OFFICIAL PLAT

GOLDEN HILL RETAIL

KNOW ALL PERSONS BY THESE PRESENTS: That 2220 3rd Avenue SE, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County of Olmsted, State of Minnesota to wit:

PARCEL 1:

Commencing at a point on the Quarter section line at the center of the Rochester and Stewartville road so called twenty–four (24) chains and eighteen (18) links East of the center of Section Fourteen (14) in Township one hundred and six (106) north of Range Fourteen (14) west, according to the United States Government Survey thereof and situate in Olmsted County, Minnesota, running thence north three and a half (3 1/2) degrees East Fourteen (14) chains and Fifty–six (56) links along the center of said road to an angle therein, thence north thirty and a fourth (30 1/4) degrees east one chain and sixty–nine (69) links to a stake in the center of said road for a place of beginning, thence from said place of beginning running South fifty–nine and three fourths (59 3/4) degrees east at right angles to the line of said road three chains and sixteen and a fourth (16 1/4) links, thence north thirty and a fourth (30 1/4) degrees east parallel with said road three (3) chains and sixteen and a fourth (16 1/4) links, thence north fifty–nine and three fourths (59 3/4) degrees west parallel with south line three (3) chains and sixteen and one–fourth (16 1/4) links to the center of said road, thence south thirty and a fourth (30 1/4) degrees west along the center of said road three (3) chains and sixteen and a fourth (16 1/4) links to the place of beginning.

ALSO

PARCEL 2:

Commencing at a point on the quarter section line at the center of the Rochester and Stewartville Road, so called, one thousand five hundred ninety–five and eighty–eight one–hundredths feet (1595.88 feet) east of the center of section fourteen (14) in township one hundred and six (106) North, Range fourteen (14) West, according to the United States Government Survey thereof and situate in Olmsted County, Minnesota, running thence North 3 degrees 30 minutes East nine hundred sixty and ninety–six one hundredths feet (960.96 feet) along the center line of said road to an angle therein, thence North 30 degrees 15 minutes East one hundred eleven and fifty–four one–hundredths feet (111.54 feet) thence South 59 degrees 45 minutes East two hundred eight and seventy–one one–hundredths feet (208.71 feet) at right angles with the center line of said road for a place of beginning; running thence South 59 degrees 45 minutes East one hundred twenty–eight and four one–hundredths feet (128.04 feet) running thence North 30 degrees 15 minutes East two hundred fifty–eight and seventy–one one–hundredths feet (258.71 feet) running thence North 59 degrees 45 minutes West parallel with the south line three hundred thirty–six and seventy–five one–hundredths feet (336.75 feet) to the center line of said road, running thence South 30 degrees 15 minutes West fifty feet (50 feet) running thence South 59 degrees 45 minutes East two hundred eight and seventy–one one–hundredths feet (208.71 feet) running thence South 30 degrees 15 minutes West two hundred eight and seventy–one one–hundredths feet (208.71 feet) to the place of beginning.

ALSO

PARCEL 3:

Commencing at the center of section fourteen (14) in township one hundred six (106), north of range fourteen (14) west, according to the United States Government Survey thereof and situate in Olmsted County, Minnesota, and running thence due east along the east and west quarter line 1595.88 feet, thence North 2 degrees 48 minutes East 959.73 feet to the angle point in County Road "D", thence North 29 degrees 26 minutes East along the center line of said County Road "D" 370.25 feet for a place of beginning, thence North 29 degrees 26 minutes East along said county road 241.29 feet, thence deflecting to the right 90 degrees 0 minutes for a distance of six hundred (600) feet, thence deflecting to the right 90 degrees 0 minutes for a distance of five hundred (500) feet, thence deflecting to the right 90 degrees 0 minutes for a distance of 263.25 feet, thence deflecting to the right 90 degrees 0 minutes for a distance of 258.71 feet, thence deflecting to the left 90 degrees 0 minutes for a distance of 336.75 feet to the place of beginning.

Containing 6.89 acres, more or less.

Has caused the same to be surveyed and platted as GOLDEN HILL RETAIL and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

In witness whereof said 2220 3rd Avenue SE, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 6 day of November, 2018.

2220 3rd Avenue SE, LLC
a Minnesota limited liability company

By: _____
Its: Manager

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on this 6 day of November, 2018, by Michael R. McElroy, Manager of 2220 3rd Avenue SE, LLC, a Minnesota limited liability company, on behalf of the company.

_____

Judy A Hermanson
Notary Public Dakota County, Minnesota
My commission expires 1/31/2020

I Christopher A. Terwedo 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 the plat; and that all public ways are shown and labeled on the plat.

Dated this 6TH day of NOVEMBER, 2018.

Christopher A. Terwedo

Christopher A. Terwedo, Licensed Land Surveyor
Minnesota License No. 53536

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 6th day of NOVEMBER, 2018, by Christopher A. Terwedo, Licensed Land Surveyor.

NICHOLAS C. PERRUS

_____

Notary Public, RAMSEY County, MINNESOTA
My Commission Expires January 31, 2021

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 15 day of Oct., 2018, 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 19 day of December, 2018.

Anissa Hollingshead, City Clerk of Rochester, Minnesota By _____

COUNTY SURVEYOR
Olmsted County, Minnesota

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 13 day of DECEMBER, 2018.

Mark E. Severtson, Olmsted County Surveyor By Mark E. Severtson

PROPERTY RECORDS AND LICENSING
Olmsted County, Minnesota

Taxes payable in the year 2018 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 20th day of December, 2018.

DOCUMENT NUMBER A1464041

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 20th day of December, 2018, at 4 o'clock P M, and was duly recorded in the Olmsted County Records.

Mark Krupski, Director of Property Records and Licensing By W. Mark Krupski

Wendy von Wald, Deputy By Wendy von Wald

1452A

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

OFFICIAL PLAT

GOLDEN HILL RETAIL

"DETAIL A"
1 INCH = 20 FEET

"DETAIL B"
1 INCH = 20 FEET

"DETAIL C"
1 INCH = 20 FEET

SCALE IN FEET

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 106 NORTH, RANGE 14 WEST IS ASSUMED TO BEAR SOUTH 89 DEGREES 49 MINUTES 45 SECONDS EAST.

LEGEND:

SET ⊗ SET PK NAIL & DISC MARKED W/ LICENSE NO. 53536

○ SET 1/2-INCH X 14-INCH IRON PIPE MARKED W/ LICENSE NO. 53536 UNLESS OTHERWISE NOTED

SITE
SQUARE ST
SOUTH BROADWAY
N.W. 1/4
S.W. 1/4
S.E. 1/4

SEC. 14, TWP. 106 N, RGE. 14 W

VICINITY MAP

NOT TO SCALE

PARCEL 1 : 24 CHAINS – 18 LINKS
PARCEL 2 & 3 : 1595.88
PARCEL 1, 2 & 3 : DUE EAST
PLAT OF BROADWAY COMMONS : 1596.34 AZ 89°24'38"

S89°49'45"E 1596.23

CENTER OF SECTION 14, TOWNSHIP 106 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MN (FOUND 1" SQUARE PIPE WITH CAP INSCRIBED 15809)

SOUTH LINE OF THE NE 1/4 SECTION 14, TOWNSHIP 106 NORTH, RANGE 14 WEST

S89°49'45"E 1031.11

SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 106 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MN (FOUND CAST IRON CAP ON TELSPAR PIPE)

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

SHEET 2 OF 2 SHEETS