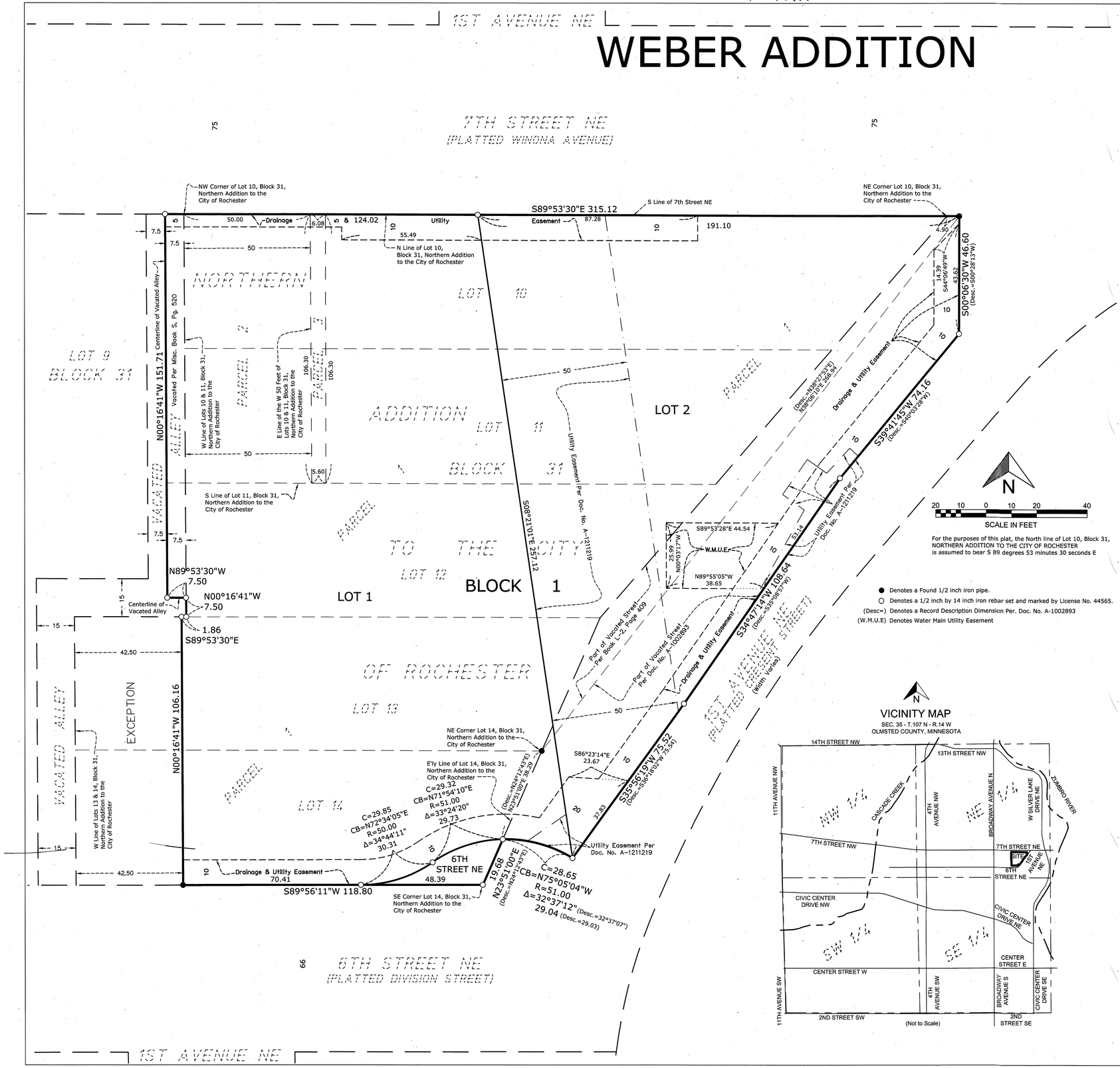
OFFICIAL PLAT

WEBER ADDITION



N

SCALE IN FEET
20 10 0 10 20 40

For the purposes of this plat, the North line of Lot 10, Block 31, NORTHERN ADDITION TO THE CITY OF ROCHESTER is assumed to bear S 89 degrees 53 minutes 30 seconds E

● Denotes a Found 1/2 inch iron pipe.
○ Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565.
(Desc=) Denotes a Record Description Dimension Per. Doc. No. A-1002893
(W.M.U.E) Denotes Water Main Utility Easement

N

VICINITY MAP
SEC. 35 - T.107 N - R.14 W
OLMSTED COUNTY, MINNESOTA

(Not to Scale)

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

Parcel 1:

All of Lots 10 and 11, Block 31, Northern Addition to the City of Rochester, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota, except the West 50.00 feet thereof, and also except:

Beginning at a point in the north line of Lot 10, Block 31 in Northern Addition to the City of Rochester, which is 50.0 feet East of the northwest corner of said Lot 10; thence South parallel to the west line of Lots 10 and 11 in said Block 31 a distance of 106.3 feet to the south line of said Lot 11; thence East along the south line of said Lot 11 a distance of 5.6 feet; thence North a distance of 106.3 feet to a point in the north line of said Lot 10 which is 6.08 feet East of the place of beginning; thence West along the north line of said Lot 10 to the place of beginning.

Together with:

All of Lot 12, Block 31, Northern Addition to the City of Rochester, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota and the East half of the vacated alley adjacent to said Lot 12, Block 31 on the West thereof, less the South half of the vacated alley running East and West adjacent to Lot 13, Block 31, Northern Addition to the City of Rochester, Olmsted County, Minnesota.

ALSO:

All of Lots 13 and 14, Block 31, Northern Addition to the City of Rochester, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota, except the West 42.50 feet thereof.

ALSO:

That part of vacated Second Avenue NE, as described in the Rochester City Council Resolution, recorded in Book L-2, Page 409, at the Office of the Olmsted County Recorder, lying west of the following described line:

Commencing at the south line of Seventh Street NE at a point 4.9 feet east of the northeast corner of Lot 10, Block 31, Northern Addition to the City of Rochester, running thence in a straight line to the northeast corner of lot 14.

ALSO:

That part of Second Avenue NE (formerly Crescent Street), lying easterly of Block 31, Northern Addition to Rochester, Olmsted County, Minnesota, more particularly described as follows:

Commencing at the southeast corner of Lot 14 of said Block 31; thence Northeasterly along the easterly line of said Lot 14, North 24°12'43" East, 19.68 feet to the point of beginning; thence continuing along said easterly line North 24°12'43" East, 38.29 feet to the northeast corner of said Lot 14; thence North 38°27'53" East, 268.94 feet along the southeasterly line of that portion of vacated Second Avenue as described in Book L-2, Page 409, Olmsted County Records, to the most northeasterly corner of said vacated portion; thence South 40°03'28" West, 74.16 feet; thence South 35°08'57" West, 108.64 feet; thence South 36°18'02" West, 75.54 feet to the beginning of a non-tangent curve concave to the southwest having a radius of 51.00 feet and to which beginning a radial line bears North 31°35'07" East; Thence northwesterly 29.03 feet along said curve through a central angle of 32°37'07" to the point of beginning.

Parcel 2:

The West 50 feet of Lots 10 and 11, Block 31, Northern Addition, in the City of Rochester, Olmsted County, Minnesota, and the East Half of the vacated alley adjacent to said Lots on the West thereof.

Parcel 3:

Also, beginning at a point in the North line of Lot Ten (10) of Block Thirty-one (31) in Northern Addition to Rochester, Minnesota, which is 50.0 feet East of the Northwest corner of said Lot Ten (10), thence South parallel to the West line of Lots Ten (10) and Eleven (11) in said Block Thirty-one (31) a distance of 106.3 feet to a point in the South line of said Lot Eleven (11), thence East along the South line of said Lot Eleven (11) a distance of 5.6 feet, thence North a distance of 106.3 feet to a point in the North line of said Lot Ten (10) which is 6.08 feet East of the place of beginning, thence West along the north line of said Lot Ten (10) to the place of beginning, according to the recorded plat of said Northern Addition on file and of record in the office of the County Recorded in and for said County

Has caused the same to be surveyed and platted as WEBER ADDITION and does hereby dedicate to the public for public use the public way, drainage and utility, and water main utility easements as created by this plat.

In witness whereof said Silver Lake Crossing, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8 day of November, 20 22.

SILVER LAKE CROSSING, LLC

(Signature) Nathan Stencil (Printed Name) President (Title)

STATE OF SD, COUNTY OF Lincoln

This instrument was acknowledged before me this 8 day of November, 20 22, by Nathan Stencil the President of Silver Lake Crossing, LLC, a Minnesota limited liability company.

Notary Public, Signature — Notary Public, Printed Name: Jean Wood — My Commission Expires: 12/16/28

Notary Public Minnehaha County, SD

SURVEYOR'S CERTIFICATE

I Rory L. Synstelien 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 2ND day of November, 20 22

Rory L. Synstelien, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on the 2nd day of November, 20 22 by Rory L. Synstelien, Licensed Land Surveyor, Minnesota License Number 44565.

Notary Public, Signature — Notary Public, Printed Name: Michael Rawlings — My Commission Expires: January 31, 2023

Notary Public Hennepin County, Minnesota

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 16 day of NOVEMBER, 20 22.

By: Eric C. Stevens
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 19th day of September, 20 22 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk (Deputy)
City of Rochester

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20 22 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 21ST day of DECEMBER, 20 22.

Document Number: A1579134

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21ST day of DECEMBER, 20 22, at 2 o'clock P.M. and was duly recorded in Olmsted County Records.

Mary Blair-Hoeft
Olmsted County Director of Property Records and Licensing

By: Wendy von Wald
Deputy

1580A

CivilSite GROUP