FIFTH STREET SUBDIVISION

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as FIFTH STREET SUBDIVISION: that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated onthe plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

James E. Swanson

James E. Swanson, R.L.S.
Minnesota Registration Number 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 7th day of December, 19 84.

William E. Tinton
Notary Public, Olmsted County, Minnesota

My commission expires WILLIAM E. TINTON NOTARY PUBLIC—MINNESOTA OLMSTED COUNTY

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 13th day of December, 1984.

Roger W. Brand
Olmsted County Surveyor

Tax Statements

Taxes due and payable for the year 1984 have been paid.

Charlene Vanlaar Deputy
Olmsted County Treasurer

Date December 14, 1984

No delinquent taxes due and transfer entered this 21st day of December, 1984.

Rose Channing by
County Auditor Melva Nelson, Deputy

City Approval

State of Minnesota
County of Olmsted
City of Rochester

I, Carole A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 17 day of December, 1984, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 21 day of December, 1984.

Carole A. Grimm
City Clerk

County Recorder

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 26 day of December, 1984, at 8 O'clock A.M., and was duly recorded in the Olmsted County records.

By LOIS FINSTUEN
County Recorder Carol M. Ferrier, deputy

County Registrar of Titles

DOCUMENT NUMBER 40608

I hereby certify that this instrument was filed in the Office of the Registrar of Titles for record on this 26 day of December, 1984, at 8 O'clock A.M., and was duly recorded in Olmsted County records.

By Lois Finstuen
Registrar of Titles, Olmsted County

Deputy

Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Metro Development Corp, a Minnesota Corporation, and Dale Ragan and Bonnie D. Ragan, husband and wife, and Clarence Koblitz and Marie Koblitz, husband and wife, owners and proprietors and the First National Bank of Rochester, a United State Corporation, mortgagee of the following described property situated in the City of Rochester, State of Minnesota to wit:

That part of Lots 1, 2, 3, 9, 10, 11, and 12, and that part of the North and South Alley lying between and adjacent to said lots, and that part of 5th St. N.W. (formerly known as 10th Street), of Block 12, Cummings Addition to the City of Rochester bounded as follows: On the west by the east line of 7th Ave. N.W. (formerly know as Grant Street); On the northeast by a line being 50.00 feet southwesterly of as measured at right angles to and parallel with the centerline of the main track of the Chicago and North Western Transportation Company; On the east by the west line of 6th Ave. N.W. (formerly know as Clark Street); and on the southwest by a line being 50.00 feet southwesterly of as measured at right angles to and parallel with the centerline of the main track of the afore said Chicago and North Western Transportation Company, said southwest line being the same as a line being 50.00 feet southwesterly of as measured at right angles to and parallel with the centerline of the main track of the Wisconsin, Minnesota, and Pacific Railroad Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company, said main track now removed). Together with the following described Torrens lands:

That part of Lots 2, 3, 4, 8, 9, 10, and that part of the North and South Alley lying between and adjacent to said lots, Block 12, Cummings Addition to the City of Rochester, Minnesota bounded as follows: On the west by the east line of 7th Ave N. W. (formerly known as Grant Street); on the northeast by a line being 30.00 feet southwesterly of as measured at right angles to and parallel with the centerline of the main tract of the Chicago and North Western Transportation Company; on the east by the west line of 6th Ave N.W. (formerly known as Clark Street); and on the southwest by a line being 50.00 feet southwesterly of as measured at right angles to and parallel with the centerline of said main track. TOGETHER WITH:
That part of Lots 11 and 12, Block 5, and part of Lot 6, Block 6, and part of 5th St. N.W. (formerly known as 10th Street), Cummings Addition to the City of Rochester, Minnesota, and a part of Lot 11, Block 6, and a part of the North and South Alley lying adjacent to said Lot 11, Block 6, of Elliott's Resubdivision of Blocks 6 and 11 Cummings Addition to the City of Rochester being described as follows: Beginning at the Northeast corner of Lot 5, Block 6 of Elliott's Resubdivision of Blocks 6 and 11 Cummings Addition to the City of Rochester; thence westerly, along the north line of said Lot 5, 87.14 feet, more or less to a line beirg 50.00 feet southwesterly of as measured at right angles to and parallel with the centerline of the main tract (now removed) of the Wisconsin, Minnesota and Pacific Railroad Company (later the Chicago Great Western Railway Company, now the Chicago and North western Transportation Company), (the Centerline of main track (now removed) as originally located 100.00 feet southwesterly of as measured at right angles to and parallel with the centerline of the main tract of the Chicago and North Western Transportation Company as it is presently located); thence northwesterly, along said line, 219.10 feet, more or less to the east line of 6th Ave. N.W. (formerly known as Clark Street); thence northerly, along said east line, 97.78 feet to a point on a northwesterly extension of a line which commences at a point on the west line of 5th Ave. N.W. (formerly known as Hunter Street), which is 25.00 feet southerly as measured alonc said west line, from a point being 50.00 feet southwesterly of as measured at right angles from the centerline of the main track of the Chicano and North Western Transportation Company, and runs southeasterly to a point on the west line of 4th Avenue N.W. (formerly known as Grove Street), which is 48.00 feet southerly as measured along said west line of 4th Ave. N.W. from a point being 50.00 feet southwesterly of as measured at right angles from the centerline of the main track of the Chicano and North Western Transportation Company; thence southeasterly, along said extension, 315.59 feet, more or less to the point of commencement of the afore said line; thence southerly, along the west line of said 5th Avenue N. W. 53.92 feet to the point of beginning. Together with the following described Torrens Lands:

That part of Lots 1, 11, and 12, and that part of the North and South Alley lying between and adjacent to said lots, and that part of 5th St. N. W. (formerly known as 10th Street), of Block 5, Cummings Addition to the City of Rochester, Minnesota, being described as follows: Beginning at a point on the west line of said 5th Ave. N. W. (formerly Hunter Street) a distance of 25.00 feet southerly, as measured along said west line of 5th Ave. N. W. from a point on said west line of 5th Ave. N. W. being 50.00 feet southwesterly of as measured at right angles from the centerline of the main track of the Chicano and North Western Transportation Company; thence northwesterly, 315.84 feet, along a straight line, which commences at a point in the west line of 4th Avenue N. W. (formerly Grove Street) a distance of 48.00 feet southerly from a point in said west line being 50.00 feet southwesterly of as measured at right angles from the centerline of the afore said main track, and passes through said point of beginning to intersect with the east line of 5th Ave. N. W. (formerly Clark Street); thence northerly, along said east line, 27.23 feet to a point on a line being 30.00 feet southwesterly of as measured at right angles to and parallel with the centerline of the main track of said Chicano and North Western Transportation Company; thence southeasterly, along said line, 309.87 feet to the west line of said 5th Avenue N. W.; thence southerl, along said west line, 45.83 feet to the point of beginning.

TOGETHER WITH:

That part of Lots 4, 5, and 6, Block 3, Cummings Addition to the City of Rochester, Minnesota, and that part of Lots 2, 3, 4, and 5, Block 69, Original Plat of Rochester, and part of 5th St. N. W. (formerly 10th Street), being described as follows: Beginning at a point on the west line of 4th Ave. N.W. (formerly known as Grove Street) a distance of 73.00 feet northerly as measured along said west line, from the southeast corner of said Block 69; thence northwesterly, 163.44 feet, more or less to a point on the west line of said Block 69, a distance of 138.72 feet northerly, as measured along said west line, from the southwest corner thereof; thence northwesterly, 153.40 feet, more or less, to a point on the west line of Lot 5, Block 3, of said Cummings Addition, being 20.00 feet northerly of as measured along said west line from the southwest corner thereof; thence northerly, along the east line of 5th Ave. N.W. (formerly known as Hunter Street), 64.49 feet to a point on a line which commences at a point in the west line of 4th Ave. N.W. a distance of 48.00 feet southerly from a point in said west line being 50.00 feet southwesterly of as measured at right angles from the centerline of the main track of the Chicano and North Western Transportation Company, and runs northeasterly to a point on the west line of said 5th Ave. N.W. a distance of 26.6 feet southerl as measured along said west line of 5th Ave. N.W. being 50.00 feet southwesterly, of as measured at right angles from the centerline of the afore said main track; thence southeasterly 308.79 feet, more or less, to the west line of said 4th Ave. N.W.; thence southerly, along said west line, 84.95 feet to the point of beginning. Together with the following described Torrens Lands:

That part of Lots 4, 5, and 6, Block 69, Original Plat of Rochester, Minnesota, and part of Lots 5 and 6, Block 3, Cummings Addition to Rochester, Minnesota, and part of 5th St. N.W. (formerly known as 10th Street), being described as follows: Beginning at a point on the west line of 4th Ave. N.W. (formerly Grove Street) a distance of 48.00 feet southerly from a point in said west line being 50.00 feet southwesterly of as measured at right angles from the centerline of the main track of the Chicago and North Western Transportation Company; thence northwesterly, 308.79 feet, along a line which commences at the aforesaid point of beginning and runs northwesterly to a point on the west line of 5th Ave. N.W. (formerly known as Hunter Street) being 25.00 feet southerly as measured along said west line from a point on said west line being 50.00 feet southwesterly of as measured at right angles from the centerline of the aforesaid main track, to the east line of said 5th Avenue; thence northerly, along said east line, 50.52 feet to a point on said east line being 30.00 feet southwesterly of as measured at right angles form the centerline of the aforesaid main track; thence southeasterly, parallel with said centerline, 302.62 feet, more or less, to the west line of said 4th Ave. N.W.; thence southerly, along said west line, 68.88 feet to the point of beginning

have caused the same to be surveyed and platted as FIFTH STREET SUBDIVISION and do hereby donate and dedicate to the public for the public use forever the thoroughfare, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Dale Ragan and Bonnie D. Ragan, husband and wife have caused these presents to be signed this 12th day of December 1984.

Dale Ragan

Bonnie D. Ragan

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 12th day of December 1984 by Dale Ragan and Bonnie D. Ragan, husband and wife.

Cynthia Weestrand
Notary Public, Olmsted County, Minnesota

My commission expires

In witness whereof said Clarence Koblitz and Marie Koblitz, husband and wife, have caused these presents to be signed this 11th day of December 1984.

Clarence Koblitz

Marie Koblitz

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 11th day of December, 1984 by Clarence Koblitz and Marie Koblitz, husband and wife.

Cynthia Weestrand
Notary Public, Olmsted County, Minnesota

My commission expires

In witness whereof the First National Bank of Rochester, a United States Corporation has caused these presents to be signed by its proper officers this 13th day of December, 1984.

Donald E. Hanson, Vice Pres.

Hunt Gildner, Commercial Loan Officer

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 13th day of December, 1984, by Donald E. Hanson, Vice President and Hunt Gildner, Commercial Loan Officer, officers of the First National Bank of Rochester, on behalf of the corporation.

Cynthia Weestrand
Notary Public, Olmsted County, Minnesota

My commission expires

In witness whereof said Metro Development Corp., a Minnesota Corporation has caused these presents to be signed by its proper officer this 12th day of December, 1984

Dennis Weestrand, President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 12th day of December, 1984, by Dennis Weestrand, President of Metro Development Corporation, on behalf of the corporation.

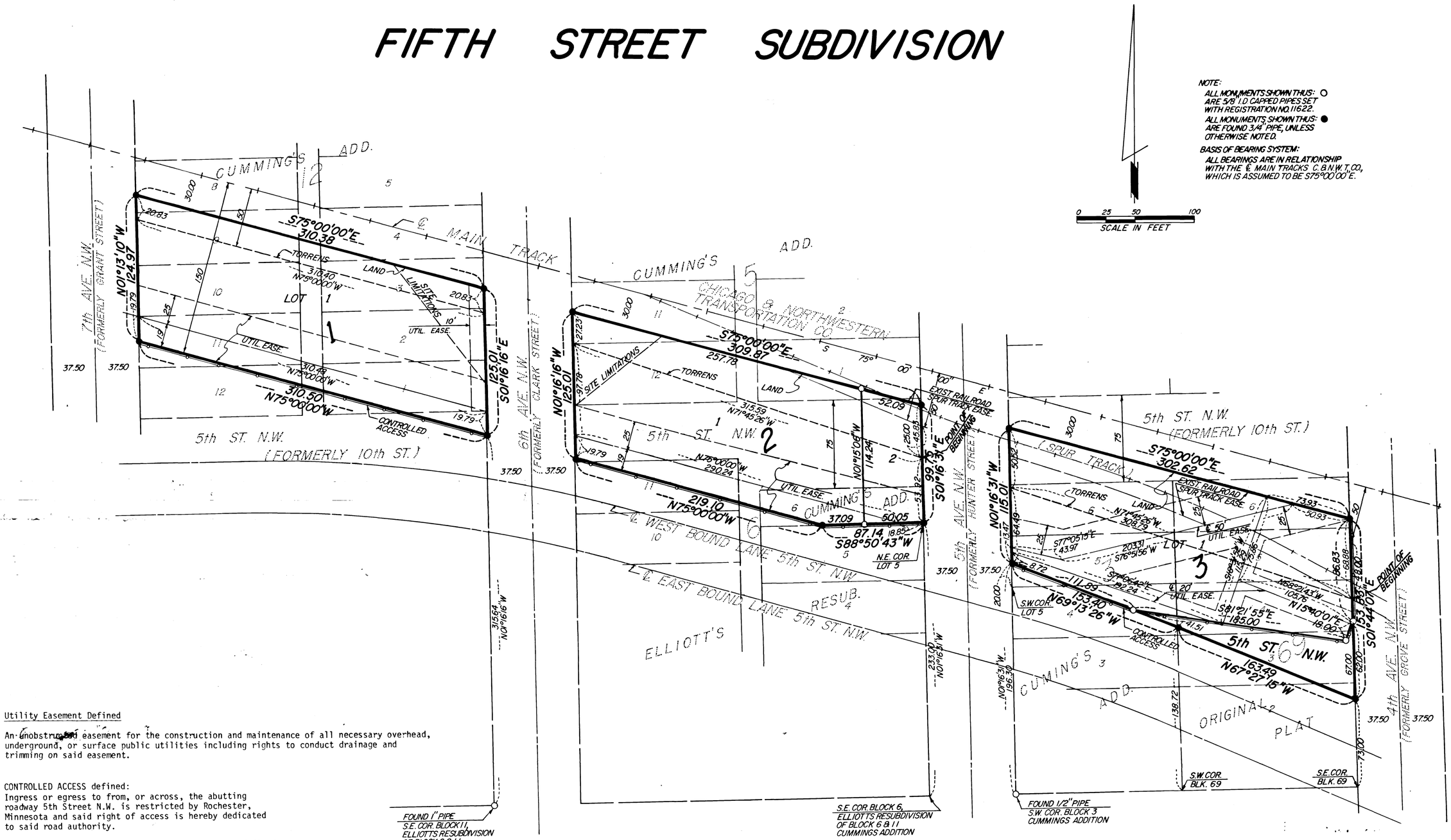
Cynthia Weestrand
Notary Public, Olmsted County, Minnesota

My commission expires

OFFICIAL PLAT

PREPARED BY:
McGHIE & BETTS, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
ROCHESTER, MINNESOTA

FIFTH STREET SUBDIVISION



NOTE:
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D CAPPED PIPES SET WITH REGISTRATION NO. 11622.
ALL MONUMENTS SHOWN THUS: ● ARE FOUND 3/4" PIPE, UNLESS OTHERWISE NOTED.

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE ℄ MAIN TRACKS C.B.N.W.T.CO, WHICH IS ASSUMED TO BE S75°00'00"E.

0 25 50 100
SCALE IN FEET

Utility Easement Defined

An unobstructed easement for the construction and maintenance of all necessary overhead, underground, or surface public utilities including rights to conduct drainage and trimming on said easement.

CONTROLLED ACCESS defined:
Ingress or egress to from, or across, the abutting roadway 5th Street N.W. is restricted by Rochester, Minnesota and said right of access is hereby dedicated to said road authority.

Site Limitation and Railroad spur track easement defined:
private restrictions and easements as recorded in book 390 of deeds on page 528, Olmsted County Recorders Office, and in Document Number 40035, Olmsted County Register of Titles office.

OFFICIAL PLAT

PREPARED BY:
McGHIE & BETTS, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
ROCHESTER, MINNESOTA