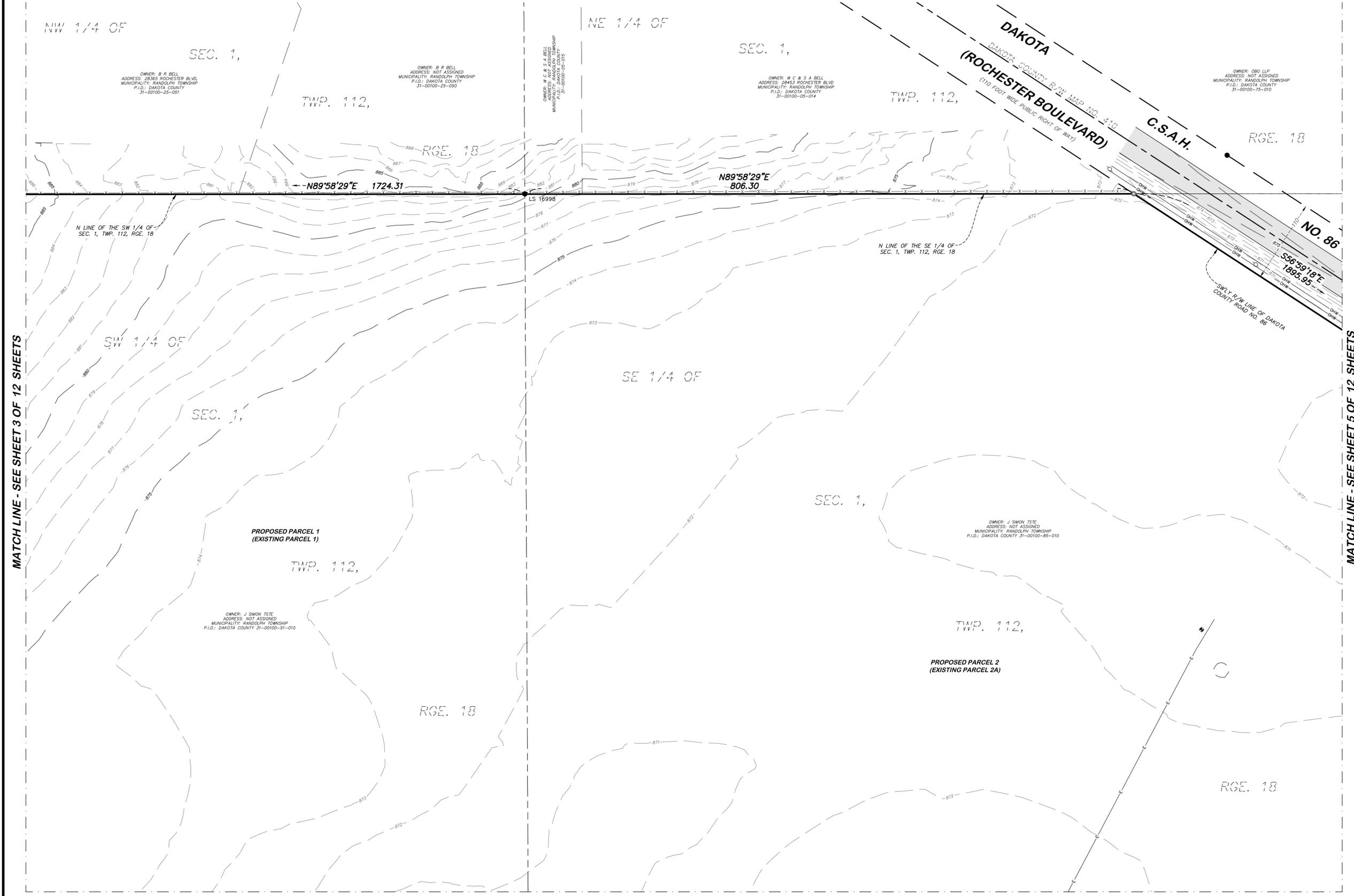
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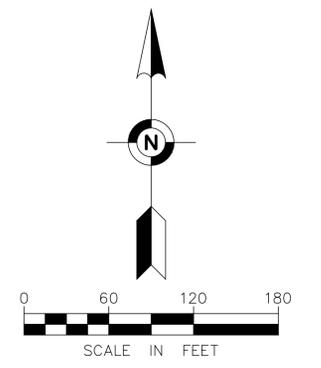
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- LEGEND:**
- ⊕ BENCHMARK
 - CLEAN OUT
 - ⊗ SANITARY MANHOLE
 - ⊘ FLARED END SECTION
 - ⊚ CULVERT
 - ⊛ AIR CONDITIONER
 - ⊜ UTILITY POLE
 - ⊝ GUY WIRE
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 - ⊕ RR SEMAPHORE
 - ⊕ POSSIBLE ENCROACHMENT ITEM



- ⊕ FOUND CAST IRON MONUMENT
- FOUND OPEN 1/2" IRON MONUMENT, UNLESS OTHERWISE NOTED
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MATCH LINE - SEE SHEET 3 OF 12 SHEETS

MATCH LINE - SEE SHEET 5 OF 12 SHEETS

MATCH LINE - SEE SHEET 7 OF 12 SHEETS

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
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Kimley - Horn & Associates, Inc.**

NE 1/4 OF

SEC. 1,

TWP. 112,

RGE. 18

N89°58'29"E
1834.44

DAKOTA COUNTY
CAST IRON MONUMENT

GOVT. LOT 9

LEGEND:

- BENCHMARK
- CLEAN OUT
- SANITARY MANHOLE
- FLARED END SECTION
- CULVERT
- AIR CONDITIONER
- UTILITY POLE
- GUY WIRE
- COMMUNICATION BOX
- FIBER OPTIC SIGN
- LIMITED ACCESS
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- RIP RAP SURFACE
- RR CROSSBUCK W/ GATE
- RR SEMAPHORE
- POSSIBLE ENCROACHMENT ITEM

MATCH LINE - SEE SHEET 4 OF 12 SHEETS

DAKOTA
DAKOTA COUNTY R/W MAP NO. 410

S56°59'18"E
1805.95

OWNER: OBG LLP
ADDRESS: NOT ASSIGNED
MUNICIPALITY: RANDOLPH TOWNSHIP
P.L.D.: DAKOTA COUNTY
31-00100-79-010

TWP. 112,

RGE. 18

SEC. 6,

TWP. 112,

**C.S.A.H.
(ROCHESTER BOULEVARD)**
870 (VARIABLE WIDTH PUBLIC RIGHT OF WAY)

PROPOSED PARCEL 2
(EXISTING PARCEL 2A)

OWNER: J SMOK TSTE
ADDRESS: NOT ASSIGNED
MUNICIPALITY: RANDOLPH TOWNSHIP
P.L.D.: DAKOTA COUNTY 31-00100-85-010

SEC. 1,

OWNER: W R JR CALLISTER TRSTE
ADDRESS: NOT ASSIGNED
MUNICIPALITY: RANDOLPH TOWNSHIP
P.L.D.: DAKOTA COUNTY
31-00100-10-011

N017°07'W 5.98

RGE. 17

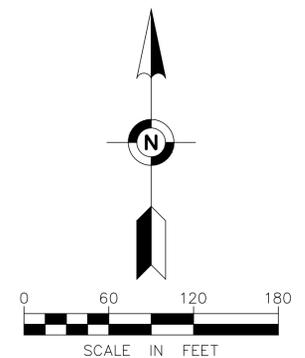
SE 1/4 OF

PROPOSED PARCEL 2
(EXISTING PARCEL 2A)

EXCEPTION
PROPOSED PARCEL 2
(EXISTING PARCEL 2A)

NO. 86
FENCE CORNER
2.9 FT. NE'LY OF
PROPERTY LINE

OWNER: OFTS REAL ESTATE LLC
ADDRESS: 28730 ROCHESTER BLVD
MUNICIPALITY: RANDOLPH TOWNSHIP
P.L.D.: DAKOTA COUNTY
31-00100-95-010



- FOUND CAST IRON MONUMENT
- FOUND OPEN 1/2" IRON MONUMENT, UNLESS OTHERWISE NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 54850

MATCH LINE - SEE SHEET 8 OF 12 SHEETS

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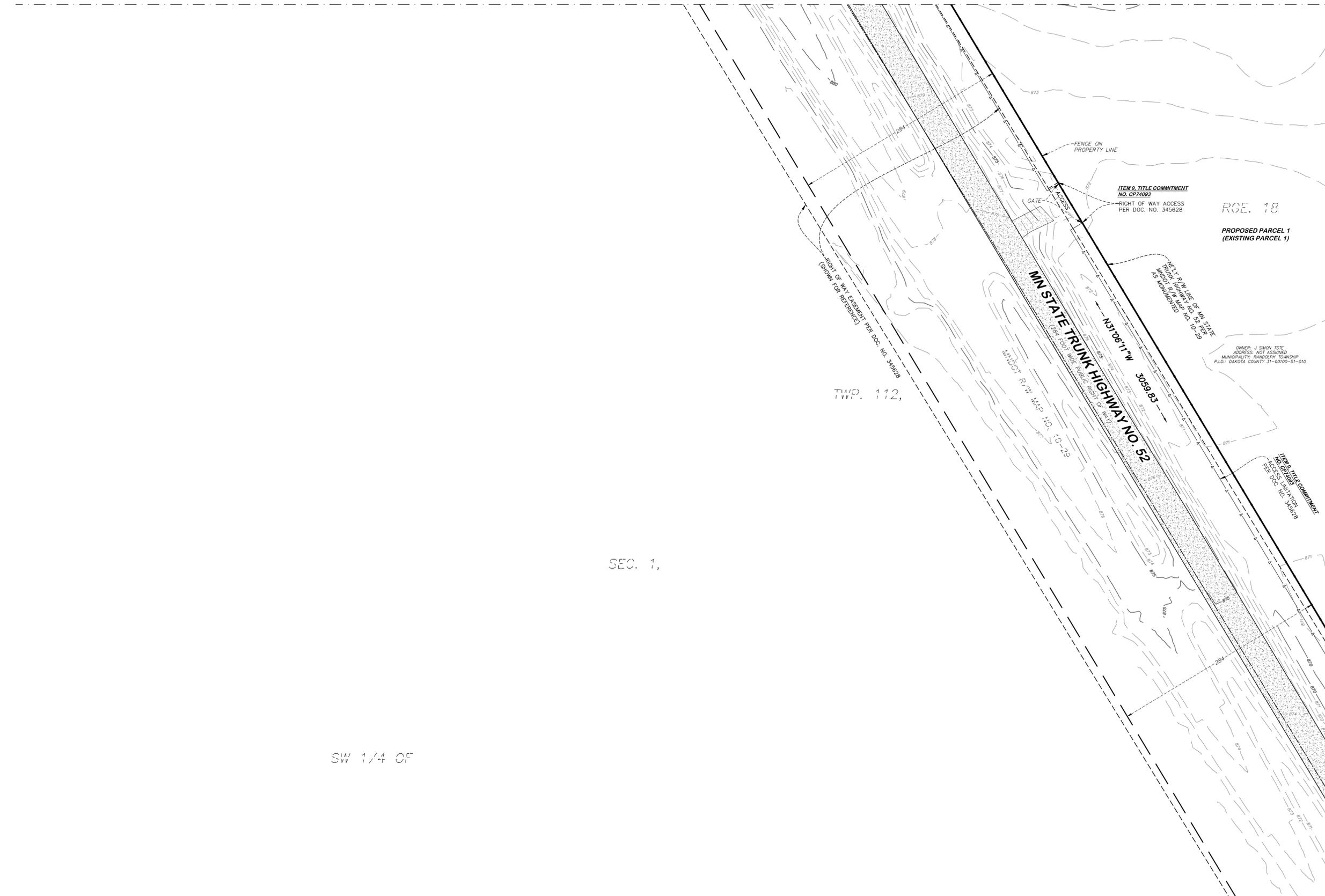
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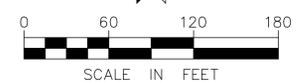
MATCH LINE - SEE SHEET 3 OF 12 SHEETS



LEGEND:

- BENCHMARK
- CLEAN OUT
- SANITARY MANHOLE
- FLARED END SECTION
- CULVERT
- AIR CONDITIONER
- UTILITY POLE
- GUY WIRE
- COMMUNICATION BOX
- FIBER OPTIC SIGN
- LIMITED ACCESS
- RETAINING WALL
- WIRE FENCE
- METAL FENCE
- STORM SEWER
- OVERHEAD WIRE
- EXISTING CONTOUR LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- GRAVEL SURFACE
- RIP RAP SURFACE
- RR CROSSBUCK W/ GATE
- RR SEMAPHORE
- POSSIBLE ENCROACHMENT ITEM

MATCH LINE - SEE SHEET 7 OF 12 SHEETS



- FOUND CAST IRON MONUMENT
- FOUND OPEN 1/2" IRON MONUMENT, UNLESS OTHERWISE NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 54850

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
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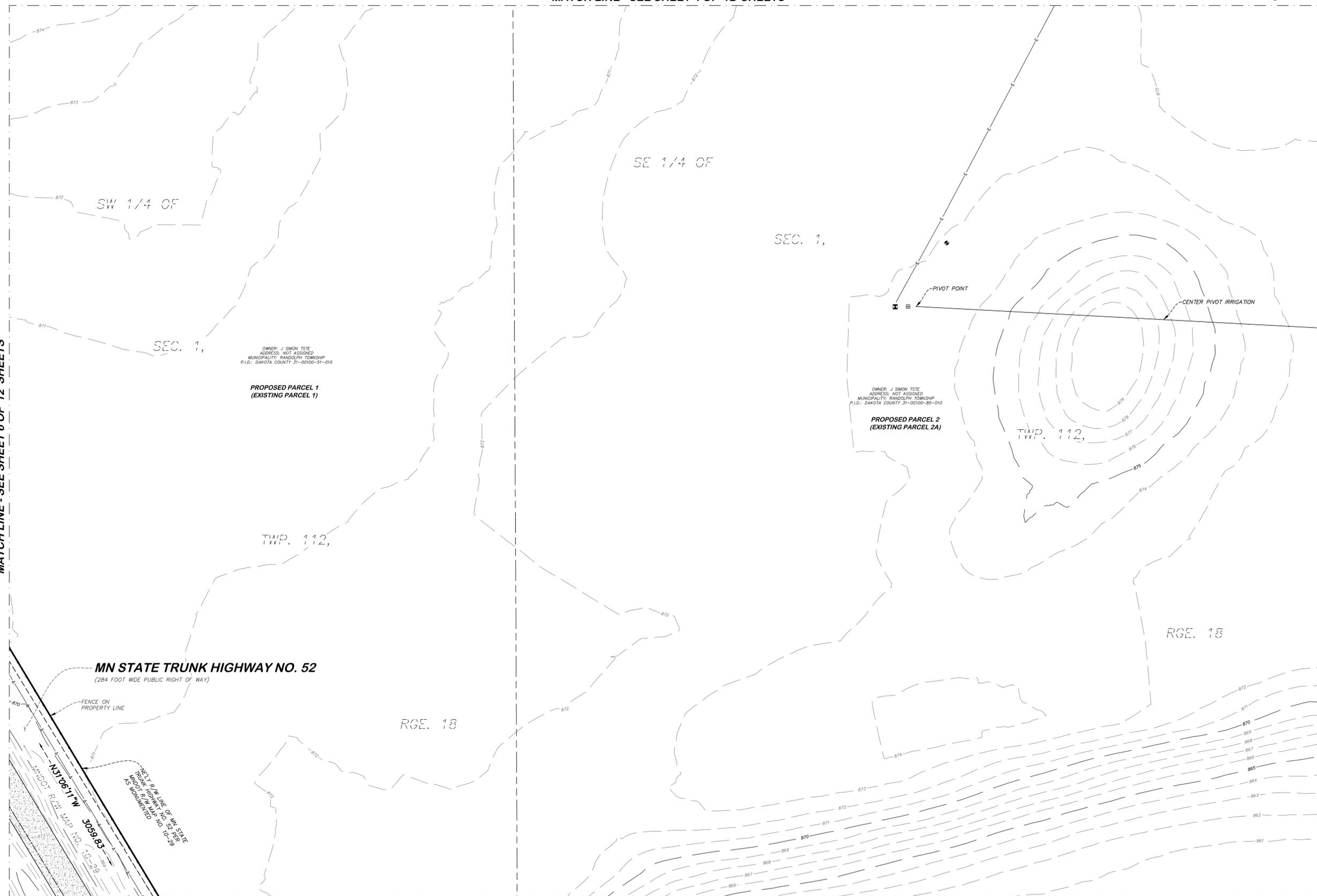
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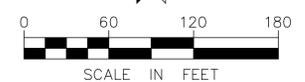
MATCH LINE - SEE SHEET 4 OF 12 SHEETS

MATCH LINE - SEE SHEET 6 OF 12 SHEETS

MATCH LINE - SEE SHEET 8 OF 12 SHEETS



- LEGEND:**
- ◆ BENCHMARK
 - CLEAN OUT
 - ⊗ SANITARY MANHOLE
 - ▽ FLARED END SECTION
 - CULVERT
 - ⊠ AIR CONDITIONER
 - ⊕ UTILITY POLE
 - ⊖ GUY WIRE
 - ⊞ COMMUNICATION BOX
 - ⊟ FIBER OPTIC SIGN
 - ⊠ LIMITED ACCESS
 - ▬ RETAINING WALL
 - - - WIRE FENCE
 - - - METAL FENCE
 - - - STORM SEWER
 - - - OVERHEAD WIRE
 - - - EXISTING CONTOUR LINE
 - ▨ BITUMINOUS SURFACE
 - ▩ CONCRETE SURFACE
 - ▧ GRAVEL SURFACE
 - ▦ RIP RAP SURFACE
 - ⊕ RR CROSSBUCK W/ GATE
 - ⊞ RR SEMAPHORE
 - ⊞ POSSIBLE ENCROACHMENT ITEM



- FOUND CAST IRON MONUMENT
- FOUND OPEN 1/2" IRON MONUMENT, UNLESS OTHERWISE NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 54850

MATCH LINE - SEE SHEET 10 OF 12 SHEETS

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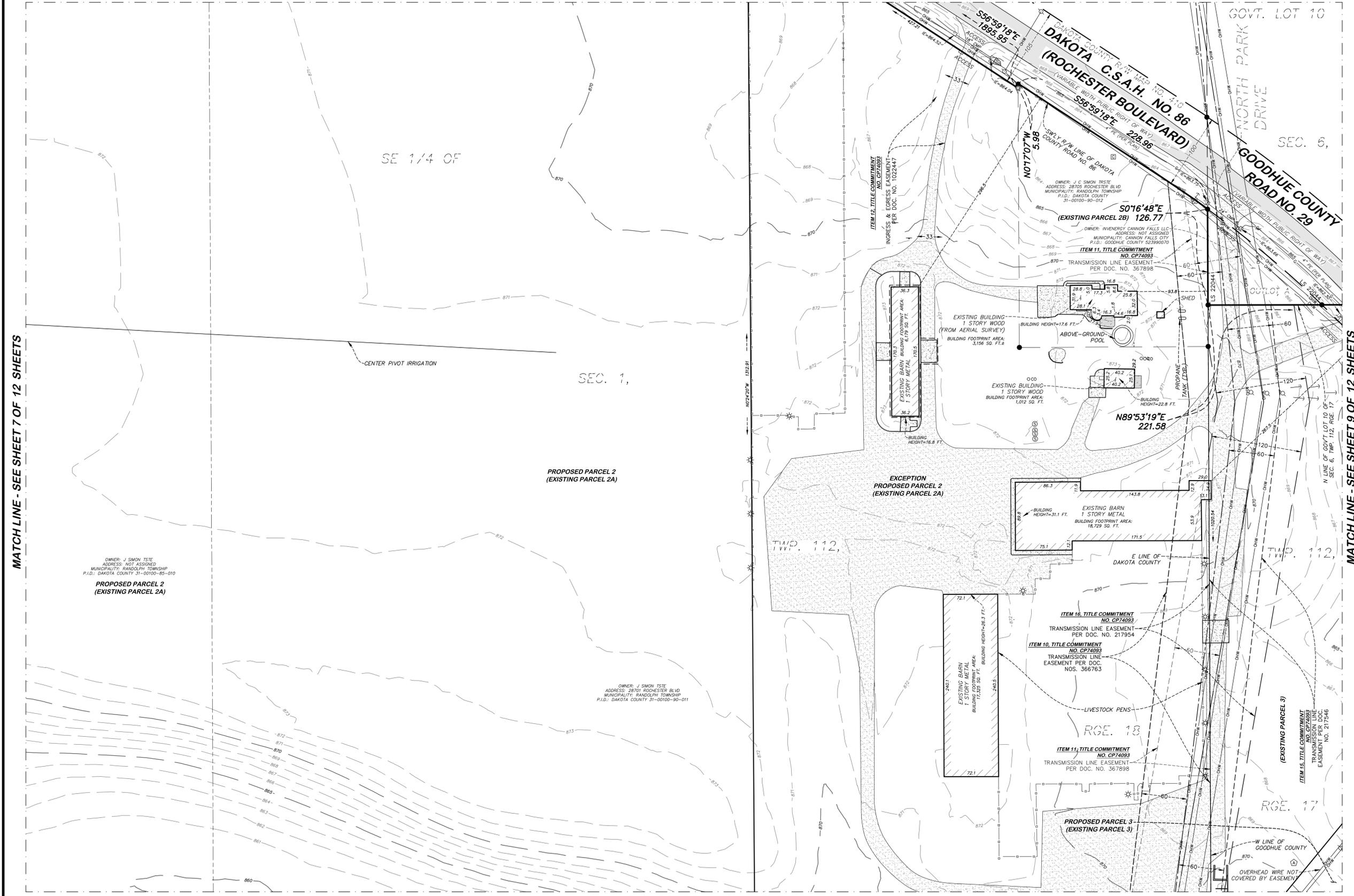


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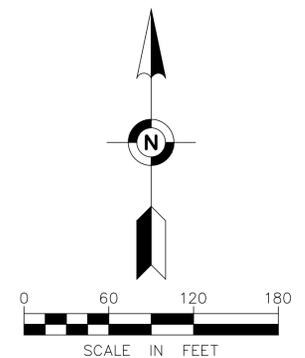
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MATCH LINE - SEE SHEET 5 OF 12 SHEETS



- LEGEND:**
- ◆ BENCHMARK
 - CLEAN OUT
 - ⊙ SANITARY MANHOLE
 - ⊖ FLARED END SECTION
 - ⊘ CULVERT
 - ⊙ AIR CONDITIONER
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
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 - ⊙ STORM SEWER
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 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - RIP RAP SURFACE
 - RR CROSSBUCK W/ GATE
 - RR SEMAPHORE
 - POSSIBLE ENCROACHMENT ITEM



- FOUND CAST IRON MONUMENT
- FOUND OPEN 1/2" IRON MONUMENT, UNLESS OTHERWISE NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 54850

MATCH LINE - SEE SHEET 7 OF 12 SHEETS

MATCH LINE - SEE SHEET 9 OF 12 SHEETS

MATCH LINE - SEE SHEET 11 OF 12 SHEETS

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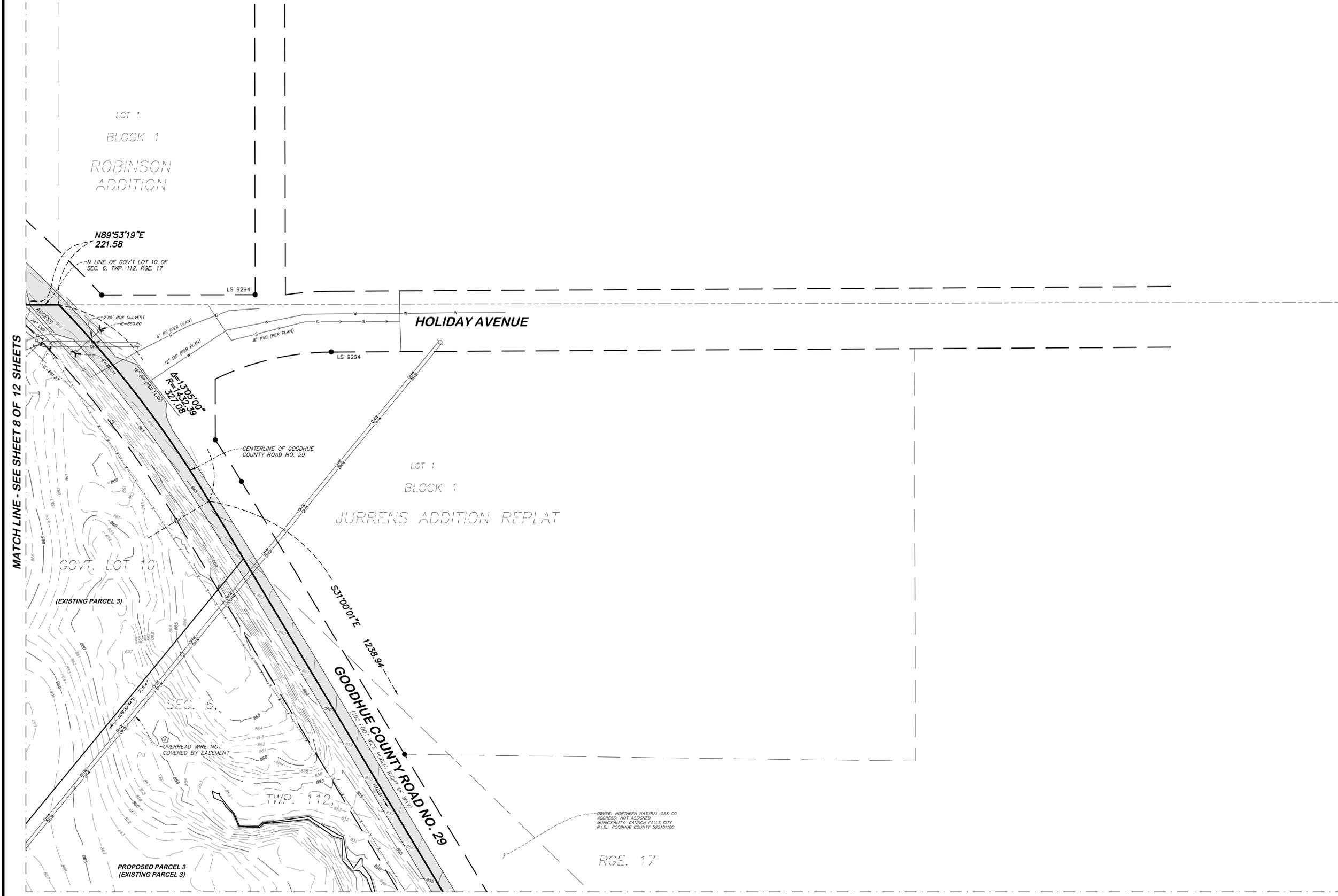
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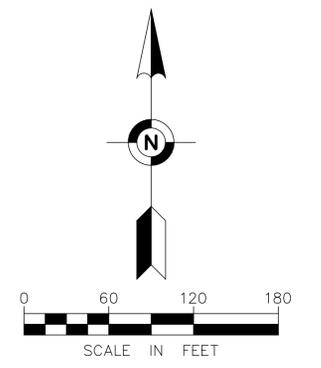
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- LEGEND:**
- ◆ BENCHMARK
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 - - - WIRE FENCE
 - - - METAL FENCE
 - SS — STORM SEWER
 - CHW — OVERHEAD WIRE
 - - - EXISTING CONTOUR LINE
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 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - RIP RAP SURFACE
 - ⊞ RR CROSSBUCK W/ GATE
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 - ⊞ POSSIBLE ENCROACHMENT ITEM



- FOUND CAST IRON MONUMENT
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FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
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DRAWING NAME:		42257 ALTA-North.dwg			
JOB NO.		42257			
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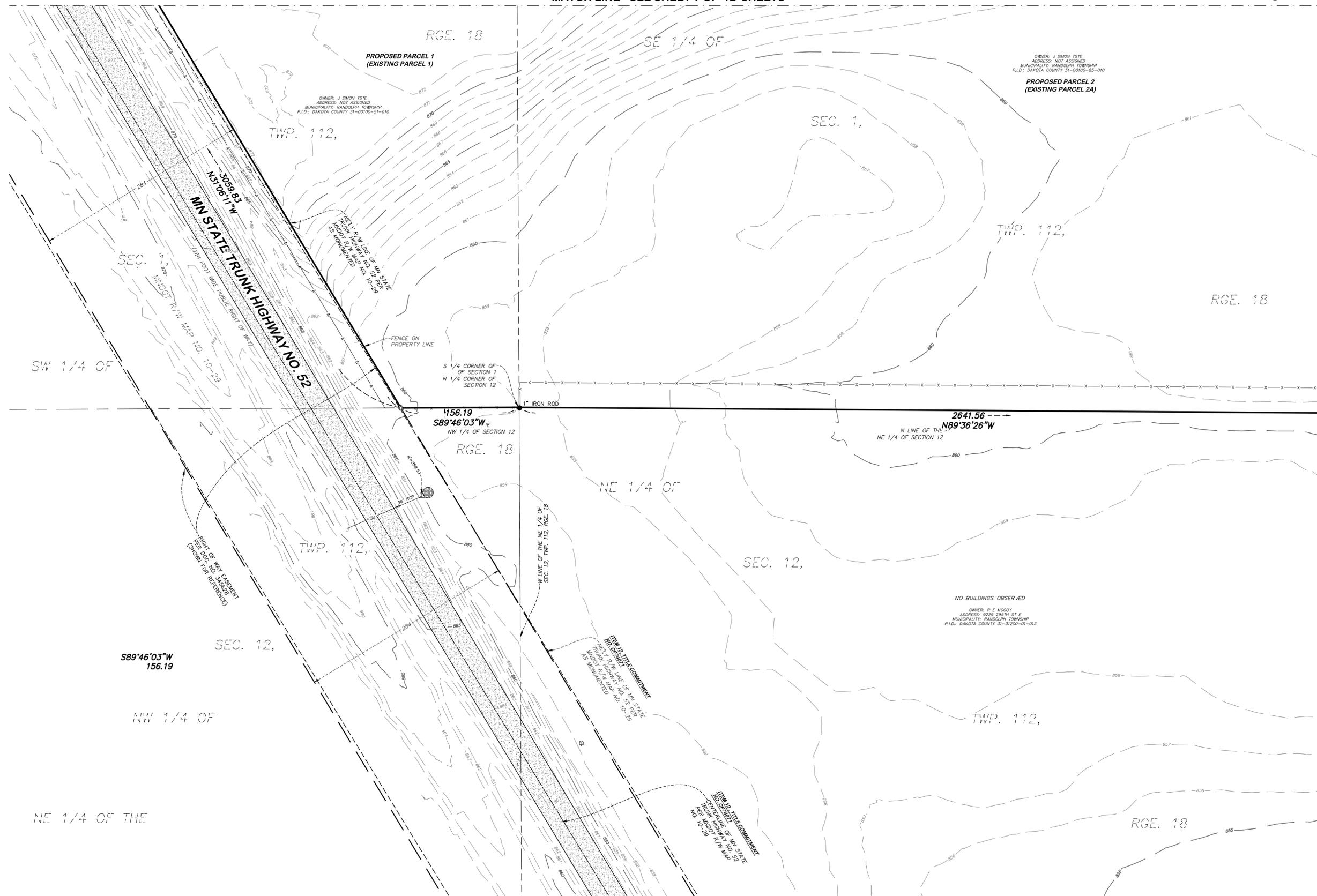
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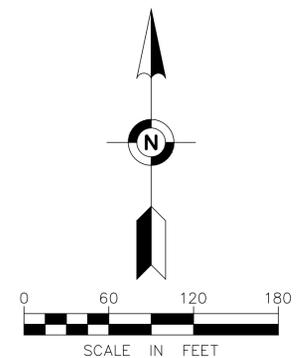
MATCH LINE - SEE SHEET 7 OF 12 SHEETS



LEGEND:

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- CULVERT
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- ⊢ GUY WIRE
- ⊣ COMMUNICATION BOX
- ⊤ FIBER OPTIC SIGN
- ⊥ LIMITED ACCESS
- ▬ RETAINING WALL
- X-X-X- WIRE FENCE
- O-O-O- METAL FENCE
- SS-SS- STORM SEWER
- CHW- OVERHEAD WIRE
- - - - EXISTING CONTOUR LINE
- ▨ BITUMINOUS SURFACE
- ▩ CONCRETE SURFACE
- ▧ GRAVEL SURFACE
- ▦ RIP RAP SURFACE
- ⊕ RR CROSSBUCK W/ GATE
- ⊗ RR SEMAPHORE
- ⊙ POSSIBLE ENCROACHMENT ITEM

MATCH LINE - SEE SHEET 11 OF 12 SHEETS



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SURVEY FOR:
Kimley - Horn & Associates, Inc.

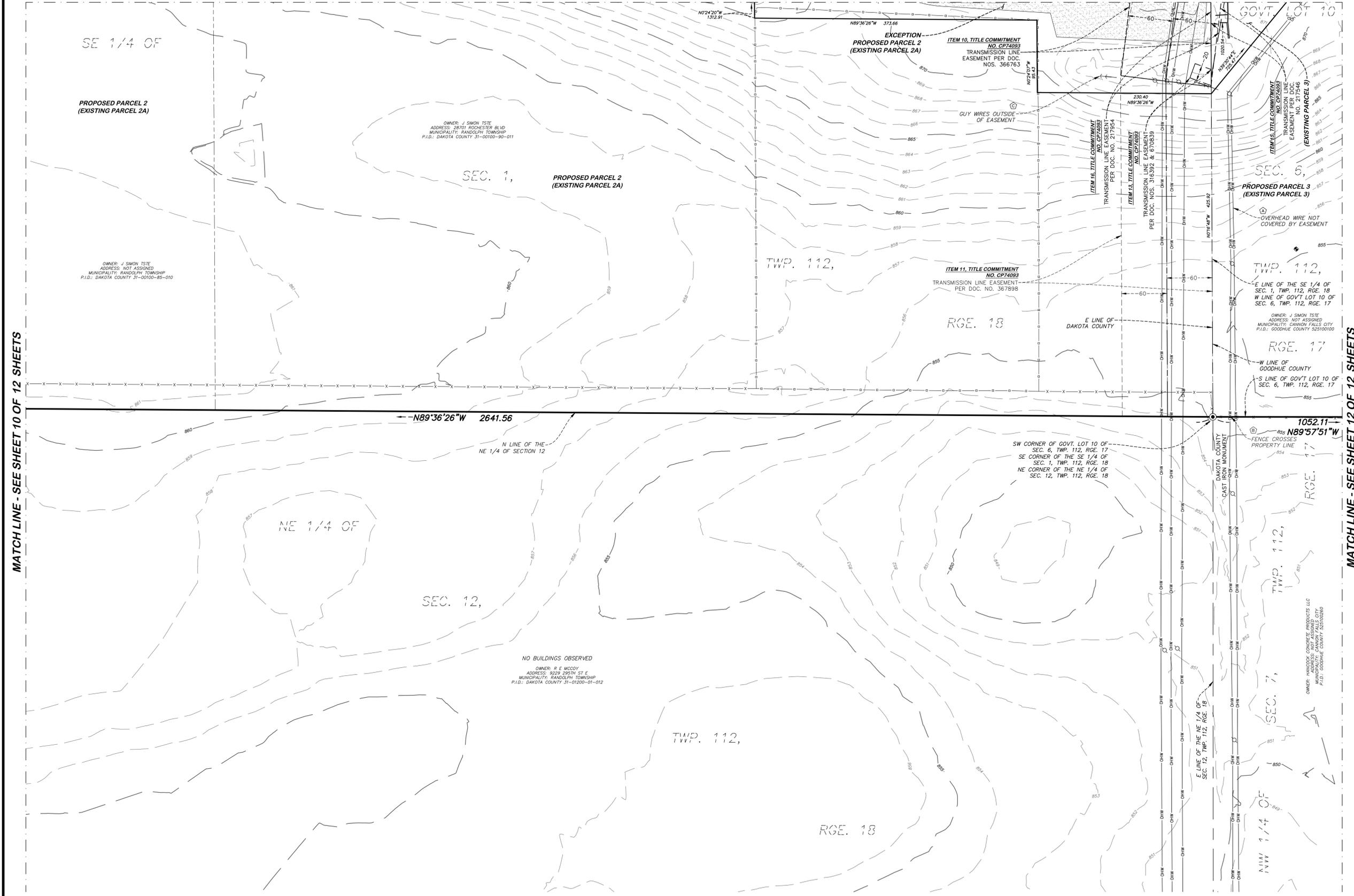
PROPERTY ADDRESS:
28701 Rochester Boulevard
Cannon Falls, Minnesota 55009



Egan, Field & Nowak, Inc.
475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
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**ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley - Horn & Associates, Inc.**

MATCH LINE - SEE SHEET 8 OF 12 SHEETS



- LEGEND:**
- ◆ BENCHMARK
 - CLEAN OUT
 - ⊙ SANITARY MANHOLE
 - ▽ FLARED END SECTION
 - CULVERT
 - ⊠ AIR CONDITIONER
 - ⊕ UTILITY POLE
 - ⊖ GUY WIRE
 - ⊞ COMMUNICATION BOX
 - ⊟ FIBER OPTIC SIGN
 - ⊠ LIMITED ACCESS
 - ⊞ RETAINING WALL
 - ⊞ WIRE FENCE
 - ⊞ METAL FENCE
 - ⊞ STORM SEWER
 - ⊞ OVERHEAD WIRE
 - ⊞ EXISTING CONTOUR LINE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - RIP RAP SURFACE
 - ⊞ RR CROSSBUCK W/ GATE
 - ⊞ RR SEMAPHORE
 - ⊞ POSSIBLE ENCROACHMENT ITEM

MATCH LINE - SEE SHEET 10 OF 12 SHEETS

MATCH LINE - SEE SHEET 12 OF 12 SHEETS

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
		DF	NO.	DATE	DESCRIPTION
		DRAWN BY:	01	25/06/16	Revised title commitment.
		DL	02	25/06/23	Attorney comments.
		CHECKED BY:	03	25/07/07	Revised title commitment.
		SFH	04	25/08/06	Attorney comments.

**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
Kimley - Horn & Associates, Inc.

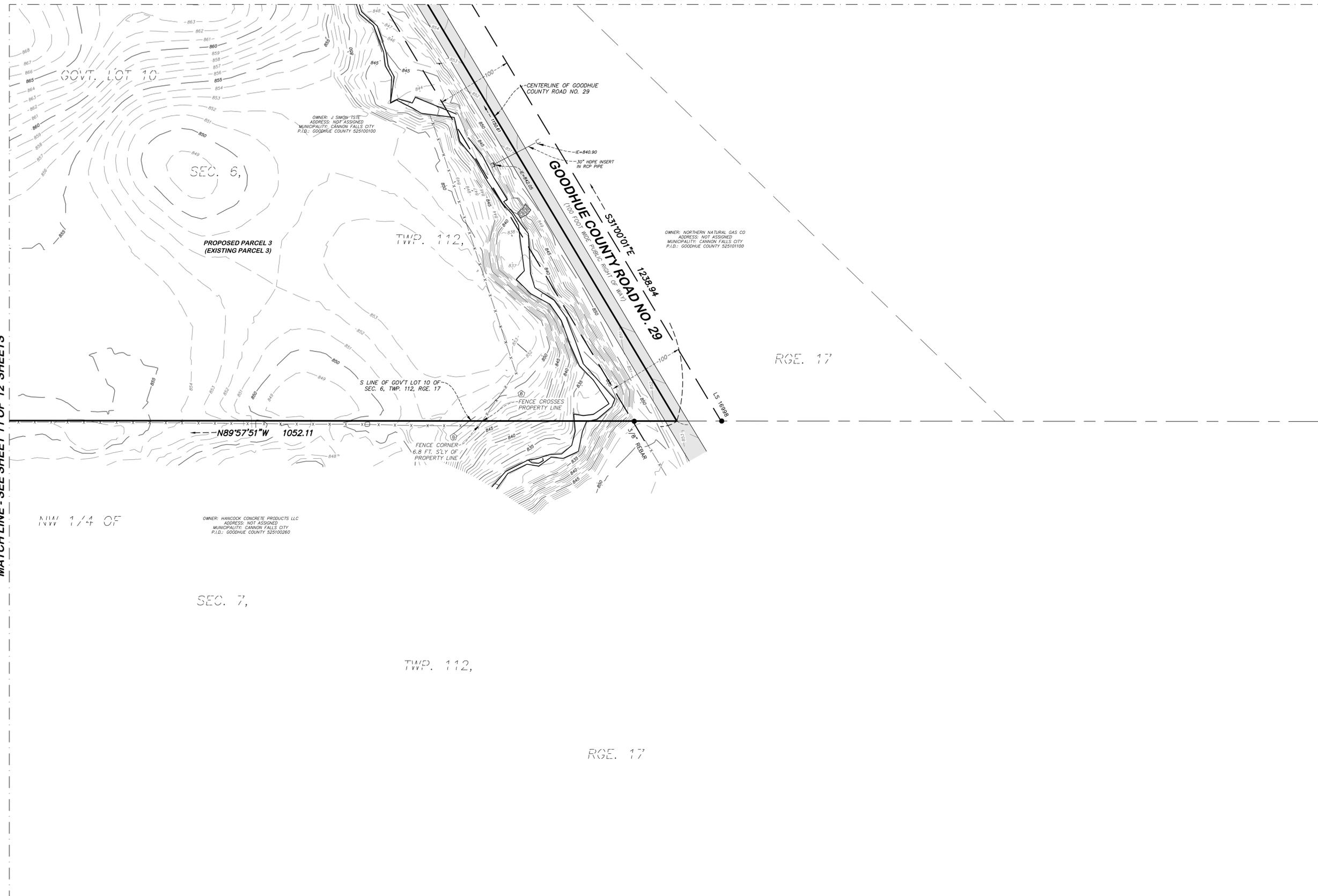
PROPERTY ADDRESS:
**28701 Rochester Boulevard
Cannon Falls, Minnesota 55009**



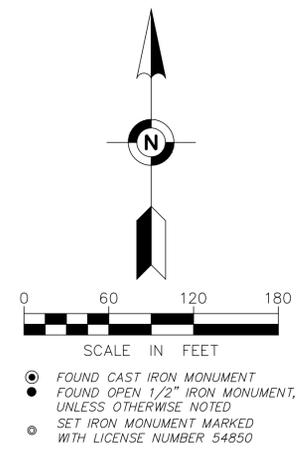
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MATCH LINE - SEE SHEET 9 OF 12 SHEETS



- LEGEND:**
- ◆ BENCHMARK
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 - ▽ FLARED END SECTION
 - CULVERT
 - ⊞ AIR CONDITIONER
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 - - - STORM SEWER
 - - - OVERHEAD WIRE
 - - - EXISTING CONTOUR LINE
 - ▨ BITUMINOUS SURFACE
 - ▨ CONCRETE SURFACE
 - ▨ GRAVEL SURFACE
 - ▨ RIP RAP SURFACE
 - ⊞ RR CROSSBUCK W/ GATE
 - ⊞ RR SEMAPHORE
 - ⊞ POSSIBLE ENCROACHMENT ITEM



MATCH LINE - SEE SHEET 11 OF 12 SHEETS

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**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:
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**ALTA/NSPS LAND TITLE SURVEY FOR:
Kimley - Horn & Associates, Inc.**

LEGAL DESCRIPTION (UNDERLYING):

All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 112, Range 18, lying easterly of State Trunk Highway No. 52.

AND

All that part of the Northeast Quarter of Section 12, Township 112, Range 18, lying easterly of the centerline of State Trunk Highway No. 52, except a strip of land 100 feet in width owned by the Chicago and Northwestern Transportation Company.

Dakota County, Minnesota
Abstract Property

LEGAL DESCRIPTION (SUBDIVISION PARCEL):

All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 112, Range 18, lying easterly of State Trunk Highway No. 52.

AND

All that part of the Northeast Quarter of Section 12, Township 112, Range 18, lying easterly of the centerline of State Trunk Highway No. 52, except a strip of land 100 feet in width owned by the Chicago and Northwestern Transportation Company.

EXCEPTING that part of the Northeast Quarter of Section 12 lying southerly of said 100 feet wide strip of land owned by the Chicago and Northwestern Transportation Group.

Dakota County, Minnesota
Abstract Property

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Dakota County coordinate grid (NAD 83-2011 Adj.).
- The legal description and easement information used in the preparation of this survey is based on the Commitments for Title Insurance prepared by Commercial Partners Title, a division of Fidelity National Title Insurance Company, Commitment No. CP74071, Supplement No. 3, dated May 13, 2025.
- The surveyed property has no access to public rights of way.

OPTIONAL TABLE A ITEMS:

- Monuments have been placed at all major corners of the surveyed property described hereon, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
- The address of the property described hereon is 9229 295th Street East, Cannon Falls, Minnesota 55009.
- The property described hereon lies within Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27037C 0418 E, dated December 02, 2011.
- The total area of the property described hereon is 5,352,359 square feet or 122.8733 acres. The area of the property hereon described less areas used for right-of-way purposes is 4,982,670 square feet or 114.3864 acres.
The area of the subdivision parcel is 2,781,964 square feet or 63.86511 acres. The area of the subdivision parcel less areas used for right-of-way purposes is 2,695,524 square feet or 61.88072 acres.
- The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
BENCHMARK, SITE BENCHMARK:
Top of Minnesota Department of Transportation Geodetic Monument 1905 P.
Elevation = 849.17 feet. (NAVD 88)
- No buildings observed on the surveyed property.
- No buildings observed on the surveyed property.
- No buildings observed on the surveyed property.
- Substantial features observed in the process of conducting the fieldwork are depicted hereon.
- As of the date of this survey the property described hereon contains no delineated parking spaces.
- There are no division or party walls on the property described hereon.
- Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 243061713. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- The names of adjoining owners according to current tax records are depicted hereon.
- The southwesterly property corner lies at the intersection of MN Trunk Highway No. 52 and 295th Street East.
- The rectified orthophotography depicted hereon is per an unmanned aerial vehicle flight by Egan, Field & Nowak, Inc. on 10/24/2024. Per the Pix4D Quality Report the Average Ground Sampling Distance (GSD) is 1.39 cm / 0.55 in, a copy of the Pix4D Quality Report can be provided if requested.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- The surveyor is unaware of any completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
- The plottable offsite easements or servitudes disclosed in documents provided to the surveyor are depicted hereon.
- Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term.

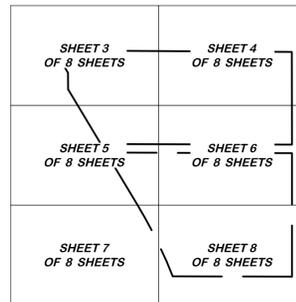
SURVEY ITEMS PER SCHEDULE B:

- ITEM 10.** Terms of and easement for electric transmission lines and related purposes in favor of Northern States Power Company, a Minnesota corporation, contained in Easements dated March 13, 1969, filed April 3, 1969, as Document No. 359467, and dated October 6, 1969, filed October 21, 1969, as Document No. 366276. Assigned to Cooperative Power Association, a Minnesota cooperative corporation, by Assignment of Easement Rights dated September 15, 1971, filed November 11, 1971, as Document No. 391212. As affected by Partial Release of Easements dated November 11, 1977, filed December 19, 1977, as Document No. 503524.
Said transmission line easement affects the subdivision parcel, includes right of access and is depicted hereon.
- ITEM 12.** Subject to Minnesota Department of Transportation Right of Way Map No. 10-29 and evidenced in Final Certificate filed in Book 82 of Misc., Page 47.
Said right of way map affects the subdivision parcel and is depicted hereon.
- ITEM 13.** Terms and conditions of Final Certificate filed in the Matter of the Condemnation of Certain Lands for Highway Purposes, Court File No. 19HA-CV-21-1972, recorded August 21, 2024, as Document No. 3642405 (Abstract) and 885970 (Torrens).
The temporary construction easement per said document affects the underlying parcel, it does not have an expiration date and is depicted hereon. Said temporary construction easement does not affect the subdivision parcel.

LIST OF POSSIBLE ENCROACHMENTS:

Possible Encroachment Note:
An encroachment is defined as an illegal intrusion and is a matter of law, therefore, the surveyor is unable to identify certain features as encroachments. The following possible encroachment notes are intended to draw the user's attention only to major areas of concern. The surveyor does not guarantee that the items noted below are, in fact, encroachments or that all possible encroachments in the vicinity of boundary lines are depicted hereon.
None observed on the subdivision parcel.

TOPOGRAPHY SHEET INDEX:



GOPHER STATE ONE CALL NOTE:

List of utilities notified per Gopher State One Call Ticket No. 243061713.
DAKOTA ELECTRIC - DAKELA01
FRONTIER COMMUNICATIONS - FRTR01
GREATER MN TRANSMISSION - GRMNT02
HIAWATHA BROADBAND COMMS - HIWABB02
MINNESOTA ENERGY RESOURCES - MERC38
MIDCONTINENT COMMUNICATIONS - MIDCBL21
MNDOT - MNSDOT01
XCEL ENERGY - XCEL02
ZAYO BANDWIDTH - ZAY004

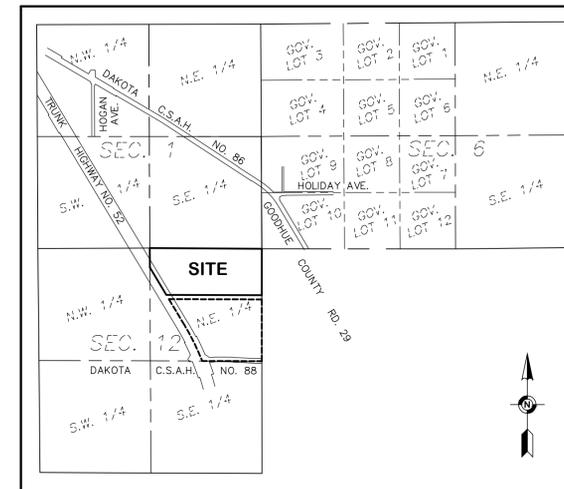
CERTIFICATION:

To MNLCO Dakota County Two, LLC and its successors and assigns, Commercial Partners Title and Fidelity National Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on November 08, 2024.

Date of Plat or Map: November 11, 2024

Steven F. Hough
Steven F. Hough
Minnesota License No. 54850
shough@efnsurvey.com

**SECTION 6, T 112 N, R 17 W &
SECTIONS 1 & 12, T 112 N, R 18 W**



VICINITY MAP
NO SCALE

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
		DF	NO.	DATE DESCRIPTION
		DRAWN BY:	1	24/11/12 Client comments.
		DL	2	25/05/30 Revised title commitment.
			3	25/07/07 Attorney comments.
		CHECKED BY:	04	25/08/06 Revised title commitment.
		SFH		
DRAWING NAME:		42257 ALTA-South.dwg		
JOB NO.		42257		
FILE NO.		2143		

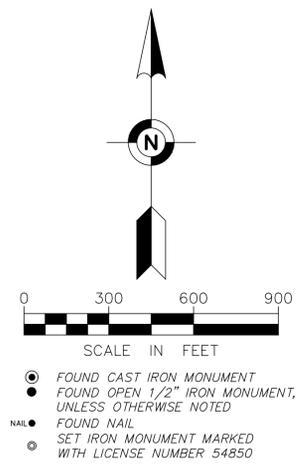
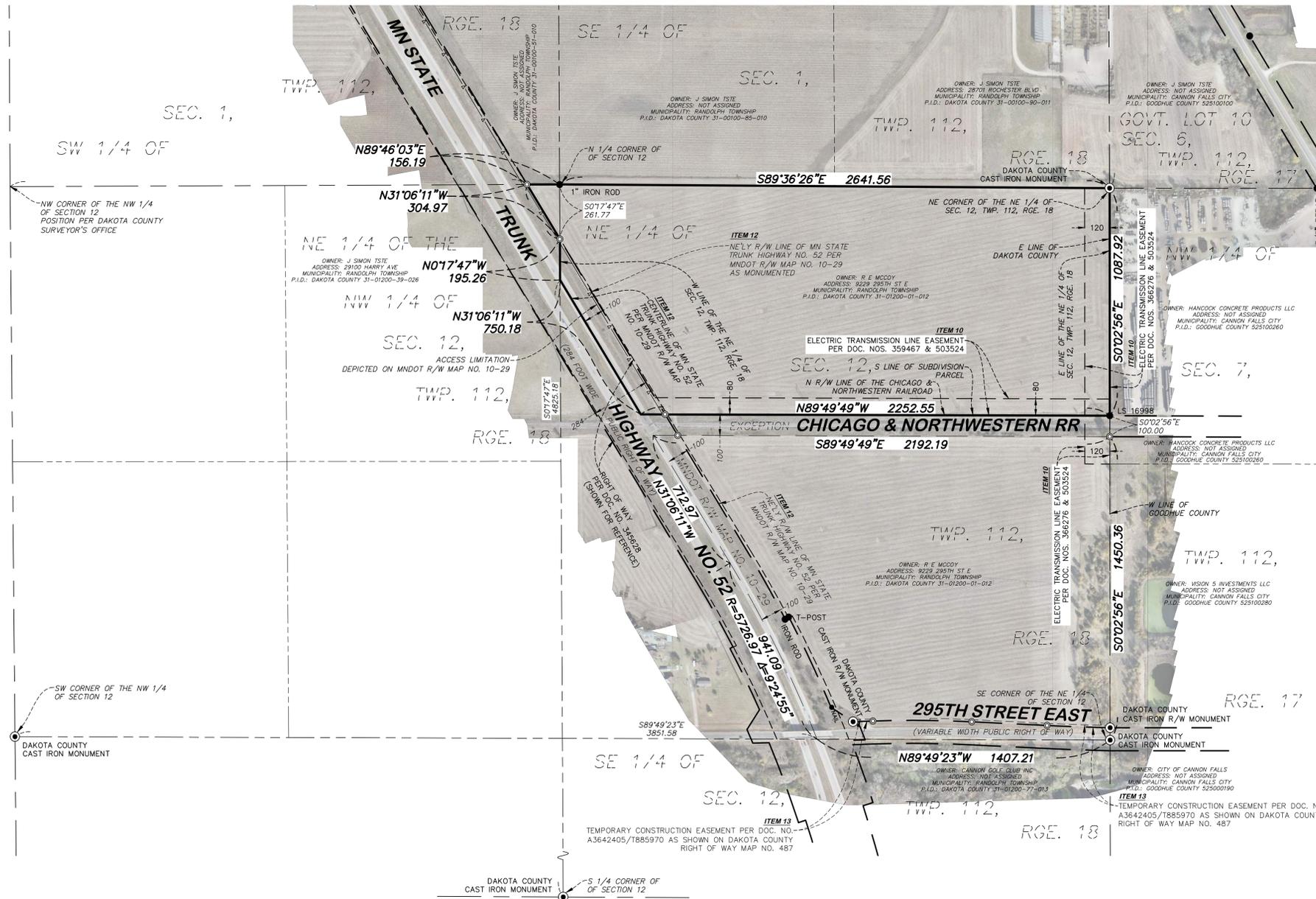
**ALTA/NSPS
LAND TITLE SURVEY**

SURVEY FOR:
Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:
**9229 295th Street East
Cannon Falls, Minnesota 55009**



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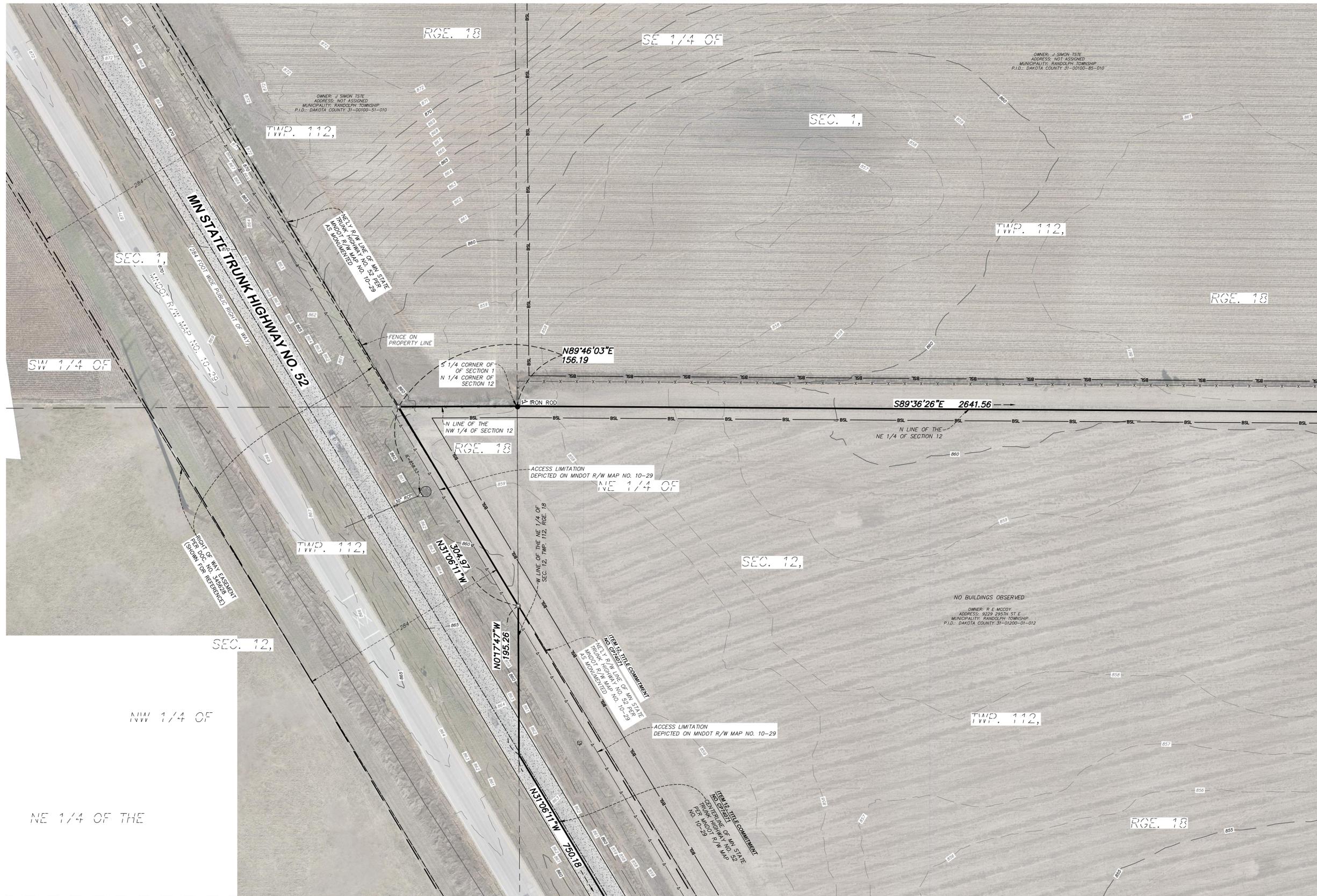
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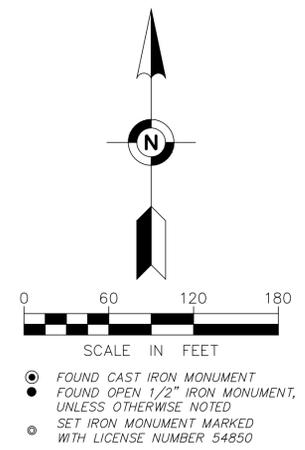
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 - ⊞ GUY WIRE
 - ⊞ COMMUNICATION BOX
 - ⊞ FIBER OPTIC SIGN
 - ⊞ LIMITED ACCESS
 - BSL BUILDING SETBACK LINE
 - RETAINING WALL
 - X X X WIRE FENCE
 - □ □ □ METAL FENCE
 - SS STORM SEWER
 - OHW OVERHEAD WIRE
 - 920 EXISTING CONTOUR LINE
 - ▭ BITUMINOUS SURFACE
 - ▭ CONCRETE SURFACE
 - ▭ GRAVEL SURFACE
 - ▭ RIP RAP SURFACE
 - ⊞ RR CROSSBUCK W/ GATE
 - ⊞ RR SEMAPHORE

MATCH LINE - SEE SHEET 4 OF 8 SHEETS



MATCH LINE - SEE SHEET 5 OF 8 SHEETS

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS		
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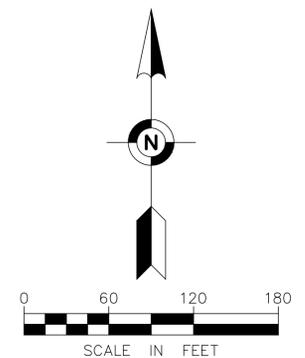


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 - ⊥ METAL FENCE
 - ⊥ STORM SEWER
 - ⊥ OVERHEAD WIRE NOT COVERED BY EASEMENT
 - ⊥ OVERHEAD WIRE
 - ⊥ EXISTING CONTOUR LINE
 - ▭ BITUMINOUS SURFACE
 - ▭ CONCRETE SURFACE
 - ▭ GRAVEL SURFACE
 - ▭ RIP RAP SURFACE
 - ⊥ RR CROSSBUCK W/ GATE
 - ⊥ RR SEMAPHORE



- FOUND CAST IRON MONUMENT
- FOUND OPEN 1/2" IRON MONUMENT, UNLESS OTHERWISE NOTED
- SET IRON MONUMENT MARKED WITH LICENSE NUMBER 54850

MATCH LINE - SEE SHEET 3 OF 8 SHEETS

MATCH LINE - SEE SHEET 6 OF 8 SHEETS

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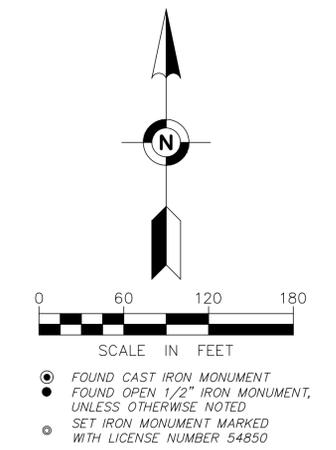
MATCH LINE - SEE SHEET 3 OF 8 SHEETS



MATCH LINE - SEE SHEET 6 OF 8 SHEETS

LEGEND:

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MATCH LINE - SEE SHEET 7 OF 8 SHEETS

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JOB NO. 42257
FILE NO. 2143

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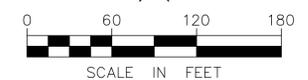
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MATCH LINE - SEE SHEET 4 OF 8 SHEETS



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- FOUND CAST IRON MONUMENT
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MATCH LINE - SEE SHEET 8 OF 8 SHEETS

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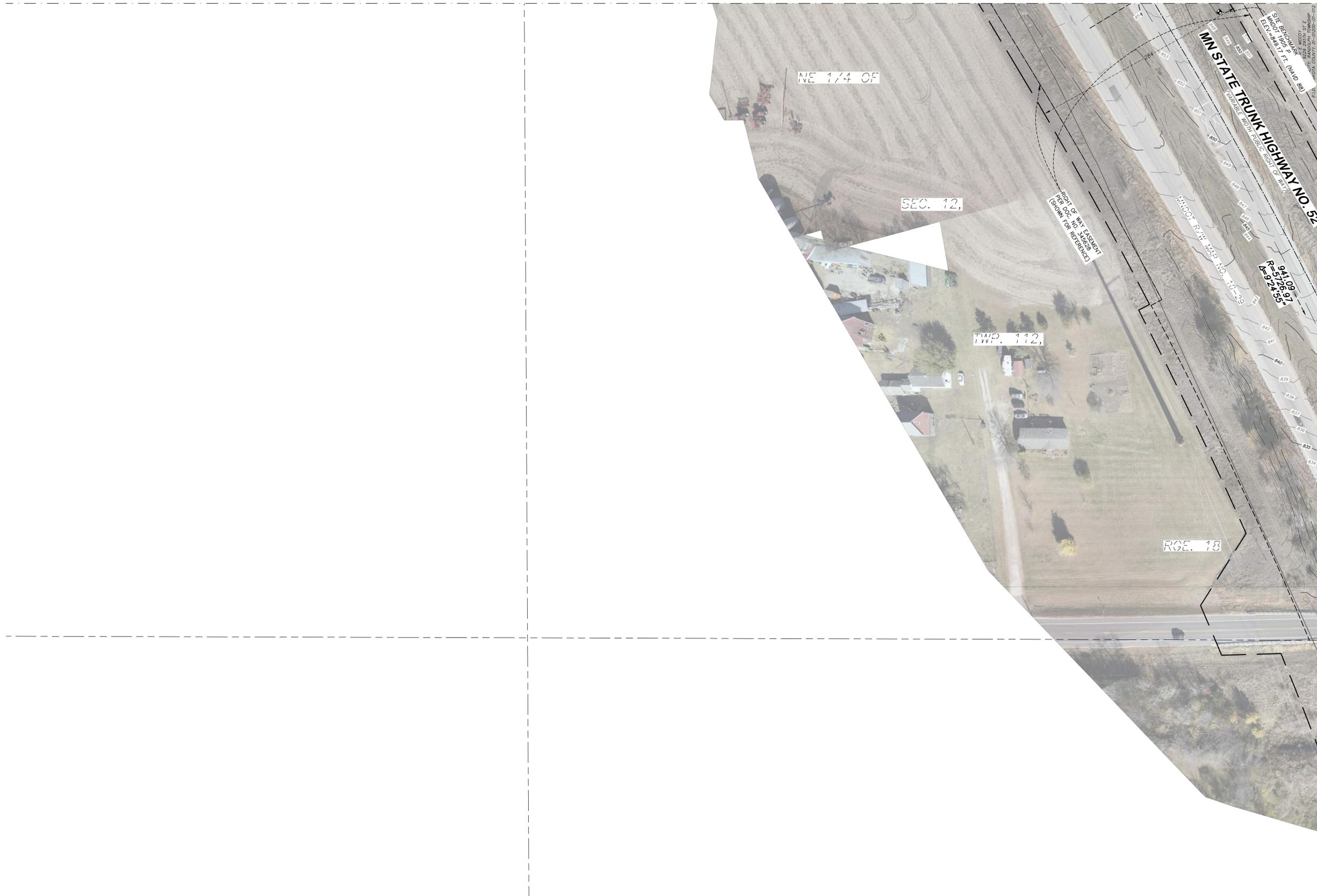
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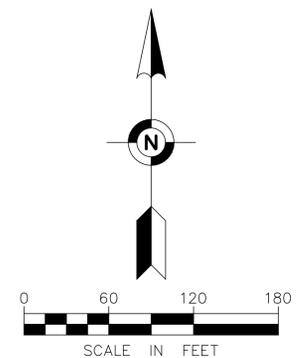
MATCH LINE - SEE SHEET 5 OF 8 SHEETS



MATCH LINE - SEE SHEET 8 OF 8 SHEETS

LEGEND:

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2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com



September 3, 2025

Mr. Jon Radermacher
City Administrator
City of Cannon Falls
918 River Road
Cannon Falls, MN 55009

RE: Cannon Falls, MN
Cannon Falls Technology Park
Review of Preliminary Plat

Dear Jon:

We have reviewed the preliminary plat for the referenced project, as requested. We offer the following comments on the submitted plat.

1. Zoning items and development fees that apply to this site should be discussed with the City Administrator.
2. A general development plan has been included in the submittal package.
3. The pre-application meeting requirement per section 151.077 (A) and (B) of the ordinance has been met through a series of meetings.
4. The City has coordinated the preliminary plat review with Goodhue and Dakota Counties. Their review comments, when received, will need to be incorporated into the final plat and plan submittals.
5. In the Property Summary table on Sheet C2.0, the acreage shown for Lot 1, Lot 2, and right-of-way exceed the existing acreage shown in the table. Outlot A needs to be accounted for and included in the table.
6. Buffers, setbacks, and buildable acreage for both Lots were not shown on the preliminary plat but this information was included in the overall submittal and satisfies the submittal requirements.
7. On the call-out for Outlot A (Sheet C.02), delete "proposed". Use a larger font similar to that used for Lots 1 and 2.
8. A *Landscape and Screening Plan* (151.076(H)(5)) will be required for the final plat and plan submittal.
9. The *Preliminary Grading, Drainage, and Erosion Control Plan* (151.076(E)) and the *Preliminary Utility Plan* (151.076(F)) have been submitted under a separate plan set. Preliminary review comments have previously been provided and have been addressed.

10. The *Phasing Plan* (151.076(H)(2)) is described in the separate Narrative document.

We recommend approval of the preliminary plat conditional upon the above items being addressed.

Please contact us if you have any questions.

Sincerely,

WHKS & co.



William Angerman, P.E.
Cannon Falls Consulting City Engineer

Cc: Izzy Carlson, City of Cannon Falls
Jed Petersen, City of Cannon Falls
Trish Sieh, Kimley-Horn and Associates, Inc
Kristin Dean, Tract
Jess Greenwood, Goodhue County
Todd Tollefson, Dakota County
Kurt Wayne, MnDOT
Cameron Muhic, MnDOT



Dakota County Surveyor's Office

Western Service Center • 14955 Galaxie Avenue • Apple Valley, MN 55124
952.891-7087 • Fax 952.891-7127 • www.co.dakota.mn.us

September 11, 2025

Randolph Township
PO Box 87
Randolph, MN 55065

Re: **CANNON FALLS TECHNOLOGY PARK**

The Dakota County Plat Commission met on September 10, 2025, to consider the preliminary plat of the above referenced plat. The plat is adjacent to CSAH 86 (Rochester Blvd.) and is therefore subject to the Dakota County Contiguous Plat Ordinance.

The proposed site includes two lots for light industrial use, which includes property in both Dakota and Goodhue Counties. The right-of-way guidelines for a two-lane rural roadway are 55 feet of half right of way. The access spacing guidelines are ¼ mile for full access locations that would allow one full access for this site along CSAH 86 in Dakota County. The proposed site includes one full access on the northern portion of the property with one emergency access location on southern portion along CSAH 86 in Dakota County. In addition, there is a proposed access along the county road in Goodhue County. As noted, access to Outlot A should include an internal access to the full access rather than direct access to CSAH 86.

As discussed, the proposed property (currently located in Randolph Township) in Dakota County is going through an annexation to the city of Cannon Falls. The city is expected to have the final annexation completed in the next 30 days.

County Transportation staff stated that a TIA (Traffic Impact Study) may be required for the assessment of the construction traffic for a future data center site.

Restricted access should be shown along all of CSAH 86 in Dakota County except the access opening on north. The emergency access will be allowed with a conditional use permit. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars

The Plat Commission has approved the preliminary plat provided that the described conditions are met. The Ordinance requires submittal of a final plat for review by the Plat Commission before a recommendation is made to the County Board of Commissioners.

Traffic volumes on CSAH 86 are 2,400 ADT and are anticipated to be 2,600 ADT by the year 2040.

No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder's Office. The Plat Commission does not review or approve the actual engineering design of proposed accesses or other improvements to be made in the right of way. Nothing herein is intended to restrict or limit Dakota County's rights with regards to Dakota County rights of way or property. The Plat Commission highly recommends early contact with the Transportation Department to discuss the permitting process which reviews the design and may require construction of highway improvements, including, but not limited to, turn lanes, drainage features, limitations on intersecting street widths,

medians, etc. Please contact TJ Bentley regarding permitting questions at (952) 891-7115 or Todd Tollefson regarding Plat Commission or Plat Ordinance questions at (952) 891-7070.

Sincerely,

A handwritten signature in black ink that reads "Todd B. Tollefson". The signature is written in a cursive style with a prominent horizontal line above the first name.

Todd B. Tollefson
Secretary, Plat Commission

c: Bill Angerman (WHKS)

**CITY OF CANNON FALLS
DAKOTA COUNTY AND GOODHUE COUNTY, MINNESOTA**

RESOLUTION NUMBER 2839

PRELIMINARY PLAT FOR CANNON FALLS TECHNOLOGY PARK

WHEREAS, MNLCO Two, LLC and MNLCO Three, LLC (“Applicant”) intends to develop a parcel or parcels of land lying within the City and legally described on the attached **Exhibit A** (the “Property”) with a Preliminary Plat attached hereto as **Exhibit B** (the “Preliminary Plat”); and

WHEREAS, the City staff studied the matter, made a report, and provided other information to the Planning Commission; and

WHEREAS, the Planning Commission conducted a hearing on September 8th, 2025, to accept testimony relating to the Preliminary Plat application, and subsequently recommended approval of the Preliminary Plat on October 13th, 2025; and

WHEREAS, the City finds the granting of the Preliminary Plat is reasonable, in harmony with the general purposes and intent of the Zoning Ordinance and in conformance with the City of Cannon Falls Comprehensive Plan; and

WHEREAS, the Cannon Falls Planning Commission recommended to the Cannon Falls City Council that the application for a Preliminary Plat, upon the following conditions, be approved subject to several conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cannon Falls and based upon the recommendation of the Planning Commission hereby approves the Preliminary Plat, subject to the following conditions of approval:

1. In the Property Summary table on Sheet C2.0 of the Preliminary Plat, the acreage shown for Lot 1, Lot 2, and right-of-way exceed the existing acreage shown in the table. Outlot A needs to be accounted for and included in the table.
2. On the call-out for Outlot A (Sheet C.02), delete “proposed”. Use a larger font similar to that used for Lots 1 and 2.
3. A Landscape and Screening Plan (151.076(H)(5)) will be required for the final plat and plan submittal.
4. Restricted access should be shown along all of CSAH 86 in Dakota County except the access opening on north. The emergency access will be allowed with a conditional use permit. A quit claim deed to Dakota County for restricted access is required with the recording of the plat mylars.
5. No work shall commence in the County right of way until a permit is obtained from the County Transportation Department and no permit will be issued until the plat has been filed with the County Recorder’s Office.

6. TIA (Traffic Impact Study) may be required for the assessment of the construction traffic for a future data center site.
7. Access to Outlot A should include an internal access to the full access rather than direct access to CSAH 86.

WHEREAS, the time limit for a decision on the Applicant's application will not expire until November 6, 2025.

ADOPTED by the City Council of Cannon Falls this 21st day of October, 2025.

CITY OF CANNON FALLS

Matt Montgomery, Mayor

ATTEST: _____
Jon Radermacher, City Administrator

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

That part of the Southwest Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying east of the easterly right of way line of Trunk Highway No. 52.

TOGETHER WITH

Parcel 2:

That part of the Southeast Quarter of Section 1, Township 112, Range 18, Dakota County, Minnesota, lying south of County Road No. 86.

EXCEPTING

That part of the above described property being described as:

Commencing at the southeast corner of said Southeast Quarter of Section 1; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the east line of said Southeast Quarter, a distance of 425.92 feet to the point of beginning of the parcel to be described; thence North 89 degrees 36 minutes 26 seconds West, a distance of 230.40 feet; thence North 00 degrees 24 minutes 07 seconds West, a distance of 95.43 feet; thence North 89 degrees 36 minutes 26 seconds West, a distance of 373.66 feet; thence North 00 degrees 24 minutes 20 seconds West, a distance of 1312.91 feet to the southerly right of way line of said County Road No. 86, a.k.a. County State Aid Highway No. 86, as shown on Dakota County Right of Way Map No. 410, filed in the Office of the County Recorder in and for said Dakota County as Doc. No. 3040659; thence South 56 degrees 59 minutes 18 seconds East, along said southerly right of way line, a distance of 427.21 feet; thence North 00 degrees 17 minutes 07 seconds West, continuing along said southerly right of way line, a distance of 5.98 feet; thence South 56 degrees 59 minutes 18 seconds East, continuing along said southerly right of way line, a distance of 228.96 feet; thence southeasterly 71.36 feet, continuing along said southerly right of way line, along a tangential curve, concave to the southwest, having a radius of 1382.29 feet and a central angle of 02 degrees 57 minutes 29 seconds, to said east line of the Southeast Quarter; thence South 00 degrees 16 minutes 48 seconds East, along said east line, a distance of 1020.54 feet to the point of beginning

Dakota County, Minnesota
Abstract Property

Parcel 3:

That part of the following described property:

That part of Government Lot 10 in Section 6, Township 112 North, Range 17 West in Goodhue County and State of Minnesota lying West of the centerline of Old Highway 52, and more particularly described as follows, to-wit:

Beginning at the Northwest corner of said Lot 10; running thence South 20 chains to the Southwest corner of said Lot 10; thence East 22 chains and 50 links to St. Paul Road; thence North 46 degrees West 29 chains to the North line of said Lot 10; thence West 1 chain and 50 links to place of beginning, excepting therefrom the following:

Beginning at a point on the South line of said Government Lot 10, 22 chains and 50 links East of the Southwest corner thereof on the Westerly line of St. Paul Road; thence North 46 degrees West along said line for 18.6 chains to center line of former State Highway 52; thence Southeasterly along said center line for 11.4 chains, more or less, to the South line of Government Lot 10; thence East along said South line 7.3 chains, more or less, to place of beginning.

Being described as:

Beginning at the southwest corner of said Government Lot 10; thence North 00 degrees 16 minutes 48 seconds West, assumed bearing, along the west line of said Government Lot 10, a distance of 425.92 feet; thence North 39 degrees 30 minutes 44 seconds East, a distance of 725.47 feet to the centerline of Goodhue County Road No. 29; thence South 31 degrees 00 minutes 01 second East, along said centerline, a distance of 1150.61 feet to the intersection of said centerline with the south line of said Government Lot No. 10 in Section 6, Township 112, Range 17; thence North 89 degrees 57 minutes 51 seconds West, along said south line, a distance of 1052.11 feet to the point of beginning.

Goodhue County, Minnesota
Abstract Property

McCoy Subdivision Parcel:

All that part of the Northeast Quarter of the Northwest Quarter of Section 12, Township 112, Range 18, lying easterly of State Trunk Highway No. 52.

AND

All that part of the Northeast Quarter of Section 12, Township 112, Range 18, lying easterly of the centerline of State Trunk Highway No. 52, except a strip of land 100 feet in width owned by the Chicago and Northwestern Transportation Company.

EXCEPTING that part of the Northeast Quarter of Section 12 lying southerly of said 100 feet wide strip of land owned by the Chicago and Northwestern Transportation Group.

Dakota County, Minnesota
Abstract Property

EXHIBIT B
PRELIMINARY PLAT