

BK FIRST SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS: That Woodcrest Development, Inc., a Minnesota corporation, owner of the following described property:

Beginning on the South boundary of Lot 35 of Auditor's Plat "A" in the Southeast Quarter (SE1/4), Section 1, Township 106, Range 14, and the West line of the right of way of Trunk Highway No. 20, which point is distant 522.65 feet West of the Southeast corner of said section, running thence due West along the South boundary of said Lot 35 a distance of 310 feet, running thence North 20 degrees 27 minutes West a distance of 565.3 feet to the Southerly right of way line of Trunk Highways No. 7 and 20, known as the Belt Line Highway, thence running Easterly and Southerly along the right of way of the Highway to the point of beginning, excepting and reserving therefrom the following described tract:

Beginning on the South boundary of said Lot 35 and West line of the right of way of Trunk Highway No. 20 which point is distant 522.65 feet West of the Southeast corner of said section, running thence due West along the South boundary of said Lot 35 a distance of 310 feet, running thence North 20 degrees 27 minutes West a distance of 220.8 feet, running thence Northeastery to a point in the Westerly line of said Trunk Highway No. 20 a distance of 280.6 feet Northwestery from the place of beginning, running thence Southeastery a distance of 280.6 feet to the place of beginning.

Containing in all, 1.88 acres, more or less.

Has caused the same to be surveyed and platted as BK FIRST SUBDIVISION and does hereby dedicate to the public for public use, the public ways and the utility easements as created by this plat.

In witness whereof, said Woodcrest Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 16 day of January, 2013.

SIGNED: Woodcrest Development, Inc.

Daniel L. Penz
Daniel L. Penz, Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMTSTED

This instrument was acknowledged before me on January 16, 2013 by Daniel L. Penz, Chief Manager of Woodcrest Development, Inc., a Minnesota corporation.

Janette D. Schuchard
Notary Public, Olmsted County, Minnesota

Kalette D. Schuchard
Notary Printed Name

My commission expires 11/31/15

SURVEYOR'S CERTIFICATE

I Mark E. Severson 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 17 day of JANUARY, 2013.

Mark E. Severson
Mark E. Severson, Professional Surveyor
Minnesota License No. 18887

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The instrument was acknowledged before me on January 17, 2013 by Mark E. Severson.

Beverly E. Delisle
Notary Public, Olmsted County, Minnesota

Beverly E. Delisle
Notary Printed Name

My commission expires January 31, 2015

OLMTSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 16 day of JANUARY, 2013.

Paul A. Thorsson
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 15th day of OCTOBER, 2013, 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 17th day of JANUARY, 2013.

Judy K. Scherr
Judy K. Scherr, City Clerk

PROPERTY RECORDS AND LICENSING

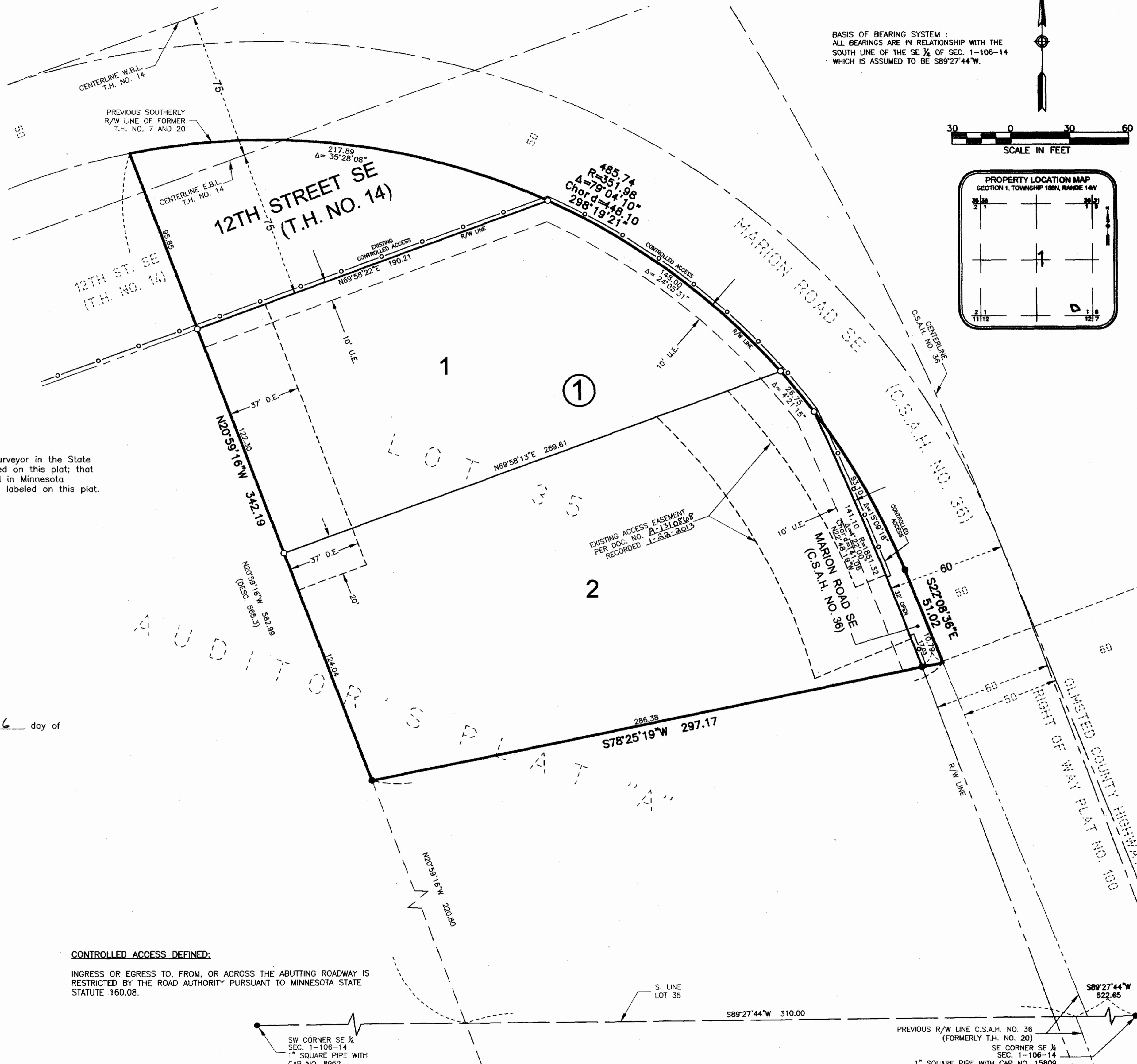
Taxes payable in the year 2013 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 22nd day of JANUARY, 2013.

DOCUMENT NUMBER A-1310869

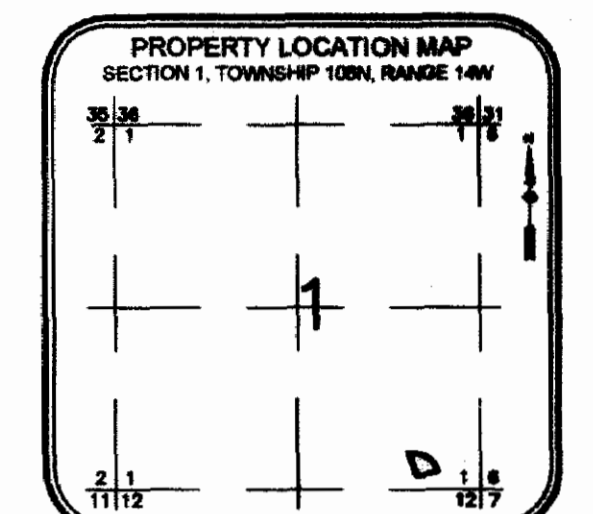
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 22nd day of JANUARY, 2013, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Kuski
Director of Property Records & Licensing

Wendy von Wald
Deputy



BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
SOUTH LINE OF THE SE 1/4 OF SEC. 1-106-14
WHICH IS ASSUMED TO BE S89°27'44\"/>



CONTROLLED ACCESS DEFINED:

INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

UTILITY EASEMENT (U.E.) DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES, INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

DRAINAGE EASEMENT (D.E.) DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE 5/8\"/>

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8\"/>

1250A

McGhie & Betts, Inc.
1648 Third Avenue S.E.
Rochester, MN 55904
Telephone: 507-289-3919
Fax: 507-289-7333
mbi@mcgiebetts.com

McGhie
Betts, Inc.

Land Surveying
Civil Engineering
Consulting
Land Planning
Geotechnical Engineering
Construction Material Testing
Landscape Architecture