MAYO PROSPECT UTILITY PLANT

KNOW ALL PERSONS BY THESE PRESENTS: That Franklin Heating Station, LLC, a Minnesota non-profit limited liability company, owner of the following described property:

That part of Lots 1 and 2, Block 59, Original Plat of Rochester lying South of the following described line: From the Southeast corner of said Lot 1, go North 00 degrees 03 minutes 00 seconds East, assumed bearing along the East line of Lot 1, 18.14 feet to the point of beginning; thence North 66 degrees 00 minutes 26 seconds West 142.68 feet to the West line of said Lot 2 and there terminating, together with that part of the East half of the North-South alley in said Block 59 adjacent thereto.

ALSO

Lot 12 and that part of Lots 9, 10 and 11, Block 59, Original Plat of Rochester lying South of the following described line: From the Southwest corner of said Lot 10, go North 00 degrees 03 minutes 30 seconds West, assumed bearing along the West line of said Block 59 a distance of 58.63 feet to the point of beginning; thence South 66 degrees 00 minutes 26 seconds East 153.80 feet to the East line of said Lot 11 at a point 40.14 feet from the southeast corner of Lot 11 and there terminating, together with that part of the West half of the North-South alley in said Block 59 adjacent thereto.

ALSO

That part of vacated Second Avenue NW (formerly Franklin Street), as dedicated on ORIGINAL PLAT OF ROCHESTER, Olmsted County, Minnesota, lying adjacent to Blocks 58 and 59, in said ORIGINAL PLAT OF ROCHESTER, described as follows:

Beginning at the southeast corner of Lot 1, in said Block 58; thence North 00 degrees 21 minutes 48 seconds West, assumed bearing, along the east line of said Block 58, a distance of 206.27 feet; thence South 46 degrees 41 minutes 08 seconds East, 51.85 feet to the centerline of said vacated Second Avenue NW; thence South 58 degrees 14 minutes 04 seconds East, 44.28 feet to the west line of said Block 59; thence South 00 degrees 21 minutes 48 seconds East, along said west line, 146.87 feet to the southwest corner of Lot 12 in said Block 59; thence South 89 degrees 42 minutes 14 seconds West, along the westerly extension of the south line of said Lot 12, a distance of 37.50 feet to the centerline of said vacated Second Avenue NW; thence South 89 degrees 30 minutes 16 seconds West, along the easterly extension of the south line of Lot 1, in said Block 58, a distance of 37.50 feet to the point of beginning.

ALSO

Lots 1, 2, 3, 8, 9, 10, 11 and 12 and the East Half of the vacated right of way of Third Avenue NW lying adjacent to said Lot 12, Block 58, ORIGINAL PLAT OF ROCHESTER, Olmsted County, Minnesota.

ALSO

All that part of Lots 4, 5, and 6, Block 58, ORIGINAL PLAT, Rochester, Minnesota, described as: Beginning at a point on the east line of Block 58 which is 166.96 feet North of the Southeast corner of said Block 58, thence South 34.96 feet along the east line of said Block 58 to the Southeast corner of Lot 4, thence west 140 feet along the South line of said Lot 4, thence North 97.8 feet along the West line of Lots 4, 5, and 6 to a point 8.5 feet from the centerline of the southerly track of the Chicago Great Western Railroad Company, thence southeasterly 153.46 feet to the place of beginning along the line 8.5 feet southerly and parallel to the center line of the above mentioned track.

ALSO

That part of Lots 4, 5, and 6, Block 58, ORIGINAL PLAT of Rochester, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Block 58; thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 02 minutes 48 seconds along the east line of said Block 58 a distance of 166.96 feet to the northeasterly line of the real property described in a Warranty Deed recorded in Book 261 of Deeds, Page 7, in the office of the Olmsted County Recorder, Olmsted County, Minnesota; thence northwesterly 293 degrees 03 minutes 21 seconds azimuth along said northeasterly line 153.92 feet to the westerly line of Lot 6, said Block 58; thence northerly 358 degrees 59 minutes 49 seconds azimuth along said westerly line 0.43 feet to the southerly right of way line of Civic Center Drive as defined by the City of Rochester OFFICIAL STREET MAP #11; thence easterly 88 degrees 54 minutes 36 seconds azimuth 112.73 feet; thence southeasterly 129 degrees 47 minutes 13 seconds azimuth 36.79 feet to the easterly line of said Block 58; thence southerly 179 degrees 02 minutes 48 seconds azimuth along said easterly line 39.31 feet to the point of beginning.

ALSO

That part of the dedicated north-south alley within Block 58, ORIGINAL PLAT OF ROCHESTER, Olmsted County, Minnesota, lying south of the southerly right of way line of Civic Center Drive NW as defined by the City of Rochester OFFICIAL STREET MAP #11, and north of the northerly right of way line of Third Street NW.

ALSO

The east half and the north 55 feet of the west half of 3rd Avenue NW in the City of Rochester, Minnesota platted between Block 57 & 58 of Original Plat of Rochester lying between the two lines described as follows:

Northerly line described as:

Commencing on the west line of Lot 7, Block 58, Original Plat of Rochester, 12 feet north of the southwest corner of said Lot 7 for a point of beginning, thence westerly along a line perpendicular to the west line of said Block 58 to its intersection with the east line of Block 57, Original Plat of Rochester.

Southerly line described as:

Commencing at a point on the west line of Lot 10, Block 58, Original Plat of Rochester, 3 feet north of the southwest corner of said Lot 10 for a point of beginning, thence northwesterly along an arc (whose center is the intersection of the center line of 3rd Avenue NW and a line drawn perpendicular to the west line of said Block 58 from the point of beginning) to the center line of 3rd Avenue NW, thence west along a line perpendicular to the west line of said Block 58 to its intersection with the east line of Block 57, Original Plat of Rochester.

ALSO

Beginning at a point on the South line of Lot 5, Block 57, Original Plat of the Town (now City) of Rochester, lying 55 feet East of the Southwest corner of said lot; thence North 89 degrees 37 minutes 26 seconds East, assumed bearing along the South line of said Lot; 85.51 feet; thence North 89 degrees 37 minutes 26 seconds East 37.51 feet; thence North 00 degrees 16 minutes 36 seconds West 44.03 feet; thence North 89 degrees 37 minutes 23 seconds East 177.92 feet; thence North 00 degrees 17 minutes 40 seconds West 11.57 feet; thence North 89 degrees 37 minutes 24 seconds West 140.19 feet; thence North 89 degrees 36 minutes 31 seconds West 37.73 feet; thence North 84 degrees 58 minutes 44 seconds West 37.74 feet; thence North 82 degrees 22 minutes 01 seconds West 48.39 feet; thence North 75 degrees 51 minutes 51 seconds West 38.77 feet; thence South 00 degrees 17 minutes 58 seconds East to the point of beginning.

Containing in all, 2.75 acres, more or less.

Has caused the same to be surveyed and platted as MAYO PROSPECT UTILITY PLANT and does hereby dedicate to the public for public use, the public ways as created by this plat.

In witness whereof, said Franklin Heating Station, LLC, a Minnesota non-profit limited liability company, has caused these presents to be signed by its proper officer this 25th day of April, 2022.

SIGNED: Franklin Heating Station, LLC

Joshua B. Murphy, Assistant Secretary

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on April 25, 2022 by Joshua B. Murphy, Assistant Secretary of Franklin Heating Station, LLC, a Minnesota non-profit limited liability company.

Notary Public, Olmsted County, Minnesota — Mark E. Utz, Notary Printed Name

My commission expires 1/31/25

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 13TH day of APRIL, 2022.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on April 13, 2022 by Jeffrey J. Rolfson.

Notary Public, Olmsted County, Minnesota — Monica Hansen, Notary Printed Name

My commission expires 1/31/25

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 13 day of APRIL, 2022.

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 2nd day of August, 2021, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly Geistler, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2022 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 3RD day of MAY, 2022.

DOCUMENT NUMBER A- 1564392

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 3RD day of MAY, 2022, at 1 o'clock P M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

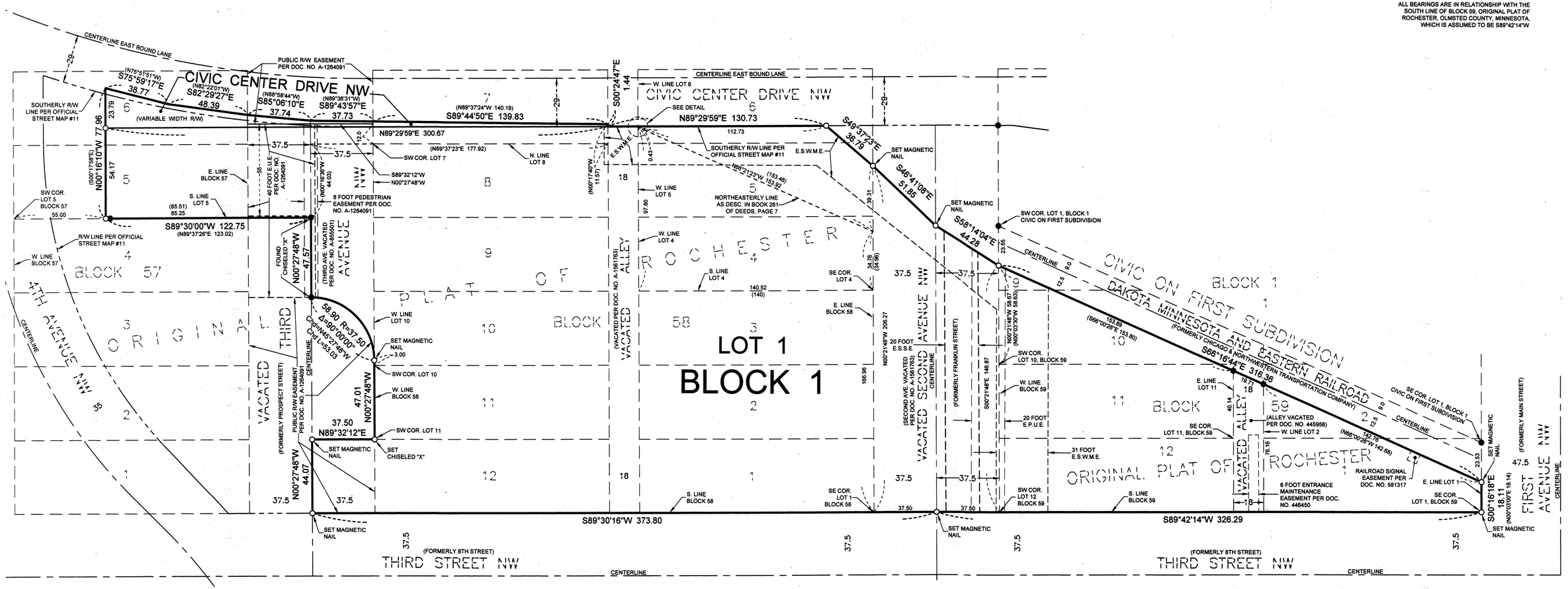
Deputy Wendy von Wald

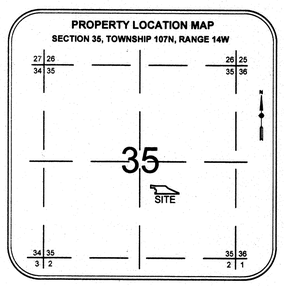
3701 40th Avenue NW
Rochester, MN 55901
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507-218-3745
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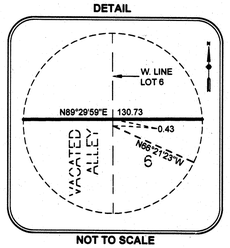
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MAYO PROSPECT UTILITY PLANT







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0 30 60
SCALE IN FEET

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTH LINE OF BLOCK 59, ORIGINAL PLAT OF ROCHESTER, OLMSTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BE S89°42'14"W.

NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES (UNLESS OTHERWISE NOTED) 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.

(N00°00'00" 100.00) = BEARING AND DISTANCE PER DEED / RECORDED DOCUMENT

E.U.E. = EXISTING UTILITY EASEMENT

E.P.U.E. = EXISTING PRIVATE UTILITY EASEMENT PER DOC. NO. recorded concurrently

E.S.W.M.E. = EXISTING SANITARY SEWER AND WATER MAIN EASEMENT PER DOC. NO. recorded concurrently

E.S.S.E. = EXISTING STORM SEWER EASEMENT PER DOC. NO. recorded concurrently

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