

PRELIMINARY PLAT OF: TACOMA WEST INDUSTRIAL PARK 5TH ADDITION

DESCRIPTION OF SUBJECT PROPERTY TO BE PLATTED

NOW ALL PERSONS BY THESE PRESENTS: That the City of Norwood Young America, a Minnesota Municipal Corporation, owners and proprietors of the following described property situated in the County of Carver, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 14, Township 115, Range 26, Carver County, Minnesota lying Southerly and Easterly of Line A, Southwesterly of Line B, and Northeasterly of Line C.

Line A is described as follows:

Beginning at the Southwest corner of the Southeast Quarter of said Section 14; thence on an assumed bearing of North 00 degrees 01 minute 24 seconds West, along the West line of said Southeast Quarter, a distance of 1066.65 feet; thence South 89 degrees 53 minutes 35 seconds East, a distance of 301.28 feet; thence North 12 degrees 38 minutes 23 seconds East, parallel with the Easterly right-of-way of the Chicago and Northwestern Railroad, a distance of 1147.07 feet to a line drawn parallel with and 350.00 feet Southerly of the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad; thence South 82 degrees 10 minutes 32 seconds East, parallel with the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, a distance of 457.02 feet to a line drawn parallel with and 850.00 feet Easterly of the Easterly right-of-way line of the Chicago and Northwestern Railroad; thence North 12 degrees 38 minutes 23 seconds East, parallel with the Easterly right-of-way line of the Chicago and Northwestern Railroad, a distance of 301.06 feet to a line drawn parallel with and 50.00 feet Southerly of the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad; thence South 82 degrees 10 minutes 32 seconds East, parallel with the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, a distance of 251.29 feet to the East line of the Northwest Quarter of said Southeast Quarter; thence North 00 degrees 03 minutes 01 seconds East, along the East line of the Northwest Quarter of said Southeast Quarter, a distance of 25.23 feet to the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and said Line A there terminating.

Line C described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 14; thence on an assumed bearing of North 00 degrees 01 minute 24 seconds West, along the West line of said Southeast Quarter, a distance of 453.36 feet to the point of beginning of Line C to be described; thence North 89 degrees 58 minutes 36 seconds East, a distance of 679.35 feet; thence South 55 degrees 33 minutes 18 seconds East, a distance of 773.88 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 14 and said Line C there terminating.

Line D described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 14; thence on an assumed bearing of North 00 degrees 01 minute 24 seconds West, along the West line of said Southeast Quarter, a distance of 453.36 feet; thence North 89 degrees 58 minutes 36 seconds East, a distance of 679.35 feet; thence South 55 degrees 33 minutes 18 seconds East, a distance of 773.88 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 14 and the point of beginning of Line D to be described; thence continuing South 55 degrees 33 minutes 18 seconds East, a distance of 830.54 feet; thence southeasterly, a distance of 442.75 feet along a tangential curve, concave to the north, having a radius of 739.13 feet, and a central angle of 34 degrees 19 minutes 16 seconds; thence South 89 degrees 52 minutes 34 seconds East, tangent to said curve, a distance of 213.35 feet to the east line of the Northeast Quarter of the Northeast Quarter of said Section 23 and said Line D there terminating.

AND

The North 710.60 feet of the Northeast Quarter of the Northeast Quarter of Section 23, Township 115, Range 26, Carver County, Minnesota lying Northeasterly of said Line D.

EXCEPT those parts of the Southeast Quarter of said Southeast Quarter and the Southwest of said Southeast Quarter of Section 14 platted as TACOMA WEST INDUSTRIAL PARK, TACOMA WEST INDUSTRIAL PARK 2ND ADDITION, TACOMA WEST INDUSTRIAL PARK 3RD ADDITION, AND TACOMA WEST INDUSTRIAL PARK 4TH ADDITION, according to the recorded plats thereof, said Carver County.

Has caused the same to be surveyed and platted as TACOMA WEST INDUSTRIAL PARK 5TH ADDITION and does hereby dedicate to the public for public use the public way(s) and streets as created by this plat.

GENERAL NOTES

1. Fee ownership is vested in: City of Norwood Young America.
2. Address of property: Tacoma West Industrial Park 5th Addition Site (Unassigned), Norwood Young America, MN 55368
3. Flood Zone - Community Panel No. 27019C0170D, dated 12/21/2018, of Flood Insurance Rate Maps published by U.S. Department of Housing and Urban Development, shows this site as being located in Zone X. Zone X is defined as "Area of Minimal Flood Hazard."
4. Boundary area of the surveyed premises: 2,613,748 Sq. Ft. or 60.003 Acres.
Proposed OUTLOT A = 1,531,780 Sq. Ft. or 35.165 Acres.
Proposed OUTLOT B = 859,161 Sq. Ft. or 19.723 Acres.
Proposed Right-of-Way = 222,807 Sq. Ft. or 5.115 Acres.
5. Subject Property is zoned:
I-1 - Light Industrial
For additional information, contact City of Norwood Young America.
6. Property Identification Number for subject property is 580146201.
7. Subject property has access to Tacoma Avenue.
8. Existing utilities are shown as part of this survey. Contact Gopher State-One Call notification at 651-454-0002 for verification of utilities lines prior to excavation.
9. Environmental condition were not represented as part of this survey.
10. Site Benchmark:
Cast Iron Monument
SE Corner of Section 14, Township 115, Range 26
Elevation = 968.78 NAVD88
11. An aerial survey was completed on May 15th, 2023. A field survey was completed on June 6th, 2023.
12. Bearings are based on Carver County Coordinate System (1986 Adjustment).

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

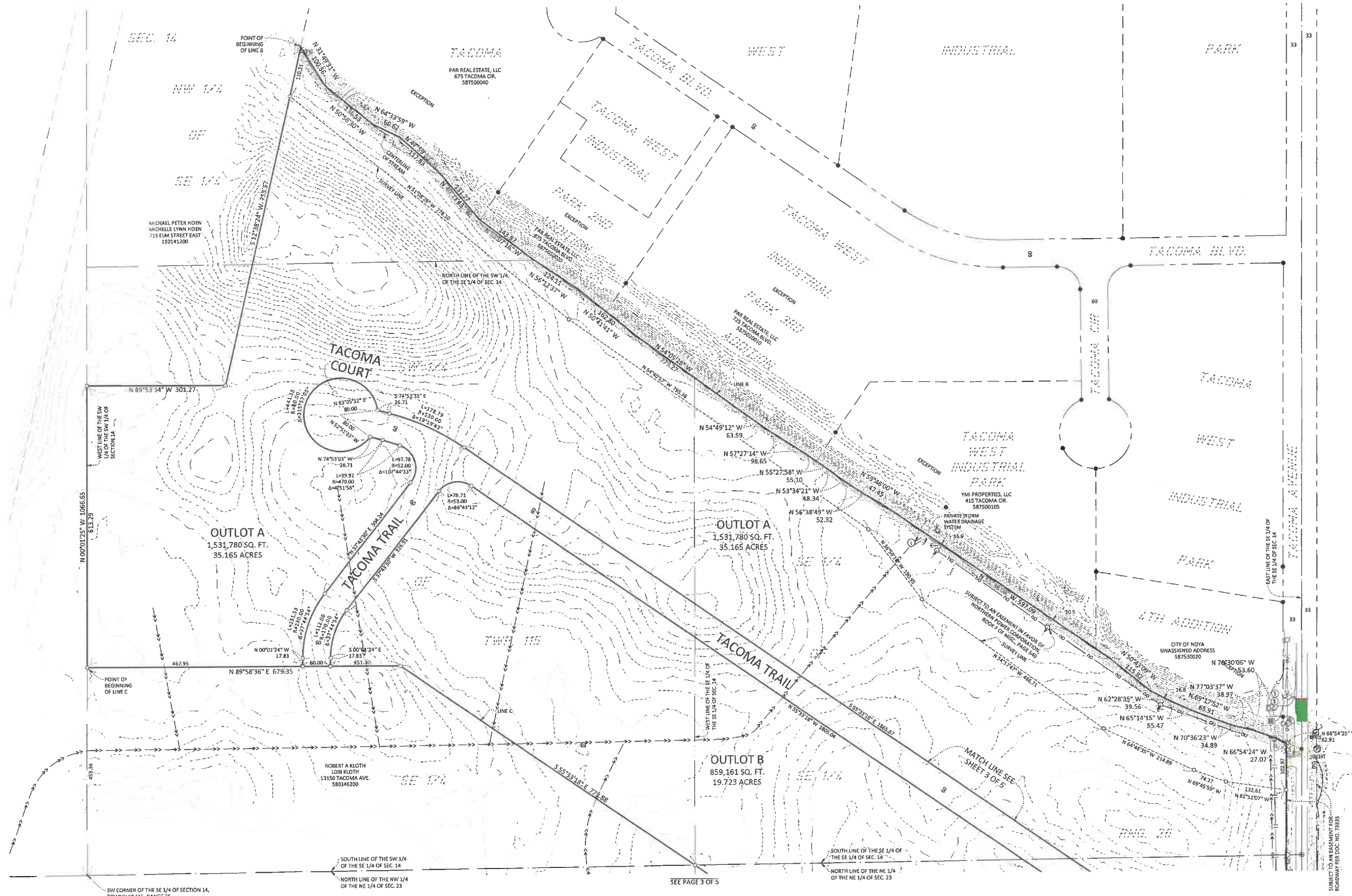
Timothy L. Sofenson

Timothy L. Sofenson
License Number 49087

1/26/2024
Date

PRELIMINARY PLAT OF: TACOMA WEST INDUSTRIAL PARK 5TH ADDITION NORWOOD YOUNG AMERICA, CARVER COUNTY, MINNESOTA		PART OF: NE 1/4 OF SECTION 14, SE 1/4 OF SECTION 14, TOWNSHIP 115, RANGE 26 CARVER COUNTY, MN
 BOLTON & MENK		FOR: CITY OF NORWOOD YOUNG AMERICA
		2638 SHADOW LANE SUITE 200 CHASKA, MN 55318 (952) 448-8838

PRELIMINARY PLAT OF: TACOMA WEST INDUSTRIAL PARK 5TH ADDITION



LEGEND

●	IRON PIPE MONUMENT SET
○	MONUMENT FOUND
⊙	SANITARY SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊖	DRAIN TILE INLET
⊗	FLARED END/APRON
—	BOUNDARY LINE
- - -	ADJACENT EASEMENT
⋯	CENTERLINE OF STREAM
⋯	RIGHT OF WAY
⋯	SIXTEENTH LINE
⋯	QUARTER LINE
⋯	SECTION LINE
⋯	INTERMEDIATE CONTOUR
⋯	INDEX CONTOUR
⋯	WATER EDGE
⋯	DELINEATED WETLANDS
⋯	STORM SEWER PIPE
⋯	STORM DRAIN TILE
⋯	SANITARY SEWER PIPE
⋯	EXISTING FENCING
⋯	EXISTING ROADWAY
⋯	SURVEY LINE

SW CORNER OF THE SE 1/4 OF SECTION 14, TOWNSHIP 115, RANGE 26
 POINT OF BEGINNING OF LINE A
 POINT OF COMMENCEMENT OF LINES B, C, & D

SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SEC. 14
 NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SEC. 23

SEE PAGE 3 OF 5

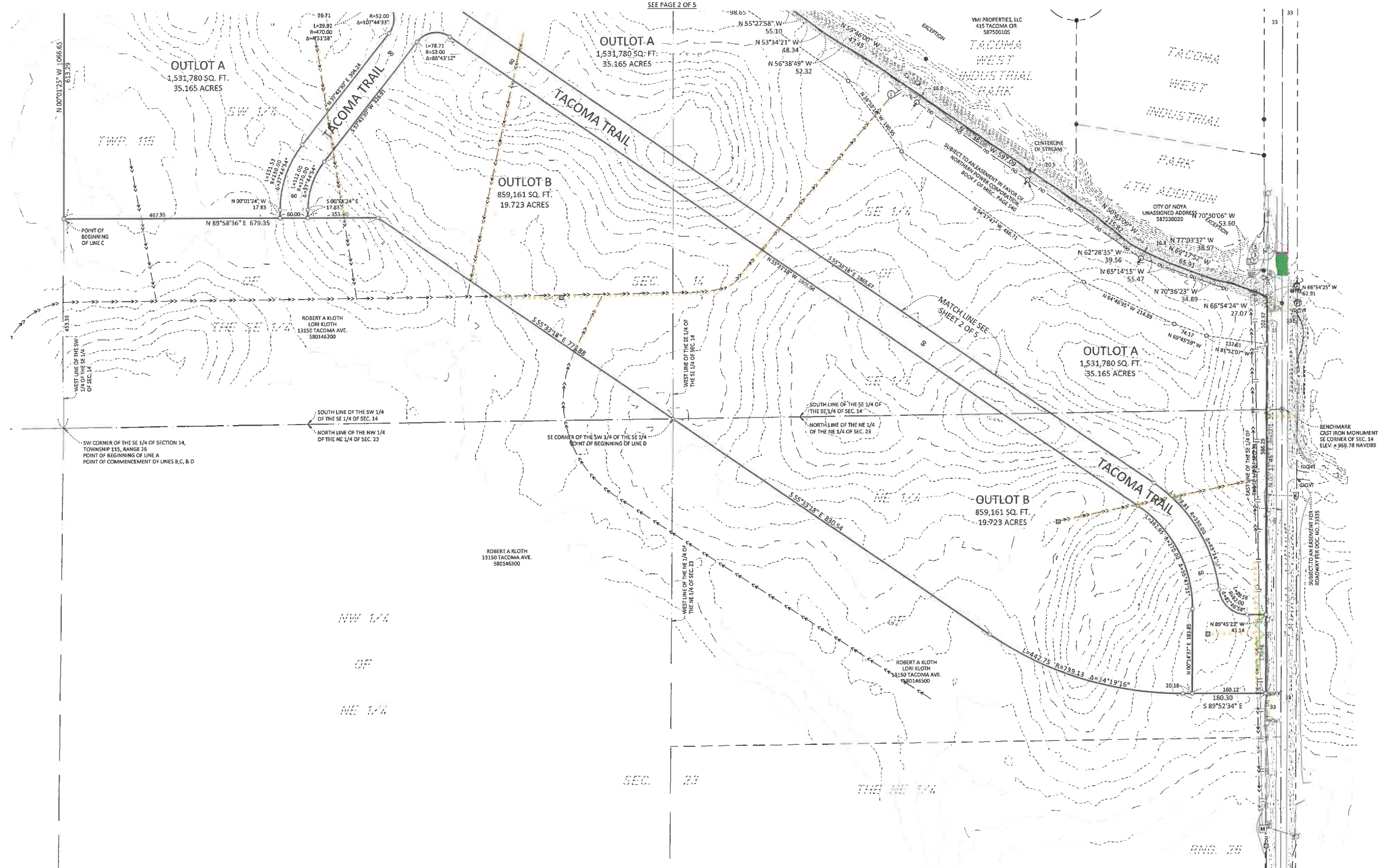
SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SEC. 14
 NORTH LINE OF THE NE 1/4 OF THE NE 1/4 OF SEC. 23

SUBJECT TO AN EASEMENT FOR ROADWAY PER DOC. NO. 78935

PRELIMINARY PLAT OF: TACOMA WEST INDUSTRIAL PARK 5TH ADDITION NORWOOD YOUNG AMERICA, CARVER COUNTY, MINNESOTA		PART OF: NE 1/4 OF SECTION 13, SE 1/4 OF SECTION 14, TOWNSHIP 115, RANGE 26 CARVER COUNTY, MN
		FOR: CITY OF NORWOOD YOUNG AMERICA
2638 SHADOW LANE SUITE 200 CHASKA, MN 55318 (952) 448-8838	JOB NUMBER: 0C1124521 FIELD BOOK:	DRAWN BY: ARK/TJS SHEET 2 OF 5

PRELIMINARY PLAT OF: TACOMA WEST INDUSTRIAL PARK 5TH ADDITION

SEE PAGE 2 OF 5

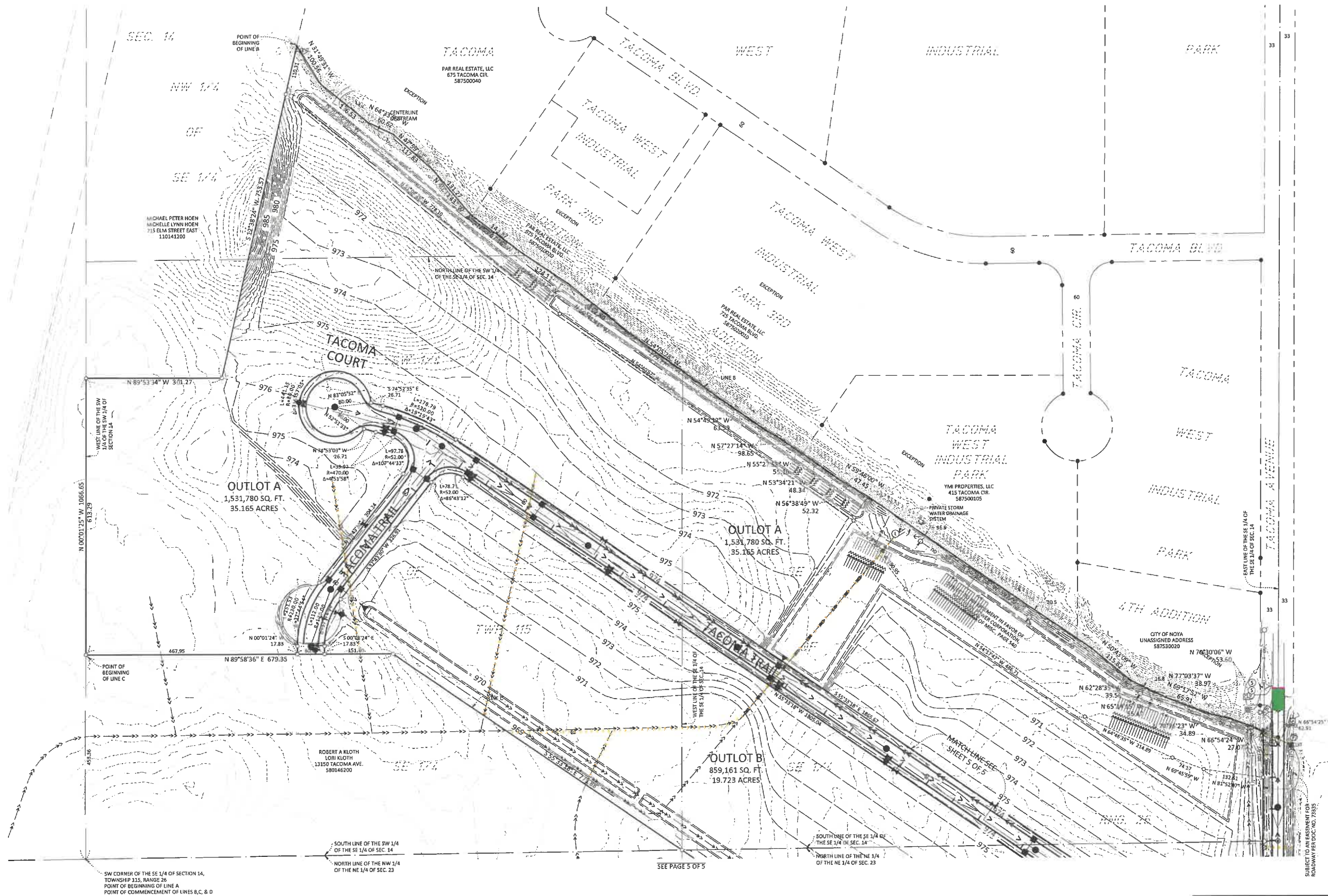


LEGEND

●	IRON PIPE MONUMENT SET
○	MONUMENT FOUND
⊙	SANITARY SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊖	DRAIN TILE INLET
⊗	FLARED END/APRON
—	BOUNDARY LINE
- - -	ADJACENT
- · - · -	EASEMENT
— · — · —	CENTERLINE OF STREAM
- · - · - · -	RIGHT OF WAY
- · - · - · - · -	SIXTEENTH LINE
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- · - · - · - · - · - · - · -	INTERMEDIATE CONTOUR
- · - · - · - · - · - · - · - · -	INDEX CONTOUR
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- · - · - · - · - · - · - · - · - · - · -	DELINEATED WETLANDS
- · - · - · - · - · - · - · - · - · - · - · -	STORM SEWER PIPE
- · - · - · - · - · - · - · - · - · - · - · - · -	STORM DRAIN TILE
- · - · - · - · - · - · - · - · - · - · - · - · - · -	SANITARY SEWER PIPE
- · - · - · - · - · - · - · - · - · - · - · - · - · - · -	EXISTING FENCING
- · - · - · - · - · - · - · - · - · - · - · - · - · - · - · -	EXISTING ROADWAY
- · - · - · - · - · - · - · - · - · - · - · - · - · - · - · - · -	SURVEY LINE

PRELIMINARY PLAT OF: TACOMA WEST INDUSTRIAL PARK 5TH ADDITION NORWOOD YOUNG AMERICA, CARVER COUNTY, MINNESOTA		PART OF: NE 1/4 OF SECTION 13, SE 1/4 OF SECTION 14, TOWNSHIP 11S, RANGE 26 CARVER COUNTY, MN
		2638 SHADOW LANE SUITE 200 CHASKA, MN 55518 (952) 448-8838
JOB NUMBER: OCL124521	FIELD BOOK:	DRAWN BY: ARK/TJS
SHEET 3 OF 5		FOR: CITY OF NORWOOD YOUNG AMERICA

PRELIMINARY PLAT OF: TACOMA WEST INDUSTRIAL PARK 5TH ADDITION



LEGEND

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- DRAIN TILE INLET
- FLARED END/APRON
- BOUNDARY LINE
- - - ADJACENT EASEMENT
- - - CENTERLINE OF STREAM
- - - RIGHT OF WAY
- - - SIXTEENTH LINE
- - - QUARTER LINE
- - - SECTION LINE
- - - INTERMEDIATE CONTOUR
- - - INDEX CONTOUR
- - - WATER EDGE
- - - DELINEATED WETLANDS
- - - STORM SEWER PIPE
- - - EXISTING DRAIN TILE
- - - PROPOSED DRAIN TILE
- - - REMOVE DRAIN TILE
- - - STORM FORCE MAIN
- - - SANITARY SEWER PIPE
- - - EXISTING FENCING
- - - EXISTING ROADWAY
- - - WATER SYSTEM
- - - CURB & GUTTER
- - - PROPOSED INTERMEDIATE CONTOUR
- - - SURVEY LINE

PRELIMINARY PLAT OF: TACOMA WEST INDUSTRIAL PARK 5TH ADDITION
NORWOOD YOUNG AMERICA, CARVER COUNTY, MINNESOTA

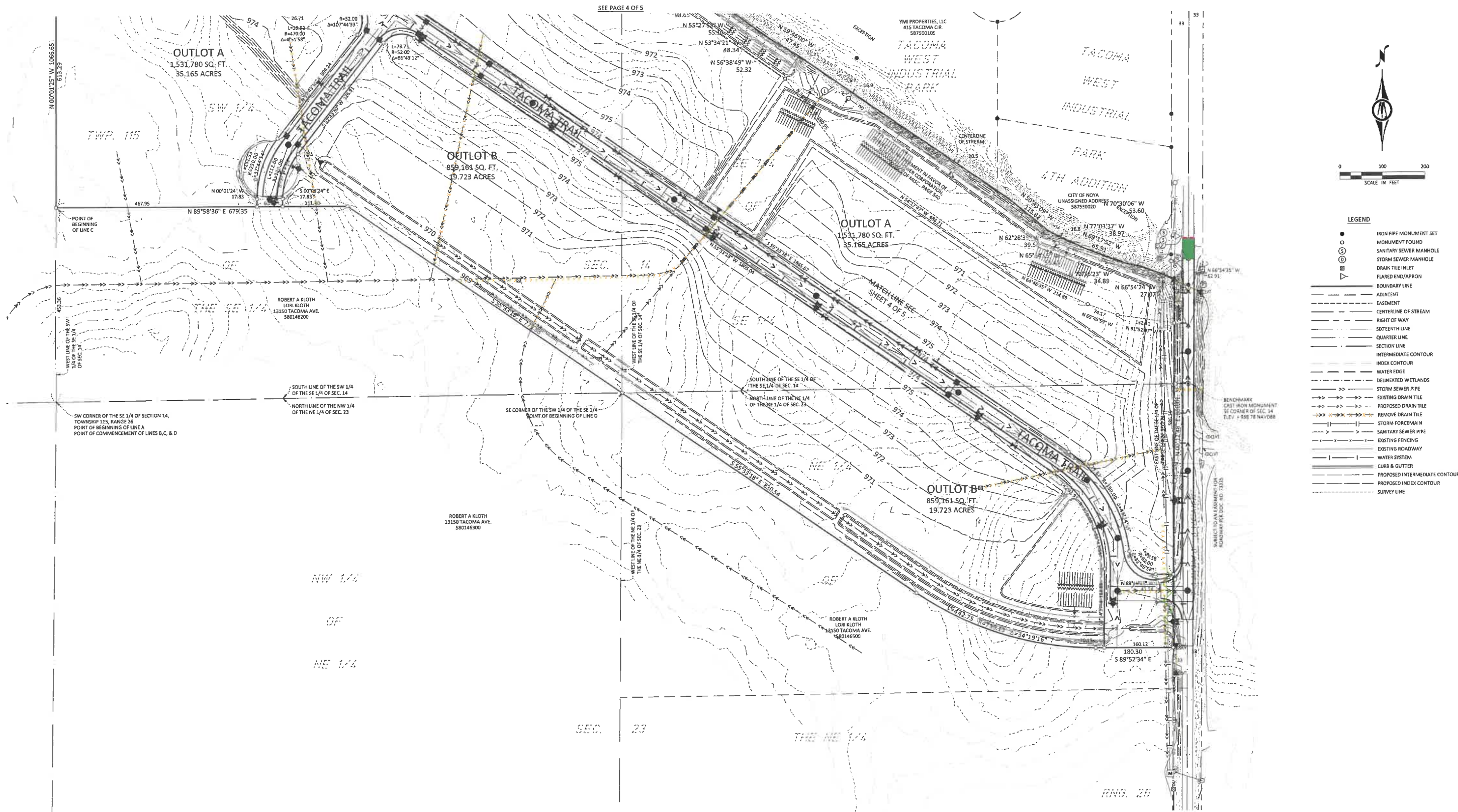
BOLTON & MENK

2638 SHADOW LAKE
SUITE 200
CHASKA, MN 55318
(952) 448-8838

FOR: CITY OF NORWOOD YOUNG AMERICA

JOB NUMBER: 013.124521 FIELD BOOK: DRAWN BY: ARK/TIS SHEET 4 OF 5

PRELIMINARY PLAT OF: TACOMA WEST INDUSTRIAL PARK 5TH ADDITION



LEGEND

●	IRON PIPE MONUMENT SET
○	MONUMENT FOUND
⊙	SANITARY SEWER MANHOLE
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---	EXISTING ROADWAY
---	WATER SYSTEM
---	CURB & GUTTER
---	PROPOSED INTERMEDIATE CONTOUR
---	PROPOSED INDEX CONTOUR
---	SURVEY LINE

PRELIMINARY PLAT OF: TACOMA WEST INDUSTRIAL PARK 5TH ADDITION
 NORWOOD YOUNG AMERICA, CARVER COUNTY, MINNESOTA

BOLTON & MENK

2638 SHADOW LANE
 SUITE 200
 CHASKA, MN 55318
 (952) 448-8838

PART OF: NE 1/4 OF SECTION 13,
 SE 1/4 OF SECTION 14,
 TOWNSHIP 115, RANGE 26
 CARVER COUNTY, MN

FOR: CITY OF NORWOOD YOUNG AMERICA

TACOMA WEST INDUSTRIAL PARK 5TH ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Norwood Young America, a Minnesota Municipal Corporation, owners and proprietors of the following described property situated in the County of Carver, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 14, Township 115, Range 26, Carver County, Minnesota lying Southerly and Easterly of Line A, Southwesterly of Line B, and Northeasterly of Line C.

Line A is described as follows:
Beginning at the Southwest corner of the Southeast Quarter of said Section 14; thence on an assumed bearing of North 00 degrees 01 minute 24 seconds West, along the West line of said Southeast Quarter, a distance of 1066.65 feet; thence South 89 degrees 53 minutes 35 seconds East, a distance of 301.28 feet; thence North 12 degrees 38 minutes 23 seconds East, parallel with the Easterly right-of-way of the Chicago and Northwestern Railroad, a distance of 1147.07 feet to a line drawn parallel with and 350.00 feet Southerly of the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad; thence South 82 degrees 10 minutes 32 seconds East, parallel with the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, a distance of 457.02 feet to a line drawn parallel with and 850.00 feet Easterly of the Easterly right-of-way line of the Chicago and Northwestern Railroad; thence North 12 degrees 38 minutes 23 seconds East, parallel with the Easterly right-of-way line of the Chicago and Northwestern Railroad, a distance of 301.06 feet to a line drawn parallel with and 50.00 feet Southerly of the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul, and Pacific Railroad; thence South 82 degrees 10 minutes 32 seconds East, parallel with the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad, a distance of 251.29 feet to the East line of the Northwest Quarter of said Southeast Quarter; thence North 00 degrees 03 minutes 01 seconds East, along the East line of the Northwest Quarter of said Southeast Quarter, a distance of 25.23 feet to the Southerly right-of-way line of the Chicago, Milwaukee, St. Paul and Pacific Railroad and said Line A there terminating.

Line C described as follows:
Commencing at the Southwest corner of the Southeast Quarter of said Section 14; thence on an assumed bearing of North 00 degrees 01 minute 24 seconds West, along the West line of said Southeast Quarter, a distance of 453.36 feet to the point of beginning of Line C to be described; thence North 89 degrees 58 minutes 36 seconds East, a distance of 679.35 feet; thence South 55 degrees 33 minutes 18 seconds East, a distance of 773.88 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 14 and said Line C there terminating.

Line D described as follows:
Commencing at the Southwest corner of the Southeast Quarter of said Section 14; thence on an assumed bearing of North 00 degrees 01 minute 24 seconds West, along the West line of said Southeast Quarter, a distance of 453.36 feet; thence North 89 degrees 58 minutes 36 seconds East, a distance of 679.35 feet; thence South 55 degrees 33 minutes 18 seconds East, a distance of 773.88 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 14 and the point of beginning of Line D to be described; thence continuing South 55 degrees 33 minutes 18 seconds East, a distance of 830.54 feet; thence southeasterly, a distance of 442.75 feet along a tangential curve, concave to the north, having a radius of 739.13 feet, and a central angle of 34 degrees 19 minutes 15 seconds; thence South 89 degrees 52 minutes 34 seconds East, tangent to said curve, a distance of 213.35 feet to the east line of the Northeast Quarter of the Northeast Quarter of said Section 23 and said Line D there terminating.

AND

The North 710.60 feet of the Northeast Quarter of the Northeast Quarter of Section 23, Township 115, Range 26, Carver County, Minnesota lying Northeasterly of said Line D.

EXCEPT those parts of the Southeast Quarter of said Southeast Quarter and the Southwest of said Southeast Quarter of Section 14 platted as TACOMA WEST INDUSTRIAL PARK, TACOMA WEST INDUSTRIAL PARK 2ND ADDITION, TACOMA WEST INDUSTRIAL PARK 3RD ADDITION, AND TACOMA WEST INDUSTRIAL PARK 4TH ADDITION, according to the recorded plats thereof, said Carver County.

Has caused the same to be surveyed and platted as TACOMA WEST INDUSTRIAL PARK 5TH ADDITION and does hereby dedicate to the public for public use the public way(s) and streets as created by this plat.

In witness whereof said City of Norwood Young America has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this ____ day of _____, 2024.

SIGNED: THE CITY OF NORWOOD YOUNG AMERICA

By: _____ its Mayor
CAROL LAGERGREN

By: _____ its Clerk
MITCHELL THIESFELD

STATE OF MINNESOTA
COUNTY OF CARVER

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by CAROL LANGERGREN, Mayor and MITCHELL THIESFELD, Clerk, of the City of Norwood Young America, a Minnesota Municipal Corporation, on behalf of the Corporation.

Notary Public, Carver County, Minnesota _____ Printed Name

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, Timothy L. Sorenson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, section 505.01 Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2024.

Timothy L. Sorenson, Licensed Land Surveyor
Minnesota License No. 48087

STATE OF MINNESOTA
COUNTY OF CARVER

This foregoing instrument was acknowledged before me on this ____ day of _____, 2024, by Timothy L. Sorenson, Registered Land Surveyor.

By: _____ Printed Name

Notary Public, Carver County, Minnesota
My Commission Expires _____

CITY OF NORWOOD YOUNG AMERICA, MINNESOTA

This plat of TACOMA WEST INDUSTRIAL PARK 5TH ADDITION was approved and accepted by the City Council of the City of Norwood Young America, Minnesota at a regular meeting thereof held this ____ day of _____, 2024, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subs. 2.

CITY COUNCIL OF THE CITY OF NORWOOD YOUNG AMERICA, MINNESOTA _____

By: _____ Mayor
CAROL LAGERGREN

By: _____ Clerk
MITCHELL THIESFELD

COUNTY SURVEYOR, CARVER COUNTY, MINNESOTA

Pursuant to Chapter 395, Minnesota Laws of 1971, this plat has been approved this ____ day of _____, 2024.

County Surveyor

By: _____
BRIAN PRASKE, COUNTY SURVEYOR

COUNTY AUDITOR/TREASURER, CARVER COUNTY, MINNESOTA

I hereby certify that the taxes payable in _____ and prior years have been paid for land described on this plat. Dated this ____ day of _____, 2024.

_____, County Auditor/Treasurer

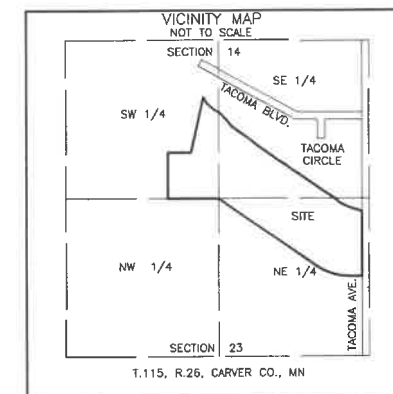
By: _____

COUNTY RECORDER, CARVER COUNTY, MINNESOTA

I hereby certify that this plat of TACOMA WEST INDUSTRIAL PARK 5TH ADDITION was filed this ____ day of 2024, at ____ o'clock ____ M. as Document No. _____

County Recorder

By: _____



THIS PLAT PREPARED BY BOLTON & MENK, INC.

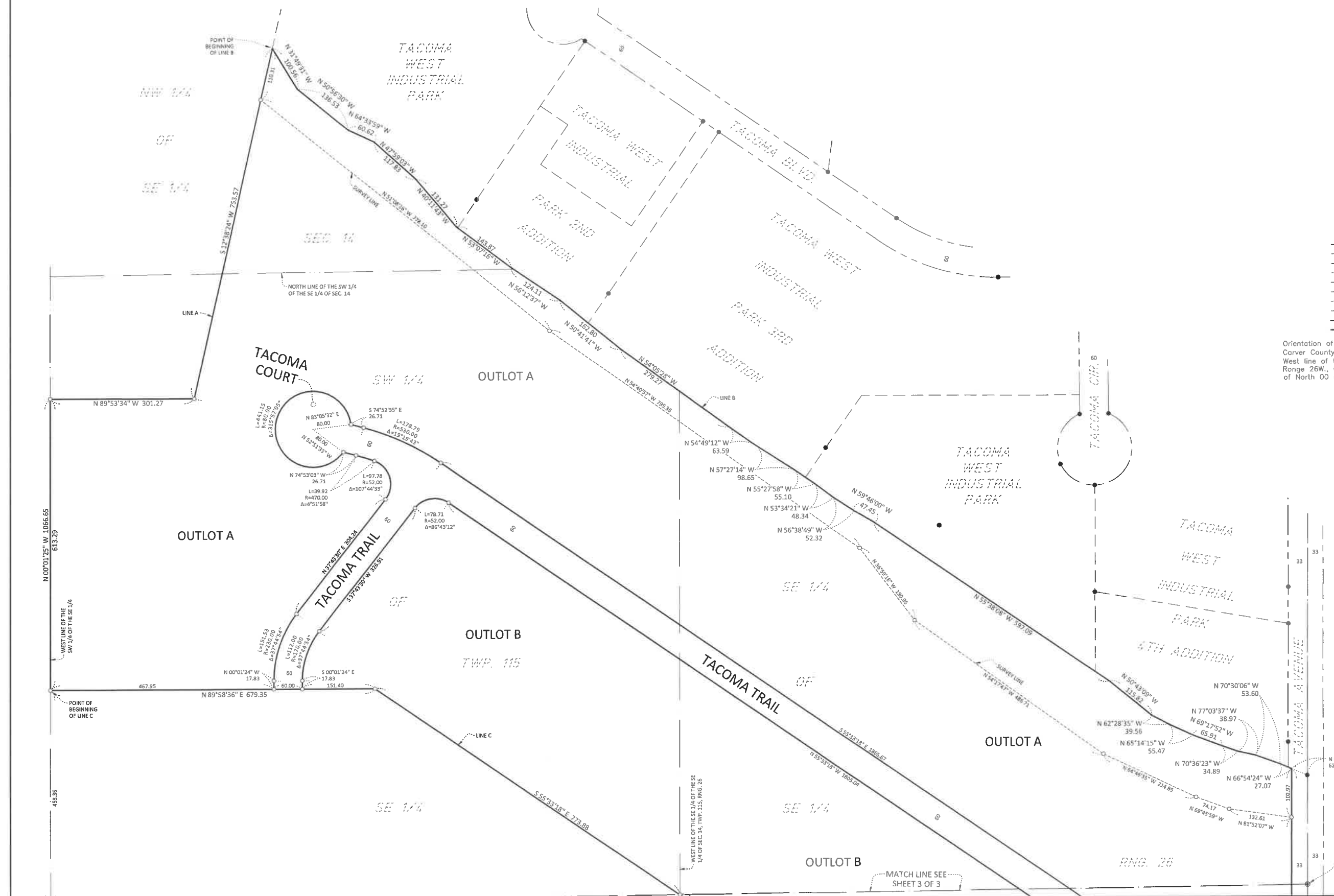
TACOMA WEST INDUSTRIAL PARK 5TH ADDITION



LEGEND

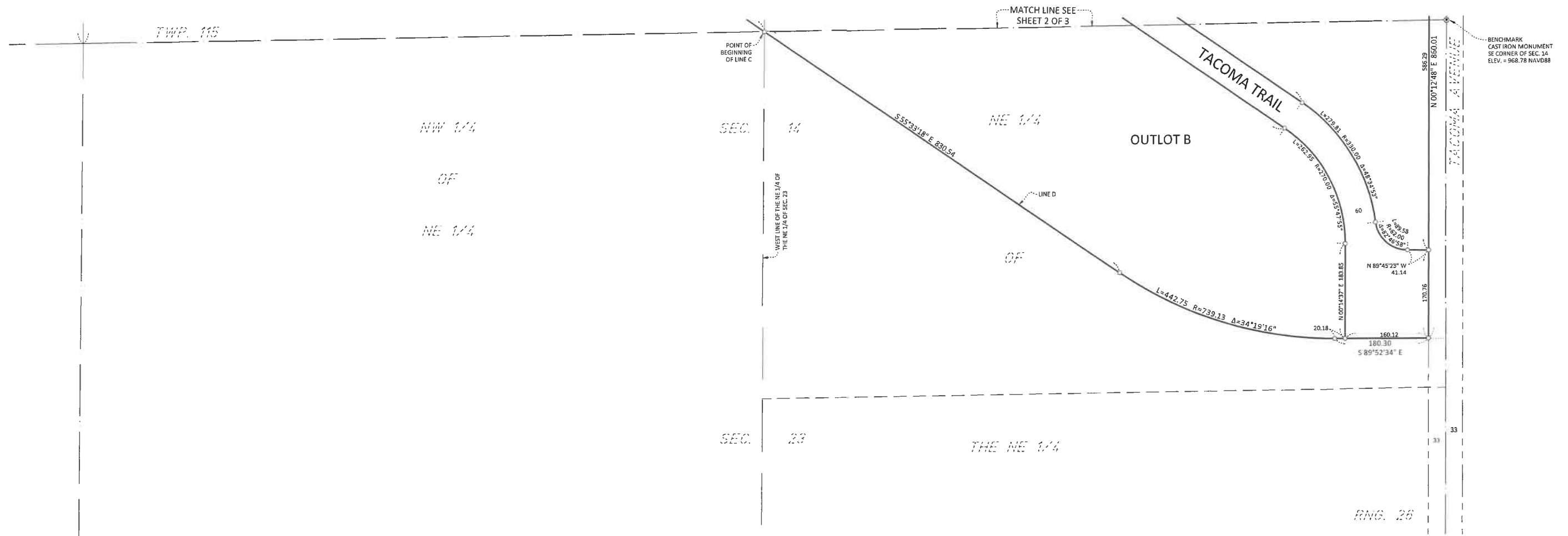
- DENOTES 1/2 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 48087
- DENOTES FOUND 1/2 INCH IRON PIPE AND MARKED BY LICENSE NO. 41646 UNLESS SHOWN OTHERWISE
- ⊙ BENCHMARK CAST IRON MONUMENT SE CORNER OF SEC. 14 Elevation = 968.78 feet (NAVD88)
- EDGE OF WATER
- - - ADJACENT
- - - EASEMENT
- - - SURVEY LINE
- - - CENTERLINE
- - - RIGHT OF WAY
- - - SIXTEENTH LINE
- - - QUARTER LINE
- - - SECTION LINE
- - - BOUNDARY LINE

Orientation of the bearing system is based upon the Carver County Coordinate System, NAD83 (1986), the West line of the SE 1/4 of Section 14, Township 115N., Range 26W., Carver County, Minnesota having a bearing of North 00 degrees 01 minutes 25 seconds West.



BOLTON & MENK
THIS PLAT PREPARED BY BOLTON & MENK, INC.

TACOMA WEST INDUSTRIAL PARK 5TH ADDITION



LEGEND

- DENOTES 1/2 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 48087
- DENOTES FOUND 1/2 INCH IRON PIPE AND MARKED BY LICENSE NO. 44646 UNLESS SHOWN OTHERWISE
- ⊙ BENCHMARK CAST IRON MONUMENT SE CORNER OF SEC. 14 Elevation = 968.78 feet (NAVD88)
- EDGE OF WATER
- - - ADJACENT
- - - EASEMENT
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