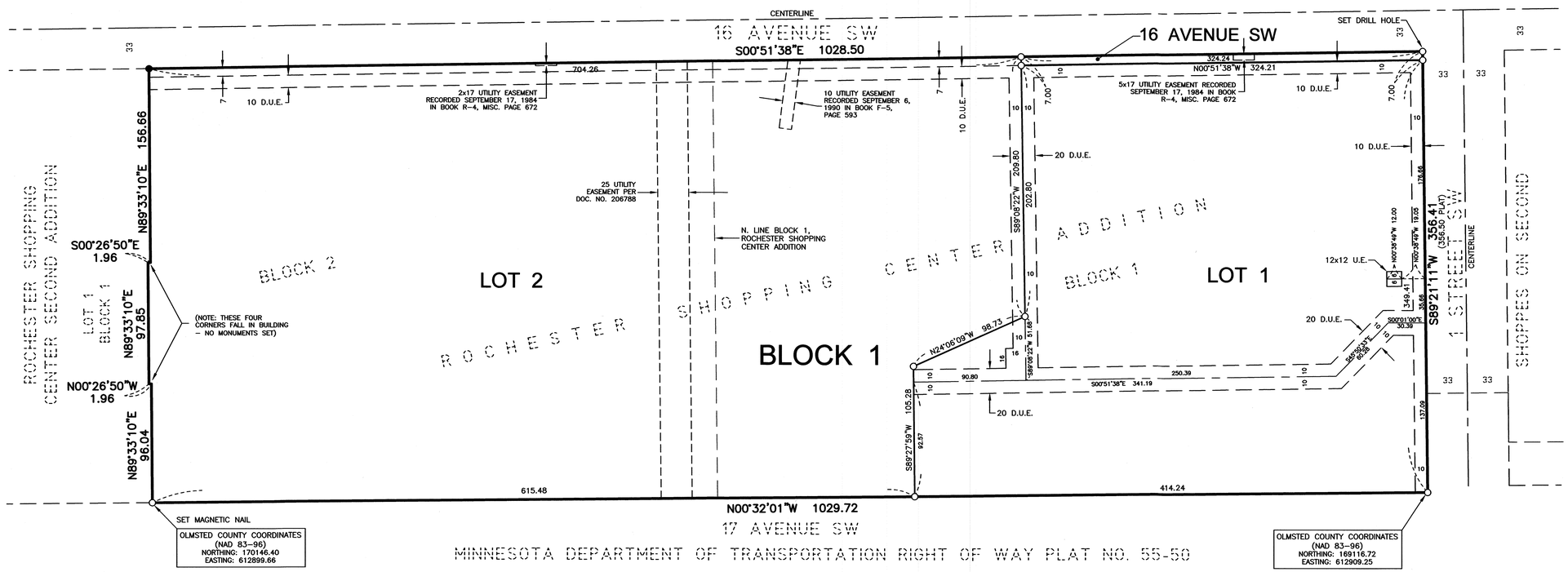
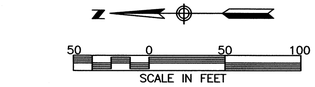
OFFICIAL PLAT

MIRACLE MARKET



MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-50

TRUNK HIGHWAY NO. 52 & 14



BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTH LINE OF BLOCK 1, ROCHESTER SHOPPING CENTER ADDITION WHICH IS ASSUMED TO BE S89°21'11"W.

NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

D.U.E. = DRAINAGE AND UTILITY EASEMENT

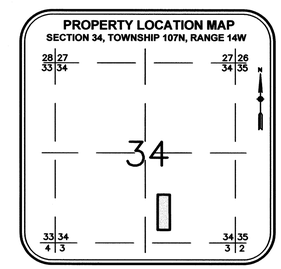
U.E. = UTILITY EASEMENT

UTILITY EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

DRAINAGE EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.



KNOW ALL PERSONS BY THESE PRESENTS: That Miracle Mile LLC, a Minnesota limited liability company, owner of the following described property:

Blocks 1 and 2, ROCHESTER SHOPPING CENTER ADDITION, in the City of Rochester, Olmsted County, Minnesota;

LESS that part of Block 2 platted as ROCHESTER SHOPPING CENTER SECOND ADDITION, in the City of Rochester, Olmsted County, Minnesota.

Containing 8.35 acres, more or less.

Has caused the same to be surveyed and platted as MIRACLE MARKET and does hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said Miracle Mile LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 28 day of February, 2017.

SIGNED: Miracle Mile LLC

Javon R Bea
Javon R. Bea, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on February 28, 2017 by Javon R. Bea, President of Miracle Mile LLC, a Minnesota limited liability company.

Courtney Pierce
Notary Public, Olmsted County, Minnesota

Courtney Pierce
Notary Printed Name

My commission expires 1-31-2021

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfson 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 28TH day of FEBRUARY, 2017.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on FEBRUARY 28, 2017 by Jeffrey J. Rolfson.

Notary Public, Olmsted County, Minnesota

AIMEE SUE LARSON
Notary Printed Name

My commission expires JAN 31, 2018

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 1 day of MARCH, 2017.

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 6th day of February, 2017, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 28 day of March, 2017.

Anissa Hollingshead, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2017 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 20th day of MARCH, 2017.

DOCUMENT NUMBER A1419874

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 20th day of MARCH, 2017, at 2 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy

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

02937-010

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MIRACLE MARKET