OFFICIAL

ROCHESTER WTV

FKA MAYO FOUNDATION

KNOW ALL PERSONS BY THESE PRESENTS: That Mayo Clinic, a Minnesota nonprofit corporation, owner of the following described property:

A part of the Southeast Quarter of Section 33, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence North 88 degrees 28 minutes 09 seconds West, assumed bearing, along the north line of said Southeast Quarter, 1257.50 feet; thence South 00 degrees 45 minutes 45 seconds West, parallel with the east line of said Southeast Quarter a distance of 1206.25 feet for a point of beginning; thence North 88 degrees 28 minutes 09 seconds West, parallel with the north line of said Southeast Quarter, 1306.60 feet to a point 66.00 feet east of, as measured at right angles to, the west line of said Southeast Quarter; thence South, parallel with said west line, 244.03 feet; thence West, 66.00 feet to the west line of said Southeast Quarter; thence South, along said west line, 390.77 feet to the centerline of C.S.A.H. No. 34 as dedicated in WIMBLEDON HILLS; thence easterly 909.13 feet along said centerline and along a nontangential curve concave southerly, central angle of 40 degrees 54 minutes 38 seconds, radius of 1273.24 feet, and the chord of said curve bears South 85 degrees 35 minutes 12 seconds East, 889.94 feet; thence South 65 degrees 09 minutes 51 seconds East along said centerline, 521.19 feet; thence North 00 degrees 45 minutes 45 seconds East, 887.38 feet to the point of beginning.

EXCEPT that part of the Southeast Quarter of Section 33, Township 107, Range 14, Olmsted County, Minnesota described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence North 89 degrees 52 minutes 42 seconds West, assumed bearing along the north line of said Southeast Quarter, 1257.50 feet; thence South 00 degrees 53 minutes 11 seconds East, parallel with the east line of said Southeast Quarter, 1206.75 feet; thence North 89 degrees 52 minutes 42 seconds West, parallel with said north line, 1306.76 feet to a point 66.00 feet east of the west line of said Southeast Quarter as measured at right angles; thence South 01 degrees 39 minutes 14 seconds East, parallel with said west line, 160.06 feet; thence South 89 degrees 52 minutes 42 seconds East, parallel with said north line, 1304.54 feet to the intersection with a line which bears South 00 degrees 53 minutes 11 seconds East, parallel with said east line, from the point of beginning; thence North 00 degrees 53 minutes 11 seconds West, parallel with said east line, 160.01 feet to the point of beginning.

Has caused the same to be surveyed and platted as ROCHESTER WTV, and does hereby dedicate to the public for public use the public ways created by this plat.

FKA MAYO FOUNDATION

In witness whereof said Mayo Clinic, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this 19 day of March, 2025

Signed: Mayo Clinic, a Minnesota nonprofit corporation,

BY _____, Section Head- Facilities of Mayo Clinic, a Minnesota nonprofit corporation. - FKA MAYO FOUNDATION

STATE OF Minnesota
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me on this 19 day of March, 2025, by Phillip J. Plonka, Section Head Facilities of Mayo Clinic, a Minnesota nonprofit corporation, on behalf of the corporation.

FKA MAYO FOUNDATION

Mark E. Utz
Signature of Notary

Mark E. Utz
Printed Name of Notary

Notary Public Olmsted County, Minnesota.
My commission expires January 31, 2030

I Eric A. Roeser 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 12TH day of MARCH, 2025

E. Roeser
Eric A. Roeser, Licensed Land Surveyor
Minnesota License No. 47476

STATE OF MINNESOTA
COUNTY OF RAMSEY

This instrument was acknowledged before me on this 12TH day of MARCH, 2025, by Eric A. Roeser, Land Surveyor, Minnesota License No. 47476.

Signature of Notary

NICHOLAS C. PERRUS
Printed Name of Notary

Notary Public RAMSEY County, MINNESOTA
My commission expires JANUARY 31, 2026

CITY APPROVAL, CITY OF ROCHESTER, COUNTY OF OLMSTED, STATE OF MINNESOTA

This plat was approved by the City Council of Rochester, Minnesota, on the 16th day of January, 2025 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk

COUNTY SURVEYOR, COUNTY OF OLMSTED, STATE OF MINNESOTA

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 27 day of MAY, 2025

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING, COUNTY OF OLMSTED, STATE OF MINNESOTA

Taxes payable in the year 2025 on the land herein described have been paid, there are no delinquent taxes, and transfer entered this 11th day of June, 2025

DOCUMENT NUMBER A1625534

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 11th day of June, 2025, at 8 o'clock A M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoyt
Director of Property Records & Licensing

by Wendy von Wald
Deputy

1647A

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

OFFICIAL

ROCHESTER WTV

COMPUTED CENTER AT INTERSECTION OF QUARTER LINES
NW CORNER OF THE SE 1/4 OF SEC. 33, TWP. 107 N, RGE. 14 W

SE 1/4 OF

EXCEPTION

SEC. 33, TWP. 107, RGE. 14

S89°52'42"W 1306.68
(N88°28'09"W 1306.60)

LINE PARALLEL W/ THE N LINE OF THE SE 1/4 OF SEC. 33, TWP. 107, RGE. 14

S89°52'42"W 1257.50
(N88°28'09"W)
N LINE OF THE SE 1/4 OF SEC. 33, TWP. TWP. 107, RGE. 14

1206.25 (DOC. NO. 603217)
1206.25 (DOC. NO. 603218)
1206.75 (DOC. NO. 1263185)

(S00°45'45"W 1206.25)
S00°53'11"E 1206.28

1/2" IRON PIPE

NE CORNER OF THE SE 1/4 OF SEC. 33, TWP. TWP. 107, RGE. 14

LINE PARALLEL W/ THE W LINE OF THE SE 1/4 OF SEC. 33, TWP. 107, RGE. 14

LINE PARALLEL W/ THE E LINE OF THE SE 1/4 OF SEC. 33, TWP. 107, RGE. 14

LINE PARALLEL W/ THE N LINE OF THE SE 1/4 OF SEC. 33, TWP. 107, RGE. 14

N01°39'14"W 1452.37

(SOUTH) S01°39'14"E 160.06

244.03

160.01

330.40

TRAIL & SEWER EASEMENT PER DOC. NO. 912593

1/2" IRON PIPE

283.05

(S88°28'09"E)
S89°52'42"W 1304.54

691.09

N89°57'43"W 321.13

S89°57'43"E 315.15

(WEST) S88°20'46"W 66.00

(SOUTH) S01°39'14"E 83.97

S75°24'41"W 249.45 (258.56 DOC. NO. 912593)

N75°24'41"E 260.29

14.34

S68°55'10"W 6.04

OUTLOT A

95.30

RIGHT OF WAY EASEMENT PER DOC. NO. 1620004

TRAIL & SEWER EASEMENT PER DOC. NO. 912593

N70°35'53"W 400.60

S70°35'53"E 396.15

166.96

21.34

N75°24'34"E 58.90 (67.72 DOC. NO. 912593)

N90°00'00"W 192.10

31.93
R=86.80
Δ=21°04'50"

OUTLOT D

N90°00'00"E 530.05

N90°00'00"E 46.72

LOT 3

OUTLOT 'A'

BLOCK 1

AVALON COVE COURT NW
(PRIVATE STREET)

AVALON COVE

(SOUTH 390.77)

S01°39'14"E 390.13

338.19

INGRESS & EGRESS EASEMENT PER DOC. NOS. 271768 & 603214

OUTLOT C

N01°39'14"W 321.79

253.37

152.39

73.33
R=86.80
Δ=47°44'57"

367.14

271.84

S00°00'50"E 417.17

RIGHT OF WAY EASEMENT PER DOC. NO. 1620004

N00°00'50"W 220.20

270.21

339.91

525.25

579.66

283.08

358.29

OUTLOT B

1

1

TWP. 107,

RGE. 14

1

2

2

SEE DETAIL 'A'

UTILITY EASEMENT PER DOC. NO. 1320191

S61°22'16"E 39.23

S16°22'16"E 41.07

73.01 Δ=3°09'41"

274.72 Δ=11°53'43"

N73°37'44"E 34.00

W LINE OF THE SE 1/4 OF SEC. 33, TWP. 107, RGE 14

OUTLOT 'C'

N61°22'16"W 19.76

N16°22'16"W 38.60

N84°52'44"E 259.15

ELECTRICAL EASEMENT PER DOC. NO. A162211

S83°52'16"E 263.59

515.28 Δ=22°18'41"

S17°22'44"W 15.00

931.02
R=1323.24 Δ=40°18'46"

Δ=3°17'08" 73.02

835.55 R=1323.24 Δ=36°10'44"

ELECTRICAL EASEMENT PER DOC. NO. A162211

S72°37'16"E 258.77

50 FT. RIGHT OF WAY PER AVAILABLE MNDOT MAPPING

68.01 Δ=2°56'41"

909.66
R=1273.24 Δ=40°56'05"
CH=890.44 CH BRG=S87°14'06"E
(909.13 Δ=40°54'38" CH BRG=S85°35'12"E)

2ND STREET SOUTHWEST

(PLATTED AS COUNTRY CLUB ROAD WEST)

CENTERLINE OF C.S.A.H. NO. 34 PER PLAT OF WIMBLEDON HILLS (LOCATION BASED ON FOUND MONUMENTS)

SEE DETAIL 'B'

51.94

95.77

31.89

S00°00'00"E 394.32

RIGHT OF WAY EASEMENT PER DOC. NO. 1620004

N00°00'00"E 339.32

S00°00'00"E 283.08

N00°00'00"E 579.66

N90°00'00"E 290.64

S89°51'41"E 68.99

N89°51'41"W 62.04

450.80

887.11
(N00°45'45"E 887.38)

N00°53'11"W 727.10

20.01

1/2-INCH IRON PIPE LS 16622

LOT 6

LOT 5

LOT 1

CASCADE LAKE

BLOCK

GRANDEVILLE AT

288.25

COUNTRY CLUB ROAD WEST

CORNER IN TRAVELED ROADWAY, NOT SET

WIMBLEDON HILLS

WIMBLEDON HILLS DRIVE SW

S01°39'14"E 812.87

1/2" IRON PIPE

WIMBLEDON HILLS

THIRD SUBDIVISION

ELECTRICAL EASEMENT PER DOC. NO. A162211

UTILITY EASEMENT PER DOC. NO. 1320191

S66°46'19"E 414.11

N66°46'03"W 370.86

426.76

498.52

S66°46'03"E 520.91
(S65°09'51"E 521.19)

1" T-POST

1/2" IRON PIPE

N68°10'41"E 39.94

S68°10'41"W 23.77

S00°00'00"E 221.52

S00°00'00"E 13.00

N90°00'00"W 11.66

34.55

S57°40'30"E 48.91

N57°40'30"W 51.75

25.28

54.78

CORNER IN TRAVELED ROADWAY, NOT SET

1/2-INCH IRON PIPE LS 16622

MAG NAIL WITH DISK LS 23677

STUART SUBDIVISION

E LINE OF OUTLOT C

OUTLOT C

OUTLOT B

N61°22'16"W 15.00

S28°37'44"W 15.00

N28°37'44"E 5.00

N61°22'16"W 2.94

ELECTRICAL EASEMENT PER DOC. NO. A162211

S61°22'16"E 23.78

UTILITY EASEMENT PER DOC. NO. 1320191

11.58

N01°39'14"W

DETAIL 'A' - NOT TO SCALE

W LINE OF THE SE 1/4 OF SEC. 33, TWP. 107 N, RGE. 14 W

CAST IRON MONUMENT SW CORNER OF THE SE 1/4 OF SEC. 33, TWP. 107 N, RGE. 14 W

OUTLOT B

OUTLOT C

ELECTRICAL EASEMENT PER DOC. NO. A162211

N73°37'44"E 26.16

UTILITY EASEMENT PER DOC. NO. 1320191

6.16

4.97

S LINE OF OUTLOT B

SW CORNER OF OUTLOT B

DETAIL 'B' - NOT TO SCALE

SECTION 33, T 107 N, R 14 W

N89°40'18"E 2574.91

N89°33'20"E 2687.54

US HWY NO 14

N.W. 1/4

N.E. 1/4

S.W. 1/4

S.E. 1/4

PLAT

COUNTRY CLUB RD W

2ND ST SW

N01°31'20"W 2646.48

N01°39'14"W 2656.26

2670.62

S00°45'48"E

N89°52'42"E 2596.63

N89°52'42"E 2646.37

N01°31'16"W 2646.34

N01°39'14"W 2655.37

2668.56

S00°53'11"E

2618.37

2610.85

N89°58'43"W

S89°57'50"W

VICINITY MAP
NO SCALE

0 60 120 180
SCALE IN FEET

THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 107 NORTH, RANGE 14 WEST, OLMSTED COUNTY, MINNESOTA IS ASSUMED TO BEAR SOUTH 01 DEGREE 39 MINUTES 14 SECONDS EAST

● DENOTES FOUND MONUMENT AS NOTED

◎ DENOTES SET 5/8-INCH BY 14-INCH REBAR MARKED WITH LICENSE NUMBER 47476

(SXX°XX'XX"W) DENOTES RECORD BEARING PER DEEDS, DOC. NOS. 603218 & 1263185, UNLESS OTHERWISE INDICATED

(XXX.XX) DENOTES RECORD DISTANCE PER DEEDS, DOC. NOS. 603218 & 1263185, UNLESS OTHERWISE INDICATED

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