MAYO UNBOUND FIRST SUBDIVISION

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

Lots 1-6, Block 27, Original Plat of the town, now City, of Rochester, including the East-West alley located in the said Block; Block 1 of William McCullough's Addition to the town, now City, of Rochester; and the vacated East 1/2 of the former 5th Avenue SW lying adjacent to said Block 1 of William McCullough's Addition to the City of Rochester, Olmsted County, Minnesota; and Court House Park Block, together with the West 1/2 of vacated former Court Street, William McCullough's Addition to the City of Rochester, Olmsted County, Minnesota.

ALSO

Lots 1-6, Block 29, ORIGINAL PLAT OF ROCHESTER, and the North one-half of vacated 1st Street SW lying adjacent to the south line of said Lot 1, Block 29, all in Olmsted County, Minnesota.

ALSO

Lots 5 and 6, Block 26, ORIGINAL PLAT OF ROCHESTER, and the South one-half of vacated 1st Street SW lying adjacent to the north line of said Lot 6, Block 26, all in Olmsted County, Minnesota.

ALSO

Lots 1, 2, 3, 4, 5, 6, and the East One-Half (E ½) of the vacated alley, and Lots 7, 8, 9, 10, 11, 12, and the West One-Half (W ½) of the vacated alley, all in Block 30, Original Plat, and the North Half of vacated First Street SW lying adjacent to said Block 30, Original Plat, in the City of Rochester, Olmsted County, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

ALSO

Block 25, and the South Half of vacated First Street SW lying adjacent to Block 25, Original Plat of the Town (Now City) of Rochester, Olmsted County, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said County.

ALSO

That part of vacated First Street SW (formerly Fourth Street) which lies between Fourth Avenue SW (formerly Grove Street) and Third Avenue SW (formerly Prospect Street), ORIGINAL PLAT OF ROCHESTER, Olmsted County, Minnesota.

ALSO

Lots 4, 5, 6, 7, 8 and 9, Block 24; the West Half of the vacated north-south alley lying adjacent to said Lots 7, 8 and 9; the vacated east-west alley lying adjacent to said Lots 4, 5, 6 and 7; and that part of the South Half of vacated First Street SW lying adjacent to said Lot 9 and westerly of the centerline of said vacated north-south alley extended to the centerline of said vacated First Street SW, all in ORIGINAL PLAT OF ROCHESTER, Olmsted County, Minnesota.

ALSO

A part of the north 35.00 feet of Lot 3, Block 24, ORIGINAL PLAT OF ROCHESTER, Minnesota, and a part of the vacated east-west alley adjacent to said Lot 3, all being described by metes and bounds as follows:

Beginning at the northwest corner of said Lot 3; thence North 00 degrees 00 minutes 26 seconds West, (assuming the north line of said Lot 3 bears North 89 degrees 59 minutes 34 seconds East), 9.00 feet; thence North 89 degrees 59 minutes 34 seconds East, 5.00 feet; thence South 00 degrees 02 minutes 04 seconds East, 44.00 feet to the south line of the north 35.00 feet of said Lot 3; thence South 89 degrees 59 minutes 34 seconds West, 5.00 feet to the west line of said Lot 3; thence North 00 degrees 01 minute 58 seconds West along said west line, 35.00 feet to the point of beginning.

ALSO

That part of vacated First Street SW which lies westerly of the westerly right of way line of Fourth Avenue SW, in the City of Rochester, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of Block 27, ORIGINAL PLAT OF ROCHESTER, according to the recorded plat thereof; thence South 89 degrees 36 minutes 07 seconds West, assumed bearing, along the north line said Block 27, to the northwest corner of said Block 27; thence North 89 degrees 49 minutes 27 seconds West, along the north line of Block 1, Wm. McCULLOUGH'S ADDITION, according to the recorded plat thereof, and along the north line of vacated Fifth Avenue SW (formerly Court Street), 34.00 feet; thence North 00 degrees 10 minutes 33 seconds East, 75.00 feet to the south line of Block 2, in said Wm. McCULLOUGH'S ADDITION; thence South 89 degrees 49 minutes 27 seconds East, along said south line, 33.63 feet to the southwest corner of Block 28, in said ORIGINAL PLAT OF ROCHESTER; thence North 89 degrees 36 minutes 07 seconds East, along the south line of said Block 28, a distance of 136.37 feet to the southeast corner of said Block 28; thence South 00 degrees 17 minutes 54 seconds East, along the westerly right of way line of Fourth Avenue SW, 75.00 feet to the point of beginning.

ALSO

That part of vacated Fourth Avenue SW which lies southerly of the southerly right of way line of Center Street West and northerly of the northerly right of way line of Second Street SW, all in the City of Rochester, Olmsted County, Minnesota.

ALSO

That part of vacated Third Avenue SW which lies southerly of the southerly right of way line of Center Street West and northerly of the northerly right of way line of Second Street SW, all in the City of Rochester, Olmsted County, Minnesota.

ALSO

All that part of vacated Second Avenue SW lying between Blocks 24 and 25, ORIGINAL PLAT OF ROCHESTER, Olmsted County, Minnesota.

ALSO

The vacated West 25.00 feet of Second Avenue SW which lies southerly of the southerly right of way line of Center Street West and northerly of the southerly right of way line of Vacated First Street SW, all in the City of Rochester, Olmsted County, Minnesota.

Has caused the same to be surveyed and platted as MAYO UNBOUND FIRST SUBDIVISION.

In witness whereof, said Mayo Clinic, a Minnesota nonprofit corporation, has caused these presents to be signed by its proper officer this 23 day of June, 2025.

SIGNED Mayo Clinic

Bradley A. Lahr

Bradley Lahr, Vice-Chair, Facilities and Support Services

STATE OF MN
COUNTY OF Olmsted

This instrument was acknowledged before me on June 23, 2025 by Bradley Lahr, Vice-Chair, Facilities and Support Services of Mayo Clinic, a Minnesota nonprofit corporation.

Notary Public, Olmsted County, Minnesota — Notary Printed Name

My commission expires 1/31/2030

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 23RD day of JUNE, 2025.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on June 23, 2025 by Jeffrey J. Rolfson.

Notary Public, Olmsted County, Minnesota — Anne M Sill, Notary Printed Name

My commission expires January 31, 2029

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 23 day of JUNE, 2025.

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of MAYO UNBOUND FIRST SUBDIVISION was approved by the Community Development Department of Rochester, Minnesota, on this 23rd day of June, 2025, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

Community Development Director

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2025 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 26th day of June, 2025.

DOCUMENT NUMBER A-1626652

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 26th day of June, 2025, at 11 o'clock A M., and was duly recorded in Olmsted County Records

Director of Property Records & Licensing

by Wendy von Wald
Deputy

TORRENS DOCUMENT NUMBER T-163259

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this 26th day of June, 2025, at 11 o'clock A M., and was duly recorded in Olmsted County Records.

Registrar of Titles - Property Records & Licensing

by Wendy von Wald
Deputy

1649A

3701 40th Avenue NW
Rochester, MN 55901
wsb
507-218-3745
www.wsbeng.com

022592

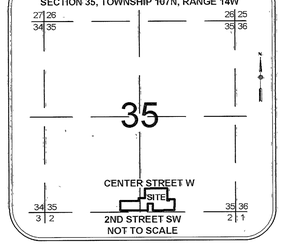
MAYO UNBOUND FIRST SUBDIVISION

N

0 40' 80'
SCALE IN FEET

BASIS OF BEARING SYSTEM
ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTH LINE OF COURT HOUSE PARK, WILLIAM McCULLOUGH'S ADDITION, WHICH IS ASSUMED TO BE N89°47'31"W

PROPERTY LOCATION MAP
SECTION 35, TOWNSHIP 107N, RANGE 14W



NOT TO SCALE

NOTE

ALL MONUMENTS SHOWN THUS ○
ARE SET 5/8" CAPPED REBAR WITH LICENSE NO 49003, UNLESS OTHERWISE SHOWN, WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT

ALL MONUMENTS SHOWN THUS ●
ARE FOUND IRON MONUMENTS UNLESS OTHERWISE NOTED

(100 PLAT) = DISTANCE PER RECORDED PLATS OF WILLIAM McCULLOUGH'S ADDITION AND ORIGINAL PLAT OF ROCHESTER

O P R = ORIGINAL PLAT OF ROCHESTER

W M A = Wm McCULLOUGH'S ADDITION

CENTERLINE
CENTER STREET W (PLATTED FIFTH STREET)
N89°45'04"E 75.00
N89°42'30"E 140.85 (140 PLAT)
N89°42'57"E 75.00
N89°46'03"E 323.84
298 84 (298 PLAT)
SET MAGNETIC NAIL IN CONCRETE
N LINE BLOCK 29 O P R
N LINE BLOCK 30 O P R
TUNNEL EASEMENT PER DOC NO A-904915
SOUTHERLY R/W LINE CENTER STREET W
MATCH LINE (SEE SHEET 3 OF 3 SHEETS)
37.5
75
E LINE BLOCK 28 O P R
W LINE BLOCK 29 O P R
E LINE BLOCK 29 O P R
W LINE BLOCK 30 O P R
264 62 (264 PLAT)
264 36 (264 PLAT)
264 28 (264 PLAT)
N00°17'54"W 264.81 (264 PLAT)
BLOCK 2
BLOCK 28
BLOCK 29
BLOCK 30
O.P.R.
Wm. McCULLOUGH'S ADDITION
VACATED FIFTH AVENUE SW (PLATTED HUNTER STREET)
VACATED ALLEY
LOT 1
BLOCK 1
S LINE BLOCK 2 W M A
S89°49'27"E 33.63
SW COR BLOCK 28 O P R
SE COR BLOCK 28 O P R
(136 5 PLAT)
N89°36'07"E 136.37
S LINE BLOCK 28, O P R
S LINE BLOCK 29 O P R
S LINE BLOCK 30 O P R
140 82 (140 PLAT)
298 88 (298 PLAT)
TUNNEL EASEMENT PER DOC NO A-904915
SOUTHERLY R/W LINE CENTER STREET W
VACATED FOURTH AVENUE SW (VACATED PER DOC NO A-1626647) (PLATTED GROVE STREET)
VACATED THIRD AVENUE SW (VACATED PER DOC NO A-1626647) (PLATTED PROSPECT STREET)
BLOCK 7
Wm. McCULLOUGH'S ADDITION
CENTERLINE
FIRST STREET SW (PLATTED FOURTH STREET)
VACATED FIRST STREET SW (PLATTED FOURTH STREET)
(VACATED PER DOC NO A-1626647)
N00°10'33"E 75.00
S89°49'27"E 505.43
539 43
N89°49'27"W 34 00
(136 5 PLAT)
S89°36'07"W 136 62
S00°17'54"E 75 00
N LINE COURT HOUSE PARK W M A
N LINE VACATED FIFTH AVENUE SW
N LINE BLOCK 1 W M A
N LINE BLOCK 27 O P R
NW COR BLOCK 27 O P R
NE COR BLOCK 27 O P R
N LINE BLOCK 26 O P R
SW COR LOT 5, BLOCK 26 FOUND MAGNETIC NAIL IN CONCRETE
SE COR LOT 5, BLOCK 26 FOUND ½" CAPPED REBAR RLS 49003
S LINE LOT 5
S89°38'48"W 140.77 (140 PLAT)
80 66 (80 67 PLAT)
80 77 (80 67 PLAT)
W LINE BLOCK 25 O P R
N LINE BLOCK 25 O P R
W LINE COURT HOUSE PARK W M A
E LINE COURT HOUSE PARK W M A
W LINE BLOCK 27 O P R
E LINE VACATED FIFTH AVENUE SW
S LINE BLOCK 1 W M A
E LINE BLOCK 27 O P R
S LINE BLOCK 27 O P R
NORTHERLY R/W LINE SECOND STREET SW
W LINE BLOCK 26 O P R
E LINE BLOCK 26 O P R
SW COR LOT 3, BLOCK 26 FOUND MAGNETIC NAIL IN CONCRETE
SE COR LOT 1, BLOCK 26 FOUND MAGNETIC NAIL IN CONCRETE
(140 PLAT)
S89°44'26"W 140 67
S00°19'34"E 183.38 (183 33 PLAT)
N00°17'37"W 183.61 (183 33 PLAT)
S LINE BLOCK 25 O P R
264 50 (264 PLAT)
S LINE COURT HOUSE PARK W M A
N89°47'31"W 543.44 (543 2 PLAT)
S89°44'26"W 209.67 (211 5 PLAT)
S89°44'26"W 593.05 (592 PLAT)
(PLATTED CLARK STREET) SIXTH AVENUE SW (PLATTED ZUMBRO STREET)
N00°07'20"E 263.20 (264 PLAT)
Wm. McCULLOUGH'S ADDITION
COURT HOUSE PARK
ORIGINAL PLAT OF ROCHEST
SECOND STREET SW (PLATTED ZUMBRO STREET)
CENTERLINE
50

3701 40th Avenue NW
Rochester, MN 55901
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507-218-3745
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022592

MAYO UNBOUND FIRST SUBDIVISION

N

0 40' 80'
SCALE IN FEET

BASIS OF BEARING SYSTEM
ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTH LINE OF COURT HOUSE PARK, WILLIAM McCULLOUGH'S ADDITION, WHICH IS ASSUMED TO BE N89°47'31"W

NOTE

ALL MONUMENTS SHOWN THUS ○
ARE SET 5/8" CAPPED REBAR WITH LICENSE NO 49003, UNLESS OTHERWISE SHOWN, WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT

ALL MONUMENTS SHOWN THUS ●
ARE FOUND IRON MONUMENTS UNLESS OTHERWISE NOTED

(100 PLAT) = DISTANCE PER RECORDED PLATS OF WILLIAM McCULLOUGH'S ADDITION AND ORIGINAL PLAT OF ROCHESTER

O P R = ORIGINAL PLAT OF ROCHESTER

W M A = Wm McCULLOUGH'S ADDITION

LOT 1

BLOCK 1

CENTER STREET W (PLATTED FIFTH STREET)

CENTERLINE

N89°45'04"E 75.00 — N89°42'30"E 140.85 (140 PLAT) — N89°42'57"E 75.00 — N89°46'03"E 323.84 (298 84 (298 PLAT))

SET MAGNETIC NAIL IN CONCRETE

TUNNEL EASEMENT PER DOC NO A-904915

SOUTHERLY R/W LINE CENTER STREET W

(SEE SHEET 2 OF 3 SHEETS) MATCH LINE

N LINE BLOCK 29 O P R

N LINE BLOCK 30 O P R

E LINE BLOCK 28 O P R

W LINE BLOCK 29 O P R

E LINE BLOCK 29 O P R

W LINE BLOCK 30 O P R

E LINE BLOCK 30 O P R

S LINE BLOCK 29 O P R

S LINE BLOCK 30 O P R

140 82 (140 PLAT)

298 88 (298 PLAT)

264 02 (264 PLAT)

264 38 (264 PLAT)

264 28 (264 PLAT)

264 15 (264 PLAT)

N00°17'54"W 264.81 (264 PLAT)

S89°49'27"E 33.63 — N89°36'07"E 136.37 (136 5 PLAT)

S LINE BLOCK 2 W M A

SW COR BLOCK 28 O P R

SE COR BLOCK 28 O P R

S LINE BLOCK 28, O P R

N00°10'33"E 75.00

(PLATTED FOURTH STREET)

VACATED FIRST STREET SW (VACATED PER DOC NO A-1626647)

S00°17'54"E 75.00

VACATED FOURTH AVENUE SW (VACATED PER DOC NO A-1626647) (PLATTED GROVE STREET)

VACATED THIRD AVENUE SW (VACATED PER DOC NO A-1626647) (PLATTED PROSPECT STREET)

VACATED SECOND AVENUE SW (VACATED PER DOC NO T-163256)

S00°18'07"E 339.14 (339 PLAT)

SECOND AVENUE SW (PLATTED FRANKLIN STREET)

E LINE W 25 00 FEET SECOND AVENUE SW

N89°49'27"W 34 00 — S89°36'07"W 136 62 (136 5 PLAT)

NW COR BLOCK 27 O P R — N LINE BLOCK 27 O P R — NE COR BLOCK 27 O P R

N LINE VACATED FIFTH AVENUE SW

N LINE BLOCK 1 W M A

W LINE BLOCK 27 O P R

E LINE BLOCK 27 O P R

S LINE BLOCK 27 O P R

E LINE VACATED FIFTH AVENUE SW

S LINE BLOCK 1 W M A

NORTHERLY R/W LINE SECOND STREET SW

S89°44'26"W 209.67 (211 5 PLAT)

VACATED FIFTH AVENUE SW (PLATTED COURT STREET)

McCULLOUGH'S ADDITION

BLOCK 27

BLOCK 28

BLOCK 29

BLOCK 26

BLOCK 25

BLOCK 30

BLOCK 31

VACATED ALLEY

O.P.R.

ORIGINAL PLAT OF ROCHESTER

VACATED FIRST STREET SW (PLATTED FOURTH STREET)

VACATED FIRST STREET SW (VACATED PER DOC NO A-1626647)

N LINE BLOCK 26 O P R

SW COR LOT 5, BLOCK 26 FOUND MAGNETIC NAIL IN CONCRETE

SE COR LOT 5, BLOCK 26 FOUND 3/8" CAPPED REBAR RLS 49003

S LINE LOT 5

S89°38'48"W 140.77 (140 PLAT)

80 66 (80 67 PLAT) — 80 77 (80 67 PLAT)

S00°19'34"E 183.38 (183 33 PLAT) — N00°17'37"W 183.61 (183 33 PLAT)

W LINE BLOCK 26 O P R

E LINE BLOCK 26 O P R

SW COR LOT 3, BLOCK 26 FOUND MAGNETIC NAIL IN CONCRETE

SE COR LOT 1, BLOCK 26 FOUND MAGNETIC NAIL IN CONCRETE (140 PLAT)

S89°44'26"W 140 67

(SEE SHEET 2 OF 3 SHEETS) MATCH LINE

NORTHERLY R/W LINE SECOND STREET SW

S89°44'26"W 593.05 (592 PLAT)

SECOND STREET SW (PLATTED ZUMBRO STREET)

CENTERLINE

SET MAGNETIC NAIL IN CONCRETE

N89°44'36"E 50.00

N00°18'07"W 37.50

N LINE VACATED FIRST STREET SW

N89°45'59"E 149.25 (149 PLAT)

CENTERLINE VACATED FIRST STREET SW

PLAZA EASEMENT PER DOC NO 1165607 & 1172819

SET MAGNETIC NAIL IN CONCRETE

SET MAGNETIC NAIL IN CONCRETE OFFSET 1 00 FOOT NORTH OF LOT CORNER

N LINE BLOCK 24, O P R

N LINE BLOCK 24 O P R

W LINE BLOCK 24 O P R

S00°16'39"E 211.70

S89°42'01"W 5 00

N00°15'01"W 9 00

NW COR LOT 3, BLOCK 24 O P R

N00°18'53"W 35 00

S LINE N 35 00 FEET LOT 3

S89°42'01"W 5.00

SET MAGNETIC NAILS IN CONCRETE

E LINE LOT 4 BLOCK 24 O P R

S00°16'39"E 90.27

SET MAGNETIC NAIL IN CONCRETE

S LINE BLOCK 24 O P R

S LINE BLOCK 25 O P R

E LINE BLOCK 25 O P R

36 FOOT UTILITY EASEMENT PER DOC NO A-1085038

FIRST AVENUE SW (PLATTED MAIN STREET)

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022592