OFFICIAL

FIRST AND BANKS OF ROCHESTER

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Young Men's Christian Association of the North, f/k/a Young Men's Christian Association of the Greater Twin Cities, a Minnesota nonprofit corporation, owner of the following described property:

Lots 1 through 7, inclusive, Block 106, Willson's Addition to the Town, now City, of Rochester, according to the map thereof, Olmsted County, Minnesota, and the South 7.5 feet of vacated 7th Street Southwest, dedicated as High Street in said Willson's Addition, lying between the extended east and west lines of said Lot 7.

AND

The North Half of vacated 8th Street Southwest lying South of and contiguous to Lot 1, Block 106, Willson's Addition to the City of Rochester, Minnesota.

AND

All that part of the East Half of the vacated North-South alley in Block 106, Willson's Addition, and the Northerly 7.5 feet extension thereof and the Southerly 37.5 feet extension thereof.

AND

Beginning at a point on the west line of First Avenue Southwest, in the City of Rochester, dedicated as Main Street in the map of Willson's Addition to Rochester, Olmsted County, Minnesota, 247.5 feet South of the intersection of said west line of First Avenue Southwest with the south line of 6th Street Southwest; thence running South along said west line and an extension thereof 120 feet, to the centerline of vacated 7th Street Southwest, dedicated as High Street in said Willson's Addition to Rochester, Minnesota; thence West parallel with the south line of said 6th Street Southwest, and along said centerline, 130 feet to the extended west line of Lot 1, Block 107, said Willson's Addition to Rochester, Minnesota; thence running North, parallel with the west line of First Avenue Southwest, and along said extended west line, 120 feet; running thence East parallel with the south line of 6th Street Southwest 130 feet to the point of beginning.

AND

All that part of the southerly half of vacated Seventh Street Southwest, originally dedicated as High Street in Willson's Addition to the Town, now City, of Rochester, according to the map or plat thereof, Olmsted County, Minnesota, lying westerly of the westerly right of way line of First Avenue Southwest, and lying easterly of the northerly extension of the centerline of the alley in Block 106, said plat, originally dedicated therein as Perrin Street. EXCEPTING THEREFROM the south 7.5 feet of said vacated Seventh Street Southwest.

AND

All that part of the northerly half of vacated Seventh Street Southwest, originally dedicated as High Street in said Willson's Addition to Rochester, lying westerly of the westerly right of way line of First Avenue Southwest, and lying easterly of the southerly extension of the centerline of the alley in Block 107, said plat.

AND

All that part of West 10.00 feet of First Avenue Southwest, dedicated as Main Street, Willson's Addition to Rochester, lying north of the centerline of vacated 8th Street Southwest, dedicated as Minnesota Street in said plat, and lying south of a line parallel with the south line of 6th Street Southwest, dedicated as First Street in said plat, and running through a point 247.5 feet south of the intersection of the west line of said First Avenue Southwest and the south line of said 6th Street Southwest.

Said tract contains 1.84 acres more or less.

Has caused the same to be surveyed and platted as FIRST AND BANKS OF ROCHESTER and does hereby dedicate to the public for public use the utility easements as created by this plat.

IN WITNESS WHEREOF said Young Men's Christian Association of the North, f/k/a Young Men's Christian Association of the Greater Twin Cities, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this 7th day of September, 2023.

Young Men's Christian Association of the North, f/k/a Young Men's Christian Association of the Greater Twin Cities

Amanda Novak
Vice President

STATE OF MINNESOTA
COUNTY OF Hennepin

This instrument was acknowledged before me on September 7, 2023, by Amanda Novak, Vice President of Young Men's Christian Association of the North, f/k/a Young Men's Christian Association of the Greater Twin Cities, a Minnesota nonprofit corporation, on behalf of the corporation.

Notary signature

Nick Valle
Notary Printed Name

My Commission Expires: January 31, 2027

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 1st day of September, 2023.

Peter G. Oetliker
Peter G. Oetliker, Licensed Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on September 6th, 2023, by Peter G. Oetliker.

Notary signature

Andrea Jill Bustle
Notary Printed Name

My Commission Expires: 01/31/2028

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

This plat of FIRST AND BANKS OF ROCHESTER was approved by the Community Development Department of Rochester, Minnesota, on this 14th day of September, 2023, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd.1.

Community Development Director

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 11 day of SEPTEMBER, 2023.

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

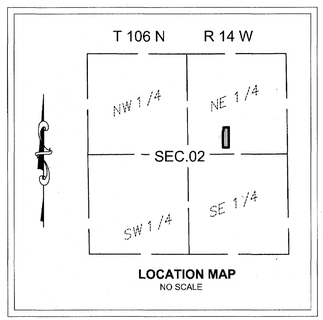
Taxes payable in the year 2023 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 26th day of September, 2023.

Document Number A1593456

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 26 day of September, 2023, at 8 o'clock A.M. and was duly recorded in the Olmsted County Records.

Director of Property Records and Licensing

by Wendy von Wald
Deputy



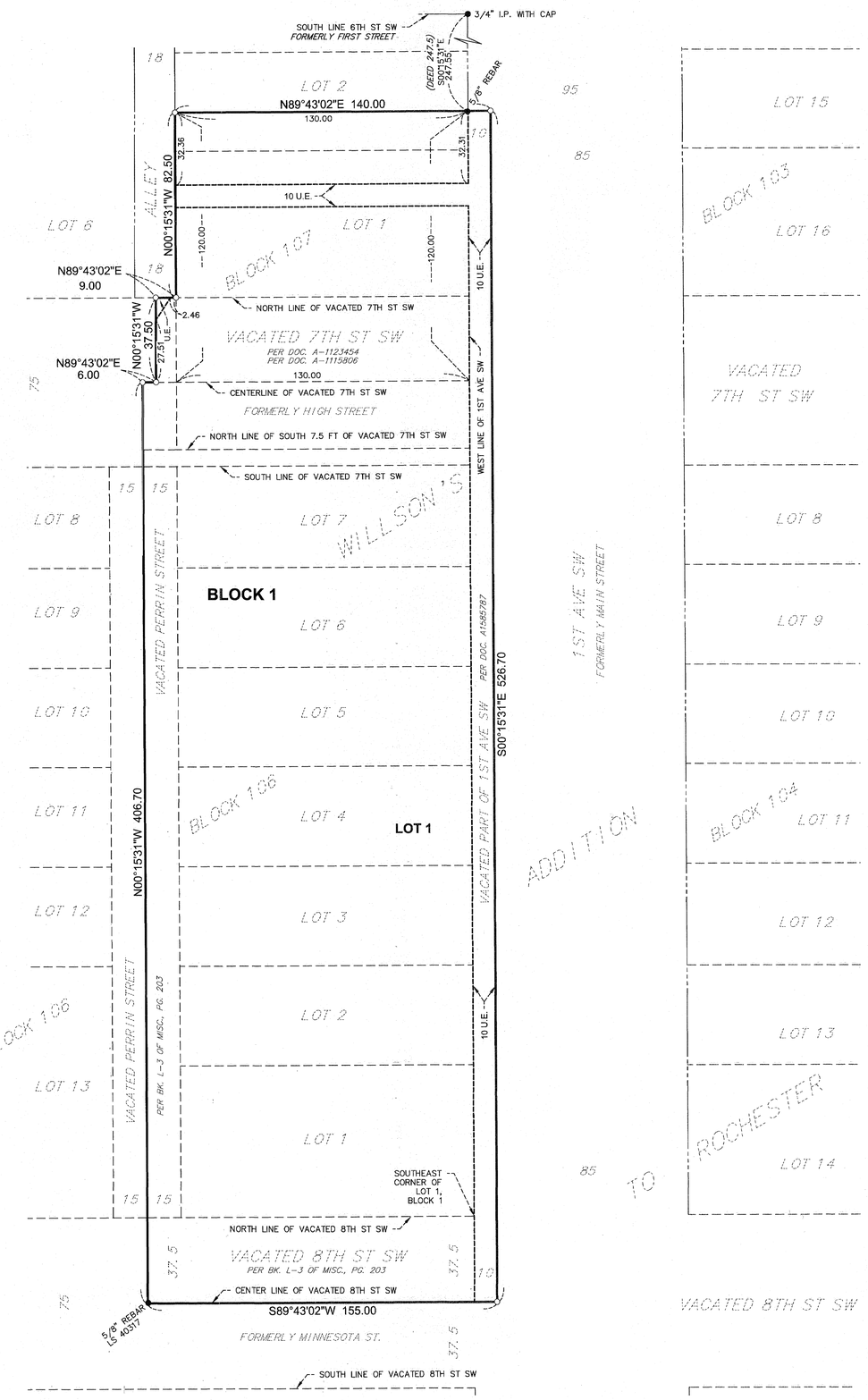


BEARINGS
BEARINGS ARE BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM (NAD83 - 2011 ADJUSTMENT)

● = DENOTES A FOUND IRON MONUMENT

○ = SET 1/2 INCH INTERIOR DIAMETER BY 14 INCHES LONG IRON PIPE WITH PLASTIC CAP STAMPED LS41887

U.E. = UTILITY EASEMENT



WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

© 2023 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

1599A