"OFFICIAL PLAT"

ZUMBRO EAST BANK

INSTRUMENT OF DEDICATION

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

All that part of Lots 1 and 2, Block 1, BRACKEN MEAD SECOND, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota, lying west of the following described line:

Commencing at the southeast corner of said Lot 1, Block 1; thence Northerly on a Minnesota State Plane Grid Azimuth from North of 359 degrees 17 minutes 20 seconds along the westerly right of way line of Third Avenue SE 570.37 feet to the POINT OF BEGINNING; thence Southerly 183 degrees 55 minutes 34 seconds azimuth 197.90 feet; thence Southerly 179 degrees 17 minutes 20 seconds azimuth 306.46 feet; thence Westerly 269 degrees 17 minutes 44 seconds azimuth 8.68 feet; thence Southerly 179 degrees 34 minutes 00 seconds azimuth 16.20 feet; thence Easterly 89 degrees 17 minutes 44 seconds azimuth 8.68 feet; thence 179 degrees 17 minutes 20 seconds azimuth 37.65 feet; thence Southwesterly 224 degrees 24 minutes 15 seconds azimuth 17.60 feet to the southerly line of said Lot 1 and there terminating.

Torrens Certificate of Title No. 37889.0

TOGETHER WITH:

PARCEL I:
Blocks 94, 95, 96 and Lots 7, 8, 9, 10, 11, 12, 13 and 14, in Block 97, Willson's Addition to the City of Rochester, Olmsted County, Minnesota; together with those parts of vacated Henriette Street, Carver Street and Cole Street accruing thereto.

Abstract

PARCEL II:
Lot 6, Block 92, Original Plat, Rochester, Olmsted County, Minnesota.

Abstract

PARCEL III:
Commencing at the Northwest corner of Lot 9, Block 91, Original Plat of the City of Rochester, Olmsted County, Minnesota, running thence West 88 feet, running thence South to the Zumbro River, running thence Easterly along said river, North 88° West from a stake in the Southeast corner of the lot herein described, which stake is 417 feet South of the beginning, running thence Easterly to said Southeast corner, running thence North to the beginning, except the North 170 feet thereof.

Abstract

PARCEL IV:
Lot 12, Block 91, Original Plat, Rochester, Olmsted County, Minnesota.

Abstract

PARCEL V:
Lot Three (3), Block One (1), Bracken Mead Second Subdivision, EXCEPT for the following described parcels:

Beginning at the Southeasterly corner of Lot 3 and the East quarter corner of Section 2, Township 106 North, Range 14 West; thence North 89°29'30" West, along the mid-section line of Section 2 and the South line of Lot 3 (for purposes of this description bearings are assumed), 593.00 feet; thence North 00°01'00" West, 80.00 feet; thence South 89°29'30" East, 50.00 feet; thence North 00°01'00" West, 10.00 feet; thence South 89°29'30" East, 10.00 feet to a point in an Easterly line of Lot 3 and the Westerly line of Lot 4; thence South 00°01'00" East, 10.00 feet to the Southwest corner of Lot 4; thence South 89°29'30" East, along the South line of Lot 4 and the Northerly line of Lot 3, a distance of 533.00 feet to the Southeast corner of Lot 4 and the Northeast corner of Lot 3; thence South 00°01'00" East, along the East line of Lot 3 (being also the East line of NE1/4 of Section 2 and the centerline of 3rd Avenue Southeast), 80.00 feet to the point of beginning.
Subject to an easement for public utility purposes over the Southerly 20 feet thereof, together with an easement 20 feet in width over the Southerly 20 feet of the East 500 feet of the South 80 feet thereof, for ingress and egress.

ALSO EXCEPT that part of Lot 3, Block 1, Bracken Mead Second Subdivision, Rochester, Minnesota, described as follows: Commencing at the East quarter corner of Section 2, Township 106 North, Range 14 West; thence Westerly on an assumed bearing of North 89°26'54" West along the East-West Quarter line of said Section 2 a distance of 827.40 feet to the Easterly right-of-way line of Chicago and North Western Transportation Company as shown on Bracken Mead Second Subdivision; thence South 11°57'36" West along said right-of-way a distance of 63.40 feet; thence South 05°08'36" West along said right-of-way a distance of 535.08 feet to a point on the North line of Ninth Street Southeast; thence North 89°12'24" West along said North line a distance of 100.29 feet to a point on the Easterly right-of-way of U.S. Highway 63; thence North 05°08'36" East along said right-of-way a distance of 54.28 feet; thence North 27°31'25" West along said right-of-way line a distance of 88.76 feet; thence North 07°03'53" West along said right-of-way a distance of 215.06 feet; thence North 00°30'12" West along said right-of-way line a distance of 249.54 feet to a point on the East-West Quarter line of said Section 2; thence North 89°26'54" West along said East-West Quarter line a distance of 5.00 feet; thence North 00°35'35" East along said right-of-way line a distance of 150.96 feet; thence North 34°59'06" East a distance of 238.94 feet to a point on the South line of Lot 27, Block 99, Willson's Addition to Rochester; thence South 89°24'54" East along said South line a distance of 175.48 feet to a point on the centerline of vacated First Avenue Southeast; thence South 00°35'06" West along said vacated centerline a distance of 68.43 feet; thence South 66°59'12" East a distance of 24.42 feet to a point on the Easterly right-of-way line of Chicago and North Western Transportation Company as shown on Bracken Mead Second Subdivision; thence South 24°07'06" West along said Easterly right-of-way line a distance of 88.15 feet; thence South 22°23'06" West along said Easterly right-of-way line a distance of 67.15 feet for the point of beginning of the land to be described; thence continue South 22°23'06" West along said Easterly right-of-way line, 87.65 feet; thence South 11°57'36" West along said Easterly right-of-way line, 46.60 feet to the East-West Quarter line of said Section 2; thence South 89°26'54" East, along said Quarter line, 38.25 feet; thence North 02°09'41" East, 127.10 feet to the point of beginning.

Torrens Certificate of Title No. 38860.0.

PARCEL VI:
The Westerly 297 feet of Lot Four (4), Block One (1), Bracken Mead Second Subdivision, in the City of Rochester, Minnesota, according to the Plat thereof on file and of record in the office of the Registrar of Titles in and for said County.

Torrens Certificate of Title No. 38859.0.

PARCEL VII:
Lot 8, Block 92, Original Plat, Rochester, Minnesota, excepting and reserving therefrom the East 48 feet thereof.

Abstract

PARCEL VIII:
That part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 106 North, Range 14 West of the Fifth Principal Meridian, including parts of Blocks 99, 100 and 101 in Willson's Addition to Rochester and of vacated Morton Street, all bounded and described as follows:

Commencing at the Northwest corner of Lot 4 of said Block 101; thence Easterly along the North line of said Lot 4 a distance of 125 feet; thence South 00°02'52" East, assumed bearing, parallel with the East line of Broadway a distance of 44 feet, more or less, to a point on the North line of Lot 3 of said Block 101 for a point of beginning; thence continue South 00°02'52" East, parallel with the East line of said Broadway, a distance of 660.43 feet, more or less, to a point 11 feet Northerly, measured along said parallel line extended, from the South line of Lot 8 in said Block 99; thence South 40°39'02" West, 191.70 feet to the Southwest corner of Lot 5, Block 99; thence North 46°12'08" East, 27.69 feet to a point on the East line of Broadway as widened per condemnation by the City of Rochester in July, 1978; thence South 00°02'52" East along said East line 81.90 feet; thence North 34°22'59" East, 238.94 feet to a point on the South line of Lot 27 in said Block 99; thence North 89°57'35" East along said South line 43.32 feet, more or less, to a point distance 12 feet Westerly, measured radially, from the centerline of the main track of the Chicago and North Western Transportation Company as said main track is now located; thence North 01°37'42" West, parallel with said main track centerline and the Northerly extension of the tangent segment thereof, a distance of 671.72 feet more or less to a point on the Easterly extension of the North line of Lot 3 of said Block 101; thence South 89°55'43" West along said North line and Easterly extension thereof a distance of 54.90 feet to the point of beginning.

EXCEPTING THEREFROM the tract or parcel of land described as follows: Commencing at the northwest corner of Lot 17, Block 99, Willson's Addition; thence South 00°02'52" East, assumed bearing, along the West line of said Block 99 a distance of 572 feet to the southwest corner of Lot 5, said Block 99, for a point of beginning; thence North 46°12'08" East, 27.69 feet; thence South 00°02'52" East along the east line of South Broadway, as widened per condemnation dated July, 1978, for a distance of 81.90 feet; thence North 34°22'59" East, 134.09 feet; thence North 03°50'39" East, 69.18 feet; thence South 40°39'02" West 154.15 feet; to the beginning.

ALSO EXCEPT Parcel No. 236, taken in condemnation by the City of Rochester as shown in Partial Final Certificate dated October 11, 1995, filed for record October 31, 1995, as Document No. 715101.

Abstract

PARCEL IX:
That part of the Southeast Quarter of the Northeast Quarter of Section 2, Township 106 North, Range 14 West of the Fifth Principal Meridian, including part of Lot 27, Block 99, Willson's Addition to Rochester, and of vacated First Avenue South East, bounded and described as follows: Commencing at the intersection of the South line of the Northeast Quarter of said Section 2, and the West line of First Avenue South East; thence North 00°03' West (assumed bearing) along the West line of said First Avenue West a distance of 385.06 feet to the point of beginning of the parcel of land herein described; thence North 89°40' East a distance of 37.5 feet, more or less, to a point on the center line of said vacated First Avenue South East; thence Southerly along said center line a distance of 40 feet, more or less, to a point on the Easterly extension of the South line of said Lot 27; thence Westerly along the South line, and the Easterly extension thereof, of said Lot 27, a distance of 95 feet, more or less, to a point distant 25 feet Easterly, measured radially from the center line of the main track of the Chicago and North Western Transportation Company (formerly the Chicago Great Western Railway Company), as said main track is now located; thence Northerly parallel with said main track center line a distance of 40 feet, more or less, to a point on a line which bears South 89°40' West from the point of beginning; thence North 89°40' East a distance of 60 feet, more or less, to the point of beginning.

Abstract

PARCEL X:
Commencing at a point in the south line of Fifth Street Southeast in Rochester, Minnesota, which is 638.5 feet west of the center line of Third Avenue Southeast, and running thence south at an angle with the south line of the said Fifth Street Southeast, said angle measured from the west to the south 90°14.5' for a distance of 200 feet, thence deflect to the right from the previous course 89°43' a distance of 45 feet, thence deflect to the left from the previous course 83°55' a distance of 174.32 feet to the place of beginning of the boundary line of the Rochester Dairy lands as described in the Judgment determining said bourdary, thence deflect to the left from the previous course 93°44.5' for a distance of 179.8 feet to a point which is the place of beginning of the lands to be described, thence continuing on the previous course 125.44 feet to a point which is 396 feet west of the east line of the section and 383.57 feet south of the south line of Fifth Street Southeast, thence south parallel with the east line of said section 50.33 feet, thence deflecting to the right from the previous course 119°48.5' for a distance of 50.75 feet, thence deflecting to the left from the last course mentioned 10°36' a distance of 87.75 feet to the place of beginning.

Torrens Certificate of Title No. 38858.0.

PARCEL XI:
All that part of Lots 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27, Block 99, of Willson's Addition to the City of Rochester, as per the following description: Commencing at the east quarter corner of Section 2, Township 106, Range 14, thence due west 785.35 feet, along the east-west quarter line of said Section 2, to the westerly line of First Avenue S.E., thence north 0°03' west 385.06 feet along the west line of First Avenue East to place of beginning, thence north 0°03' west 411.00 feet along the west line of First Avenue S.E., thence south 89°40' west 70.85 feet, thence south 1°35.4' east 411.10 feet, thence north 89°40' east 59.80 feet to point of beginning; together with those portions of vacated 1st Avenue S.E. accruing thereto.

Abstract

PARCEL XII:
Commencing at a point on the east line of the NE1/4 of Section 2, Township 106 North, Range 14 West, which is 330 feet north of the southeast corner of said NE1/4 of Section 2 for a place of beginning; and running thence west along a line parallel with the south line of said quarter section a distance of 573 feet; running thence northeasterly a distance of 176.9 feet, more or less, to a point 450 feet west and 128 feet north of the place of beginning (measured along the same line or lines parallel thereto); running thence east a distance of 450 feet to the east line of said quarter section; and thence south a distance of 128 feet to the place of beginning;

PARCEL XII (Cont.)
EXCEPTING THEREFROM a tract of land in the Northeast Quarter of Section 2, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows: Commencing at the East Quarter Corner of said Section 2 marked by a 1 inch iron rod; thence North 0°01' West, 374.0 feet along the East line of the Northeast Quarter of said Section 2 to the true point of beginning; thence North 89°29'30" West, 238.0 feet; thence North 0°01' West 84.0 feet; thence South 89°29'30" East, 238.0 feet to a point on the East line of the Northeast Quarter of said Section 2; thence South 0°01' East, 84.0 feet along the East line of the Northeast Quarter of said Section 2 to the point of beginning, subject to an easement for roadway purposes on the East 33 feet thereof.

Abstract

PARCEL XIII:
That part of the SE1/4 NE1/4 and the NE1/4 SE1/4, Sec. 2, Twp. 106 North, Rge. 14 West, described as follows: Commencing at the East quarter corner of said Sec. 2; thence westerly on an assumed bearing of North 89°26'54" West along the East-West Quarter line of said Sec. 2 a distance of 827.40 feet to the easterly right-of-way line of Chicago and North Western Transportation Company as shown on Bracken Mead Second Subdivision; thence South 11°57'36" West along said right-of-way a distance of 63.40 feet; thence South 05°08'36" West along said right-of-way a distance of 535.08 feet to a point on the north line of Ninth Street Southeast; thence North 89°12'24" West along said north line a distance of 100.29 feet to a point on the easterly right-of-way of U.S. Highway 63; thence North 05°08'36" East along said right-of-way a distance of 54.28 feet; thence North 27°31'25" West along said right-of-way line a distance of 88.76 feet; thence North 07°03'53" West along said right-of-way a distance of 215.06 feet; thence North 00°30'12" West along said right of way line a distance of 249.54 feet to a point on the East-West Quarter line of said Sec 2; thence North 89°26'54" West along said East-West Quarter line a distance of 5.00 feet; thence North 00°35'35" East along said right-of-way line a distance of 150.96 feet; thence North 34°59'06" East a distance of 238.94 feet to a point on the south line of Lot 27, Block 99, Willson's Addition to Rochester; thence South 89°24'54" East along said south line a distance of 144.00 feet for the point of beginning of the land to be described; thence continue South 89°24'54" East, along said south line and the easterly extension of said south line 31.48 feet to a point on the centerline of vacated First Avenue Southeast; thence South 00°35'06" West along said vacated centerline a distance of 68.43 feet; thence South 66°59'12" East a distance of 24.42 feet to a point on the easterly right-of-way line of Chicago and North Western Transportation Company as shown on Bracken Mead Second Subdivision; thence South 24°07'06" West along said easterly right-of-way line a distance of 88.15 feet; thence South 22°23'06" West along said easterly right-of-way line a distance of 67.15 feet; thence North 02°09'41" East, 220.99 feet to the point of beginning; together with those parts of vacated Henriette Street accruing thereto.

Abstract

PARCEL XIV:
Commencing on the section line 458 feet north of the southeast corner of the SE1/4 of the NE1/4 of Section 2, Township 106 North, Range 14 West, thence running north 89°12.5' west a distance of 238.0 feet for a place of beginning, thence running north 89°12.5' west a distance of 212.0 feet to the center of the Zumbro River as now determined, thence along the center of said river in a northeasterly direction 145.3 feet, to a point which is 587.67 feet north (measured along the east line of the NE1/4 of Section 2, Township 106 North, of Range 14 West), and 377 feet west (measured at right angles to the east line of the said quarter section) from the southeast corner of the said NE1/4 of Section 2, thence east 139.0 feet to a point 238.0 feet west (measured at right angles to the east line of the same quarter section) of the east line of the NE1/4 of the said Section 2, Township 106 North, of Range 14 West, and thence south to the place of beginning.

Abstract

PARCEL XV:
Beginning at the Northeast corner of Lot 18, Block 99, Wilson's Addition to the City of Rochester; thence east along the North line of said Lot 18, Block 99 extended a distance of 37.50 feet to the centerline of Henriette Street, now 1st Avenue S.E.; thence North along said centerline of 1st Avenue S.E. a distance of 114.2 feet; thence East at right angles a distance of 38.97 feet to the S.W. Corner of Fullerton Lumber Co. property; thence Northeasterly at a deflection angle of 84°38' to the left along the Westerly line of Fullerton Lumber Co. property a distance of 109.45 feet; thence Westerly at a deflection angle of 95°22' to the left along the North line of Lot 16, Block 100, Willson's Addition and its Easterly extension a distance of 133.75 feet to a point 10.0 feet Easterly, measured at right angles to, of the centerline of the Chicago Great Western Railway Company spur track; thence Southerly along a curve to the left, radius of 1136 feet, and long chord at a deflection angle of 83°58' to the left from the previous course a distance of 224.55 feet to a point on the North line of Lot 18, Block 99, Willson's Addition, said point being 9.5 feet Easterly of the centerline of said spur track, as measured along the North line of said Lot 18; thence Easterly along the North line of said Lot 18, 70.70 feet to the place of beginning.

Abstract

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

In witness whereof, Camegaran LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20th day of December, 2022.

Camegaran LLC

Patrick O. Regan, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on this 20th day of December, 2022, by Patrick O. Regan, President of Camegaran LLC, a Minnesota limited liability company.

Ryan Schoenfelder
Notary Printed Name

Notary Public, Olmsted County, MN
My Commission Expires Jan. 31, 2027

SURVEYOR'S CERTIFICATE

I Reinhold W. Zieman 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 16 day of December, 2022.

Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 16 day of December 2022 by Reinhold W. Zieman.

Rebecca M. Zieman

Notary Public, Dodge County, MN
My Commission Expires Jan 31, 2026

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof held on the 18th day of July, 2022 and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: Kimberly Graesch
Deputy City Clerk, Rochester, MN

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has has been reviewed and approved this 16 day of DECEMBER 2022

Eric C. Sterner
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2022 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 22ND day of DECEMBER, 2022.

ABSTRACT DOCUMENT NUMBER A-1579162

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 22ND day of DECEMBER, 2022, at 10 o'clock A.M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

Deputy

TORRENS DOCUMENT NUMBER T-158651

I hereby certify that this instrument was filed in the Registrar of Titles for the record on this 22ND day of DECEMBER, 2022, at 10 o'clock A.M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Registrar of Titles - Property Records & Licensing

Deputy

PROPERTY LOCATION MAP

T. 106 N. R. 14 W.

N.W. 1/4 | N.E. 1/4
2
S.W. 1/4 | S.E. 1/4

N

No Scale

PROJECT NUMBER: 3451 COMPUTER FILE: 3451SF01.DWG

1581A

ZUMBRO EAST BANK

WSE MASSEY LTD.
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

SHEET NO. 1 OF 3

"OFFICIAL PLAT"

ZUMBRO EAST BANK

6TH STREET S. E.

BROADWAY AVE SOUTH

WILLSON'S ADDITION

ZUMBRO RIVER

NW COR. LOT 4

FORMER CHICAGO GREAT WESTERN RAILROAD

EXCEPTED PER CONDEMNATION DOC. #715101 PARCEL 236

(187.09 D)

S 89°58'15" W 133.75

3/4" PIPE

N 05°04'07" E 109.45

R=1138.00 L=224.82 Δ=11°20'20" (CHRD. BRG. S 04°50'34" W 224.45)

NOT TANGENT

(70.70 D) 70.85 D

37.50 D

NE COR. N. LINE LOT 18

9.50

N. LINE LOT 19

PRIVATE ROADWAY EASEMENT DOC #440762

SUBTERRANEAN EASEMENT DOC. #A-715101

S 11°36'27" W 187.06

525.30

448.07

259.64

S 00°15'09" E

660.43 D

671.72 D

411.10 D

411.00 D

PARCEL VII

PARCEL VIII

PARCEL XI

PARCEL XV

(VACATED MORTON STREET)

NW COR. LOT 17

NW COR. LOT 18

BLOCK 1 LOT 1

BLOCK 2 LOT 1

C/L SPUR TRACK (NOW REMOVED)

C/L VACATED 1ST AVE. S.E.

P.O.B. PARCEL XV

C/L MAIN TRACK

S 01°53'43" E

S 01°17'28" W

POB PARCEL IX + XI

(VACATED 1ST AVENUE S. E.) (FORMER HENRIETTE STREET)

UNPLATTED

45.00 D

200.00 D

269°30'37" 88.00 D

638.5 D

NW COR. LOT 9

S 147.78

N 00°42'23" W 22.17

EXCEPTION TRACT (NORTH 170.00)

170.00 D

S 89°24'42" W 47.91

NE COR. BLOCK 91

N 00°42'23" W 1356.41

NO MONUMENT IN PLACE COMPUTED LOCATION CORNER FALLS INSIDE MAYO CIVIC CENTER NE COR. NE 1/4 SEC. 2-106-14

3RD AVE SE

EAST

ROCHESTER

ORIGINAL PLAT

S 89°29'46" W 87.97

S 00°42'53" E 213.49

PARCEL III

PARCEL IV

148.72

S 00°50'00" E

417.00 D

3/4" PIPE

5/8" REBAR

APPROX. OLD C/L OF ZUMBRO RIVER PER ORIGINAL PLAT

N 89°36'37" E 48.24

N 00°42'23" W 51.20

MAG NAIL

6TH STREET S. E.

N 89°17'37" E 72.50

N 00°42'23" W 104.00

PARCEL II

LOT 6

331.00 D

N 89°17'37" E 48.00

N 00°42'23" W 104.00

PARCEL VII

EXCEPTION TRACT

322.00 D

6 1/2 STREET S. E.

N 89°17'37" E 71.50

N 01°23'20" E 41.03

323.50 D

238.00 D

377.00 D

N 89°17'37" E 139.00

N 10°26'40" E 106.00

ESTABLISHED PREVIOUSLY

1/2" REBAR

20 W.M.U.E.

10.00

7.77

173.87

N 89°20'36" W

N 00°39'24" E 19.00

CROSS ACCESS EASEMENT BETWEEN LOT 1, BLOCK 95 WILLSON'S ADDITION AND LOT 8, BLOCK 92 O.P. ROCHESTER MISC. BOOK L-3, PAGE 185 2

PARCEL X (TORRENS)

P.O.B. PARCEL X

N 88°40'23" W 305.35

125.44 D

179.8 D

87.75 D

50.33 D

50.75 D

36.9 D

38.97 D

114.2 D

PARCEL XV

(VACATED MORTON STREET)

(95) (96) (92) (93) (94) (97) (99) (100) (101) (102) (103) (104) (105)

(3) (14) (15) (26)

6TH ST. S. E.

ROCHESTER

E. LINE NE1/4, SEC. 2

ADDITION

7TH ST. S. E.

8TH ST. S. E.

1287.17 (1324.7 D) 37.5)

836.67 D (128.00 D) 129.67 D

PARCEL I

PARCEL XIV

PARCEL V (TORRENS)

PARCEL VI (TORRENS)

EXCEPTION TO PARCEL XII

LOT 1 BLOCK 1

PARCEL XII

N 89°49'07" E 238.00

205.00

ACCESS EASEMENT S 00°42'23" E 44.00

203.07

N 89°49'07" E 236.07

573.00 D

587.67 D

458.00 D

N. LINE BRACKEN MEAD SECOND SUBD.

BRACKEN MEAD SECOND SUBDIVISION

N 00°43'14" W 250.06

297.00 D

N 89°49'47" E 296.99

533.00 D

N 00°42'23" W 330.00 D (20 RODS)

330.00

84.00 D

N 00°42'23" W 84.00

3RD AVE SE N 00°42'23" W 44.00

P.O.B. PARCEL XII

W.M.U.E. 56.00 43.00 63.00

E'RLY LINE LOT 3

W'RLY LINE LOT 4

FORMER C/L ZUMBRO RIVER

UNPLATTED

176.9 D

145.3 D

N 00°42'23" W 127.49

P.O.B. PARCEL XIV 450.00 D

212.00 D

238.00 D

QUIT CLAIM DEED

377.00 D

S 21°00'51" W 26.20

S 04°49'43" W 42.68

(60.0 D) (59.8 D)

37.50 D

40.00 D

ACCESS & UTIL. EAS. DOC. #440766

PARCEL IX

POB PARCEL IX + XI

S 56°25'34" E 27.27 (27.32 D)

L1 (PLAT SFPN) 143.77 144.00 D

95.00 D

175.48 D

P.O.B. PARCEL XIII

N 89°52'14" E 43.17 (43.32 D)

N 89°52'14" E 63.60

N 89°52'14" E 220.99

PARCEL XIII

68.43 D

64.0 D

64.45

W. LINE BRACKEN MEAD SECOND SUBD.

ERLY ROW CHICAGO NORTH WESTERN TRANSPORTATION COMPANY

S 01°26'49" W 386.09 D

88.48 D

67.15

S 01°26'49" W 128.54

POB EXCEPTION TRACT

N 89°48'16" E 10.00

N 00°43'14" W 10.00

S 00°50'28" E 9.87 (10.00 D)

FND MON (10.00 D) 0.34 S

N 89°48'16" E 50.00

SW COR. LOT 4

S. LINE LOT 4

N. LINE LOT 3

EX. 10 U.E. DOC. # T-32319

S. LINE LOT 3 BRACKEN MEAD SECOND SUBD.

EXCEPTION TO PARCEL V

EX. 20 U.E. DOC. # T-32319

S. LINE NE1/4, SEC. 2

NE COR. LOT 3

EXCEPTION TRACT

EAST 1/4 COR., SEC. 2-106-14 1" SQUARE PIPE W/CAP SE COR. LOT 3, BLK 1, BRACKEN MEAD SECOND SUBD.=P.O.B.

E. LINE NE 1/4 SEC. 2

N 89°50'14" E 560.00

S 89°50'14" W 33.00

MATCH LINE

MATCH LINE 37.77

N 89°50'14" E 196.63

N 89°50'14" E 1805.66

FND MON: 0.60 S

38.25 D

785.35 D

827.40

20 W.M.U.E.

EX. 20 U.E. DOC. # T-32319

ACCESS & UTIL. EAS. DOC. # 440766

SOLDIER FIELD

PLAZA NORTH

E'RLY ROW LINE PER CONDEMNATION 1978

1/2" ROD SW COR. NE 1/4 SEC. 2-106-14

5.00 D

150.96 D

S 40°29'16" W 154.91

S 03°28'32" W 104.85 D

S 00°12'38" E 86.01 (81.90 D)

N 34°09'41" E 134.09 D

191.70 D

238.94 D

135.00

2.00

S 89°58'15" W 133.75

3/4" PIPE

S 89°29'46" W 87.97

S 00°42'53" E 213.49

S 00°50'00" E 148.72

5/8" REBAR

MAG NAIL

N 89°17'37" E 72.50

N 00°42'23" W 104.00

5/8" REBAR

N 89°17'37" E 48.00

N 00°42'23" W 104.00

1/2" REBAR

N 89°17'37" E 71.50

N 01°23'20" E 41.03

N 10°26'40" E 106.00

N 89°17'37" E 139.00

N 00°42'23" W 127.49

N 00°42'23" W 84.00

N 89°49'07" E 238.00

3RD AVE SE N 00°42'23" W 44.00

N 89°49'07" E 236.07

N 00°43'14" W 250.06

N 89°50'14" E 560.00

S 89°50'14" W 33.00

N 00°42'23" W 1356.41

NO MONUMENT IN PLACE COMPUTED LOCATION CORNER FALLS INSIDE MAYO CIVIC CENTER NE COR. NE 1/4 SEC. 2-106-14

0 30 60 90 120

SCALE IN FEET

PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N 89°52'14" E	37.00

MONUMENTS

- ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- ● FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

W.M.U.E. = WATERMAIN UTILITY EASEMENT
U.E. = UTILITY EASEMENT
331.00 D OR (331.00 D) = PREVIOUSLY DESCRIBED AS

PLAT BMS – REFERS TO DIMENSIONS AS SHOWN ON THE PLAT OF BRACKEN MEAD SECOND SUBDIVISION IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA

PLAT SFPN – REFERS TO DIMENSIONS AS SHOWN ON THE PLAT OF SOLDER FIELD PLAZA NORTH IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA

UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all underground or surface public utilities including rights to conduct drainage and trimming on said easement.

WATERMAIN UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all underground or surface public watermain including rights to conduct drainage and trimming on said easement.

BASIS OF BEARINGS
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

PROPERTY LOCATION MAP

T. 106 N. R. 14 W.

N.W. 1/4 N.E. 1/4 S.W. 1/4 S.E. 1/4 2

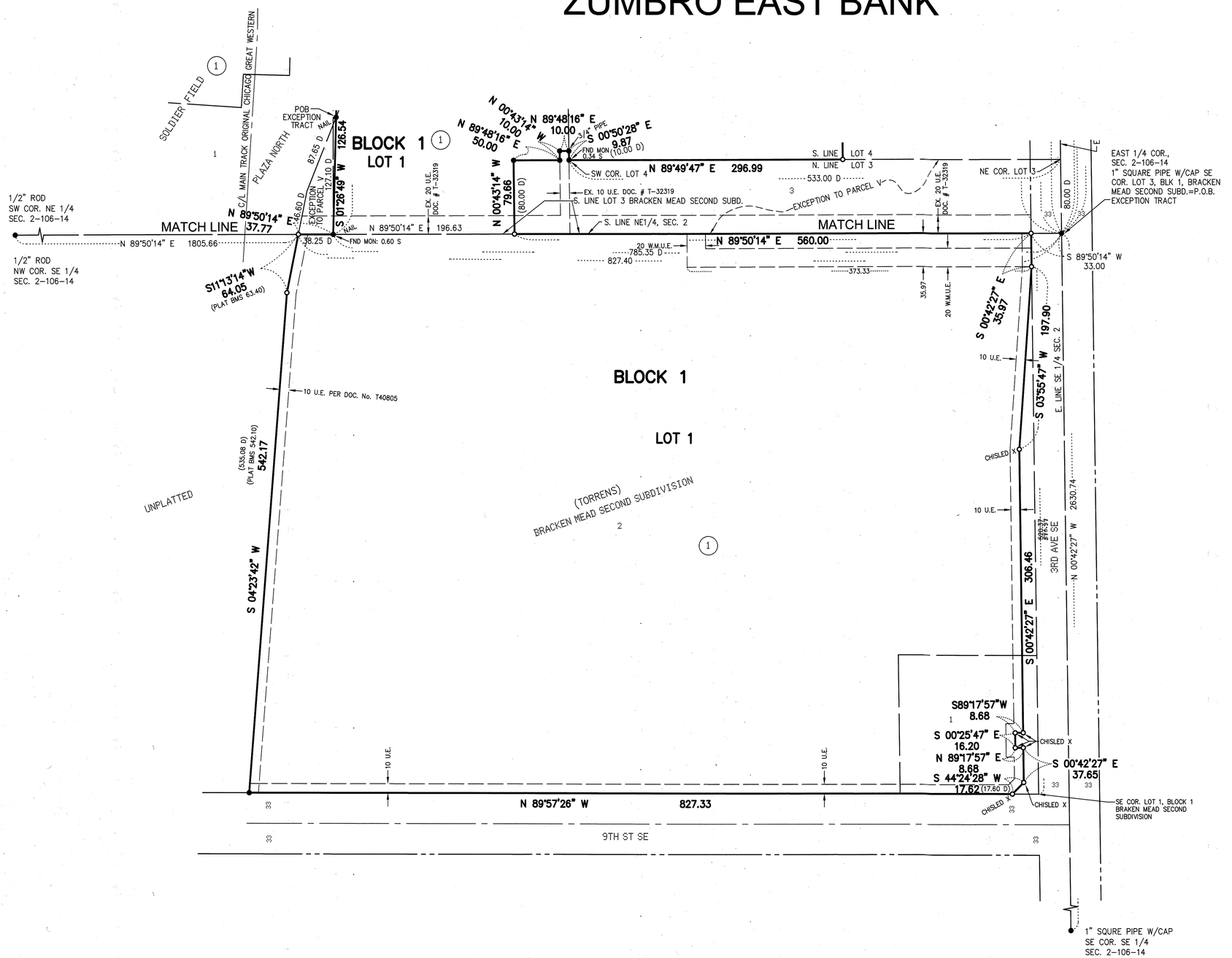
No Scale

WSE MASSEY
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

PROJECT NUMBER: 3451 COMPUTER FILE: 3451SF01.DWG

"OFFICIAL PLAT"

ZUMBRO EAST BANK



W.M.U.E. = WATERMAIN UTILITY EASEMENT

U.E. = UTILITY EASEMENT

331.00 D OR (331.00 D) = PREVIOUSLY DESCRIBED AS PLAT BMS – REFERS TO DIMENSIONS AS SHOWN ON THE PLAT OF BRACKEN MEAD SECOND SUBDIVISION IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA

MONUMENTS

- ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- ● FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

N

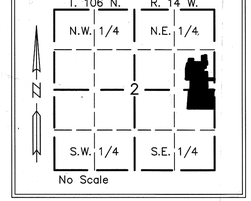
0 30 60 90 120

SCALE IN FEET

BASIS OF BEARINGS

All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

PROPERTY LOCATION MAP



WSE + MASSEY LTD.
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

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