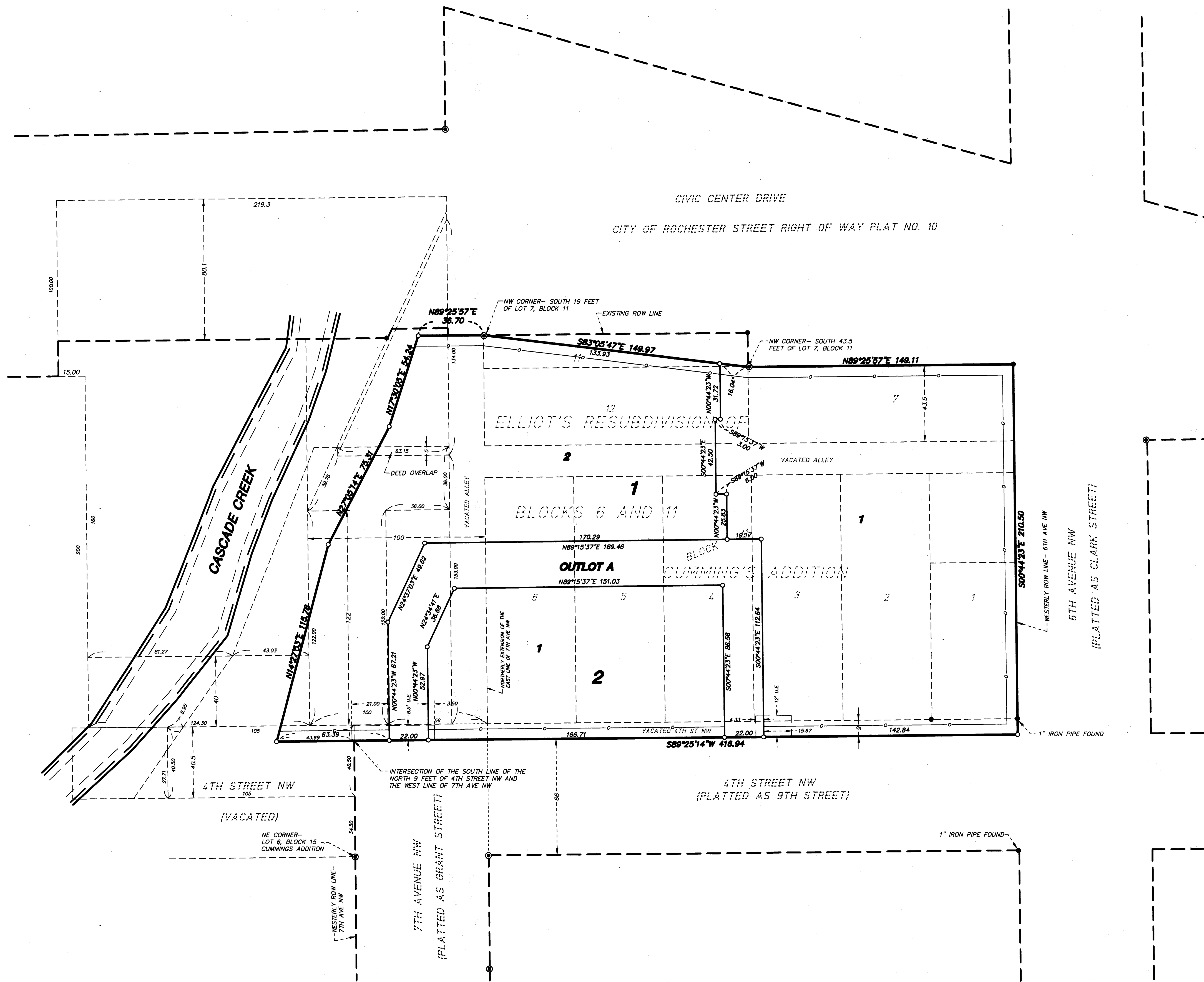
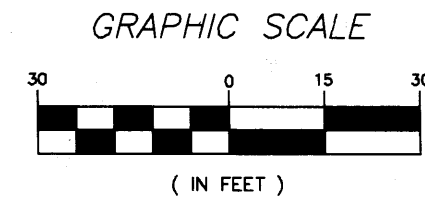
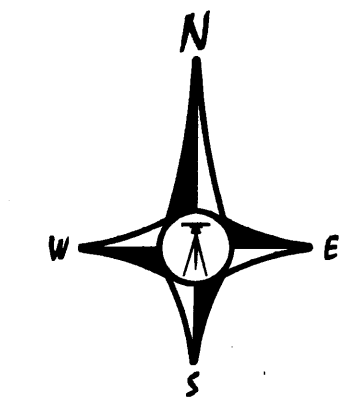


CASCADE CREEK REDEVELOPMENT



LEGEND

- DENOTES FOUND 1/2" IRON PIPE UNLESS OTHERWISE SHOWN
- ⊙ DENOTES FOUND 3/8" IRON REBAR
- DENOTES SET 1/2" IRON PIPE MARKED RLS 16091 UNLESS OTHERWISE SHOWN
- DENOTES RIGHT OF ACCESS DEDICATED TO THE CITY OF ROCHESTER, MINNESOTA
- U.E. DENOTES UTILITY EASEMENT DEDICATED TO THE CITY OF ROCHESTER, MINNESOTA

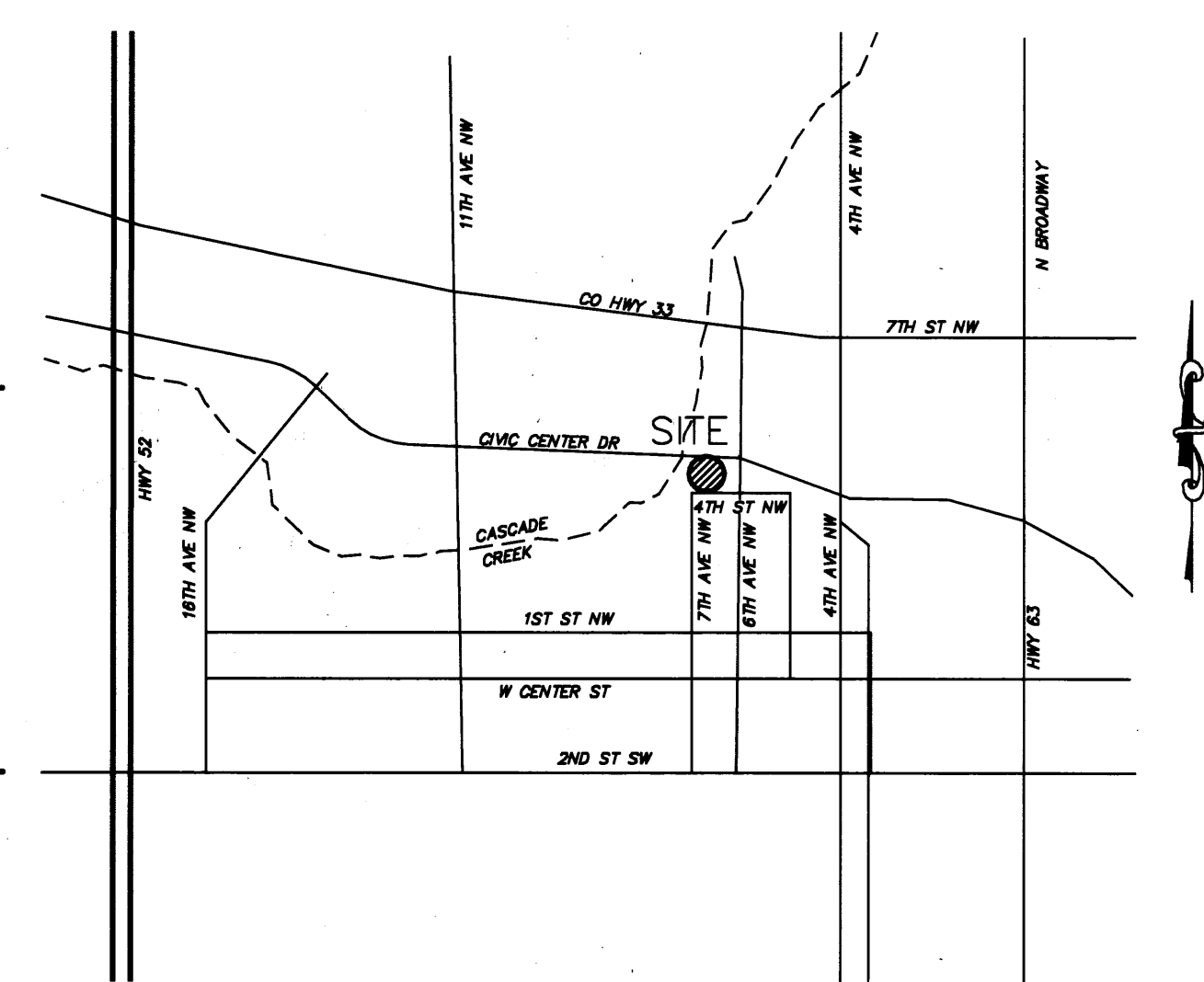
BEARING NOTE

FOR THE PURPOSES OF THIS PLAT THE WEST ROW LINE OF 6TH AVE NW, IS ASSUMED TO BEAR SOUTH 00 DEGREES 44 MINUTES 23 SECONDS EAST.

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.

VICINITY MAP



CASCADE CREEK REDEVELOPMENT

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That First Homes Properties, a Minnesota Non-Profit Corporation, fee owner of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

The North 51 feet of Lot 1, the South 43 1/2 feet of Lot 7, the South 89 feet of Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, all in Block 11, ELLIOT'S RESUBDIVISION OF BLOCKS 6 AND 11, CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota.

AND

Commencing on the North line of 4th Street Northwest in the City of Rochester a distance of 20 feet West of the East line of 7th Avenue Northwest; running thence West along the North line of said 4th Street Northwest a distance of 36 feet; running thence North parallel with the East line of 7th Avenue Northwest a distance of 122 feet; if said Avenue were extended; running thence East a distance of 36 feet; running thence South parallel with the East line of said 7th Avenue Northwest to the place of beginning; the same being a part of Cummings Addition to said City of Rochester, Olmsted County, Minnesota.

AND

That part of the following real property located in Olmsted County, Minnesota, described as follows:

Commencing on the North line of 4th Street NW in Cummings Addition to the City of Rochester, a distance of 56 feet west of the East line of 7th Avenue NW; thence North a distance of 122 feet; running thence East a distance of 36 feet; thence North 36 feet; thence West a distance of 63.15 feet; running thence Southwesterly a distance of 39.75 feet to a point 100 feet West of the East line of said 7th Avenue NW if extended and 122 feet North of the North line of 4th Street NW; thence South to the North line of 4th Street NW; thence East to the point of beginning.

EXCEPTING THEREFROM that part lying westerly of the following described line:

Commencing at a point located at the intersection of the westerly right-of-way line of 7th Avenue NW (platted as Grant Street) and the south line of the North 9 feet of 4th Street NW (platted as 9th Street), as measured at right angles to the north line of said 4th Street NW (platted as 9th Street) as shown on the plat of CUMMINGS ADDITION TO ROCHESTER, Olmsted County, Minnesota; thence South 89 degrees 25 minutes 14 seconds West, assumed bearing along the westerly extension of said south line of the North 9 feet of 4th Street NW, a distance of 43.69 feet to the point of beginning of the line to be described; thence North 14 degrees 27 minutes 53 seconds East, a distance of 115.78 feet; thence North 27 degrees 05 minutes 14 seconds East, a distance of 75.31 feet; thence North 17 degrees 30 minutes 05 seconds East, a distance of 54.24 feet; thence North 89 degrees 25 minutes 57 seconds East, a distance of 16.70 feet, more or less to the westerly line of the public right-of-way running north-south along the west side of Block 11 of ELLIOT'S RESUBDIVISION OF BLOCKS 6 AND 11 CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota and said line there terminating.

AND

That part of the following real property located in Olmsted County, Minnesota, described as follows:

All that part of the following described tract that lies Easterly of Cascade Creek and North of the South forty (40) feet thereof; Commencing at a point on the North line of 4th Street Northwest, 100 feet West of the intersection of the north line of 4th Street Northwest and the East line of 7th Avenue Northwest for a place of beginning; thence West on the North line of 4th Street Northwest a distance of 124.3 feet; thence North parallel with the East line of 8th Avenue Northwest a distance of 200 feet; thence West parallel with the North line of 4th Street Northwest, a distance of 15 feet; thence North parallel with the East line of 8th Avenue Northwest, a distance of 100 feet; thence East parallel with the North line of 4th Street Northwest a distance of 223.7 feet; thence South 11.4 feet; thence Southwesterly to a point that is 122 feet North of the North line of 4th Street Northwest and 100 feet West of the East line of 7th Avenue Northwest, if extended; thence South 122 feet to the place of beginning, together with all right of access being the right of ingress to and egress from the remaining portion of the above described total tract to the proposed new 5th Street Northwest to be constructed on the above described tract of land, less the North 80.1 feet therefrom being a permanent Channel Easement to the City of Rochester recorded as Document No. 670634 and further excepting therefrom the real property described in that certain Quit Claim Deed to the City of Rochester recorded as Document No. 670635.

EXCEPTING THEREFROM that part lying westerly of the following described line:

Commencing at a point located at the intersection of the westerly right-of-way line of 7th Avenue NW (platted as Grant Street) and the south line of the North 9 feet of 4th Street NW (platted as 9th Street), as measured at right angles to the north line of said 4th Street NW (platted as 9th Street) as shown on the plat of CUMMINGS ADDITION TO ROCHESTER, Olmsted County, Minnesota; thence South 89 degrees 25 minutes 14 seconds West, assumed bearing along the westerly extension of said south line of the North 9 feet of 4th Street NW, a distance of 43.69 feet to the point of beginning of the line to be described; thence North 14 degrees 27 minutes 53 seconds East, a distance of 115.78 feet; thence North 27 degrees 05 minutes 14 seconds East, a distance of 75.31 feet; thence North 17 degrees 30 minutes 05 seconds East, a distance of 54.24 feet; thence North 89 degrees 25 minutes 57 seconds East, a distance of 16.70 feet, more or less to the westerly line of the public right-of-way running north-south along the west side of Block 11 of ELLIOT'S RESUBDIVISION OF BLOCKS 6 AND 11 CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota and said line there terminating.

AND

That part of the following real property located in Olmsted County, Minnesota, described as follows:

Beginning at a point which is 20 feet West of the East line of Seventh Avenue Northwest, in Cummings Addition to the City of Rochester, Olmsted County, Minnesota; if extended, and 153 feet North of the North line of Fourth Street Northwest thence running North parallel with said East line of Seventh Avenue Northwest for a distance of 134 feet; thence running Southwesterly for a distance of 148.25 feet to a point which is 63.15 feet West of the point of beginning; thence East a distance of 63.15 feet to beginning, except that part thereof conveyed to the City of Rochester, by deed recorded in Book 309 of Deeds on page 661.

That lies southerly and easterly of the following described line:

Commencing at a point located at the intersection of the westerly right-of-way line of 7th Avenue NW (platted as Grant Street) and the south line of the North 9 feet of 4th Street NW (platted as 9th Street), as measured at right angles to the north line of said 4th Street NW (platted as 9th Street) as shown on the plat of CUMMINGS ADDITION TO ROCHESTER, Olmsted County, Minnesota; thence South 89 degrees 25 minutes 14 seconds West, assumed bearing along the westerly extension of said south line of the North 9 feet of 4th Street NW, a distance of 43.69 feet to the point of beginning of the line to be described; thence North 14 degrees 27 minutes 53 seconds East, a distance of 115.78 feet; thence North 27 degrees 05 minutes 14 seconds East, a distance of 75.31 feet; thence North 17 degrees 30 minutes 05 seconds East, a distance of 54.24 feet; thence North 89 degrees 25 minutes 57 seconds East, a distance of 16.70 feet, more or less to the westerly line of the public right-of-way running north-south along the west side of Block 11 of ELLIOT'S RESUBDIVISION OF BLOCKS 6 AND 11 CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota and said line there terminating.

AND

That part of the following real property located in Olmsted County, Minnesota, described as follows:

Commencing at the Northeast corner of Lot 6, Block 15, Cummings Addition; thence North on the West line of Seventh Avenue Northwest 34.5 feet for a place of beginning; thence West parallel with the North line of said Block 15, 105 feet to the West line of Seventh Avenue Northwest; thence South on the West line of Seventh Avenue Northwest 40.5 feet to the place of beginning, Olmsted County, Minnesota, LESS that part of vacated 4th Street (formerly 9th Street) lying between Block 14 and 15, Cummings Addition as follows: Commencing at the Northeast corner of Lot 6 in Block 15; thence North 00 degrees 40 minutes 07 seconds West, assumed bearing, along the West line of 7th Avenue NW, 34.50 feet; thence South 89 degrees 23 minutes 53 seconds West, parallel with the North line of said Block 15, a distance of 105 feet; thence North 00 degrees 40 minutes 07 seconds West, parallel with the West line of 7th Avenue NW, 27.71 feet for a point of beginning; thence continue North 00 degrees 40 minutes 07 seconds West, along said parallel line, 12.79 feet; thence North 89 degrees 23 minutes 53 seconds East, parallel with the North line of said Block 15, a distance of 8.95 feet; thence South 34 degrees 21 minutes 19 seconds West, 15.61 feet to the point of beginning, Olmsted County, Minnesota.

That lies northerly and easterly of the following described line:

Beginning at a point located at the intersection of the westerly right-of-way line of 7th Avenue NW (platted as Grant Street) and the south line of the North 9 feet of 4th Street NW (platted as 9th Street), as measured at right angles to the north line of said 4th Street NW (platted as 9th Street) as shown on the plat of CUMMINGS ADDITION TO ROCHESTER, Olmsted County, Minnesota; thence South 89 degrees 25 minutes 14 seconds West, assumed bearing along the westerly extension of said south line of the North 9 feet of 4th Street NW, a distance of 43.69 feet; thence North 14 degrees 27 minutes 53 seconds East, a distance of 115.78 feet; thence North 27 degrees 05 minutes 14 seconds East, a distance of 75.31 feet; thence North 17 degrees 30 minutes 05 seconds East, a distance of 54.24 feet; thence North 89 degrees 25 minutes 57 seconds East, a distance of 16.70 feet, more or less to the westerly line of the public right-of-way running north-south along the west side of Block 11 of ELLIOT'S RESUBDIVISION OF BLOCKS 6 AND 11 CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota and said line there terminating.

AND

That part of the following real property located in Olmsted County, Minnesota, described as follows:

The South 40 feet of the following described tract: Commencing at a point on the North line of 4th Street Northwest, 100 feet West of the intersection of the north line of 4th Street Northwest and the East line of 7th Avenue Northwest for a place of beginning; thence West on the North line of 4th Street Northwest a distance of 124.3 feet; thence North parallel with the East line of 8th Avenue Northwest a distance of 200 feet; thence West parallel with the North line of 4th Street Northwest, a distance of 15 feet; thence North parallel with the East line of 8th Avenue Northwest, a distance of 100 feet; thence East parallel with the North line of 4th Street Northwest a distance of 223.7 feet; thence South 11.4 feet; thence Southwesterly to a point that is 122 feet North of the North line of 4th Street Northwest and 100 feet West of the East line of 7th Avenue Northwest, if extended; thence South 122 feet to the place of beginning.

LESS THE FOLLOWING

That part of Cummings Addition to Rochester being a part of the Northeast Quarter of Section 35, Township 107 North, Range 14 West, Rochester, Minnesota described as follows: Beginning at a point on the North line of vacated 4th Street NW (formerly 9th Street) distant 171.04 feet Westerly of the intersection of the North line of 4th Street NW and the East line of 7th Avenue NW (formerly Grant Street); thence South 89 degrees 23 minutes 53 seconds West, along said north line of vacated 4th Street NW, 53.26 feet; thence North 00 degrees 40 minutes 07 seconds West parallel with the East line of 8th Avenue NW, 40.00 feet; thence North 89 degrees 23 minutes 53 seconds East, parallel with said North line of vacated 4th Street NW 81.27 feet; thence South 34 degrees 21 minutes 19 seconds West, 48.81 feet to the point of beginning.

That lies easterly of the following described line:

Commencing at a point located at the intersection of the westerly right-of-way line of 7th Avenue NW (platted as Grant Street) and the south line of the North 9 feet of 4th Street NW (platted as 9th Street), as measured at right angles to the north line of said 4th Street NW (platted as 9th Street) as shown on the plat of CUMMINGS ADDITION TO ROCHESTER, Olmsted County, Minnesota; thence South 89 degrees 25 minutes 14 seconds West, assumed bearing along the westerly extension of said south line of the North 9 feet of 4th Street NW, a distance of 43.69 feet to the point of beginning of the line to be described; thence North 14 degrees 27 minutes 53 seconds East, a distance of 115.78 feet; thence North 27 degrees 05 minutes 14 seconds East, a distance of 75.31 feet; thence North 17 degrees 30 minutes 05 seconds East, a distance of 54.24 feet; thence North 89 degrees 25 minutes 57 seconds East, a distance of 16.70 feet, more or less to the westerly line of the public right-of-way running north-south along the west side of Block 11 of ELLIOT'S RESUBDIVISION OF BLOCKS 6 AND 11 CUMMINGS ADDITION TO THE CITY OF ROCHESTER, Olmsted County, Minnesota and said line there terminating.

AND

That part of the South 19 feet of Lot 11, Block 11, Elliott's Resubdivision of Blocks 6 & 11, Cummings Addition to the City of Rochester, Minnesota; lying southwesterly of a line drawn from the northwest corner of said South 19 feet to the northwest corner of the South 43.5 feet of Lot 7 of said Block 11.

AND

That part of Lot 12, Block 11 Elliott's Resubdivision of Blocks 6 & 11, Cummings Addition to the City of Rochester, Minnesota; lying southwesterly of a line drawn from the northwest corner of the South 19 feet of Lot 11, in said Block 11 to the northwest corner of the South 43.5 feet of Lot 7 in said Block 11.

AND

The right-of-way vacated and abandoned by Resolution No. 321-10 of the Common Council of the City of Rochester, adopted August 7, 2010, recorded October 19, 2010 as Document No. A-1243341, described as follows: That portion of the public right-of-way running east-west through Block 11 of Elliott's Resubdivision of Block 6 and 11 Cummings Addition lying south of the right-of-way of Civic Center Drive N.W.

AND

That portion of 4th Street NW, vacated by Resolution No. 321-10 of the Common Council of the City of Rochester, adopted August 7, 2010, recorded October 19, 2010 as Document No. A-1243341, described as follows: That part of the North 9 feet of 4th Street NW (platted as 9th Street), as measured at right angles to the existing north right-of-way of said 4th Street NW, lying between the southerly extension of the westerly right-of-way of 6th Avenue NW (platted as Clark Street) and the westerly right-of-way of 7th Avenue NW (platted as Grant Street), all in the plat of CUMMINGS ADDITION TO ROCHESTER, Olmsted County, Minnesota.

Has caused the same to be surveyed and platted as CASCADE CREEK REDEVELOPMENT and does hereby dedicate to the public for public use forever the utility easements as shown in this plat for utility purposes only and does hereby dedicate the right of access as shown hereon to the City of Rochester, Minnesota.

In witness whereof, said First Homes Properties, a Minnesota Non-Profit Corporation, has caused these presents to be signed by its proper officer this 14th day of October, 2010.

Chris Flood, Program Director

State of Minnesota County of Olmsted

The foregoing instrument was acknowledged before me this 14th day of October, 2010, by Chris Flood, Program Director of First Homes Properties, a Minnesota Non-Profit Corporation, on behalf of the company.

Cheryl A. Key Notary Public, Olmsted County, Minnesota My commission expires January 31, 2015

Cheryl A. Key PRINTED NAME

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as CASCADE CREEK REDEVELOPMENT; 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 on the plat; and that there are no wet lands as defined in MS 505.01, Subd. 3, or public ways to be designated other than as shown; and that the plat has been prepared in accordance with the requirements of Chapter 505.021 Minnesota Statutes.

Dale B. Anderson, Land Surveyor Minnesota License Number 16091

State of Minnesota County of Olmsted

The foregoing Surveyor's Certification was acknowledged before me this 13th day of October, 2010, by Dale B. Anderson, Land Surveyor, Minnesota License No. 16091.

Christine S. Hanson Notary Public, Olmsted County, Minnesota My commission expires January 31, 2015

Christine S. Hanson PRINTED NAME

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2010 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 21st day of October, 2010.

DOCUMENT NUMBER A- 1243341

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21st day of October, 2010, at 4:10 a'clock P.M., and was duly recorded in the Olmsted County Records.

W. Mark Krupski Director of Property Records & Licensing

Wendy von Wibel Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 20 day of OCTOBER, 2010.

Judith J. Thoreson Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA COUNTY OF OLMSTED CITY OF ROCHESTER

I, JIMMY KAY DICKER, City Clerk, in and for the City of Rochester, do hereby certify that on the 21st day of AUGUST, 2010, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 21st day of OCTOBER, 2010.

Jimmy Kay Dicker City Clerk