

B AND G HOLDING SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That B & G Holding Corporation, a Minnesota corporation, owner of the following described property:

That part of Lots 1 and 2, REPLAT OF OUTLOT 1 AND BLOCK 1 OF REPLAT OF BIELENBERG AND GIESE FOURTH ADDITION; and part of Lots 15, 16 and 17, Block 1, and part of Lot 14, Block 2, THOMAS FIRST ADDITION; and part of vacated 11th Avenue NW and vacated 16th Avenue NW; all being within Rochester, Minnesota, and described as follows:

Beginning at the southwest corner of said Lot 1, REPLAT OF OUTLOT 1 AND BLOCK 1 OF REPLAT OF BIELENBERG AND GIESE FOURTH ADDITION; thence South 89 degrees 52 minutes 58 seconds East, assumed bearing, along the south line of said Lot 1, a distance of 100.71 feet to a point distant 165.10 feet westerly of the southeast corner of said Lot 1; thence North 01 degree 07 minutes 04 seconds East, parallel with the east line of said Lot 1, a distance of 135.00 feet; thence South 89 degrees 52 minutes 58 seconds East, parallel with the south line of said Lot 1, a distance of 165.10 feet to the east line of said Lot 1 (the next three courses are along said east line); thence North 01 degree 07 minutes 04 seconds East, 393.83 feet; thence northeasterly 71.00 feet along a tangential curve, concave southeasterly, central angle of 40 degrees 39 minutes 55 seconds, radius of 100.04 feet, and the chord of said curve bears North 21 degrees 27 minutes 01 second East, 69.52 feet; thence North 41 degrees 46 minutes 59 seconds East, tangent to said curve, 66.09 feet to the northeast corner of said Lot 1; thence North 34 degrees 06 minutes 38 seconds East, 100.89 feet to a point on the boundary of MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-92, distant 6.53 feet southeasterly of Right of Way Boundary Corner B4; thence northerly 101.00 feet along a nontangential curve, concave easterly, central angle of 11 degrees 44 minutes 25 seconds, radius of 492.91 feet, and the chord of said curve bears North 05 degrees 29 minutes 38 seconds West, 19.16 feet; thence North 00 degrees 22 minutes 35 seconds East, tangent to said curve, 37.17 feet; thence North 63 degrees 09 minutes 02 seconds West, 69.39 feet; thence North 89 degrees 17 minutes 12 seconds West, 19.16 feet; thence westerly 65.43 feet along a nontangential curve, concave southerly, central angle of 14 degrees 41 minutes 11 seconds, radius of 255.28 feet and the chord of said curve bears South 83 degrees 22 minutes 13 seconds West, 102.70 feet; thence South 64 degrees 25 minutes 21 seconds West, not tangent to said curve, 102.70 feet; thence southwesterly 113.41 feet along a nontangential curve, concave southeasterly, central angle of 25 degrees 27 minutes 15 seconds, radius of 255.28 feet and the chord of said curve bears South 40 degrees 05 minutes 27 seconds West, 112.48 feet to Right of Way Boundary Corner B7 as shown on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-92 (the next three courses are along the easterly boundary of said plat); thence southerly 89.19 feet along a nontangential curve, concave easterly, central angle of 20 degrees 01 minute 07 seconds, radius of 255.28 feet, and the chord of said curve bears South 17 degrees 21 minutes 17 seconds West, 88.74 feet; thence South 06 degrees 06 minutes 21 seconds West, not tangent to said curve, 463.59 feet; thence South 01 degree 37 minutes 54 seconds West, 211.33 feet to the point of beginning.

Containing 4.85 acres, more or less.

Has caused the same to be surveyed and platted as B AND G HOLDING SUBDIVISION.

In witness whereof, said B & G Holding Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer this 26 day of June, 2014.

SIGNED: B & G HOLDING CORPORATION

Mary Alexander
Mary Alexander, Secretary/Treasurer

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on June 26, 2014 by Mary Alexander, Secretary/Treasurer of B & G Holding Corporation, a Minnesota corporation.

Beverly E. Delisle Beverly E. Delisle
Notary Public, Olmsted County, Minnesota Notary Printed Name

My commission expires Jan. 31, 2015

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 26 day of JUNE, 2014.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

The instrument was acknowledged before me on June 26, 2014 by Mark E. Severson.

Beverly E. Delisle Beverly E. Delisle
Notary Public, Olmsted County, Minnesota Notary Printed Name

My commission expires Jan. 31, 2015

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 27 day of JUNE, 2014.

Jeff S. Threlson
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

Valori Langseth Deputy
I, Arnon S. Reeves, City Clerk, in and for the City of Rochester, do hereby certify that on the 19th day of May, 2014, 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 10th day of July, 2014.

Valori Langseth
Arnon S. Reeves, City Clerk Deputy
Valori Langseth

PROPERTY RECORDS AND LICENSING

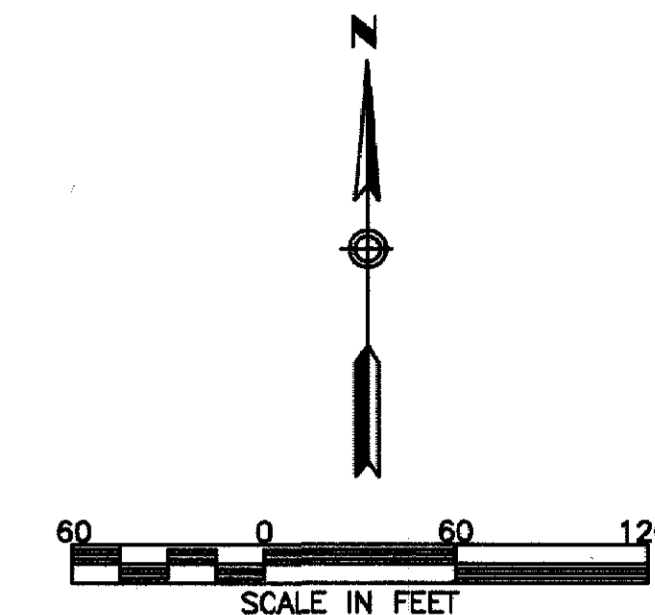
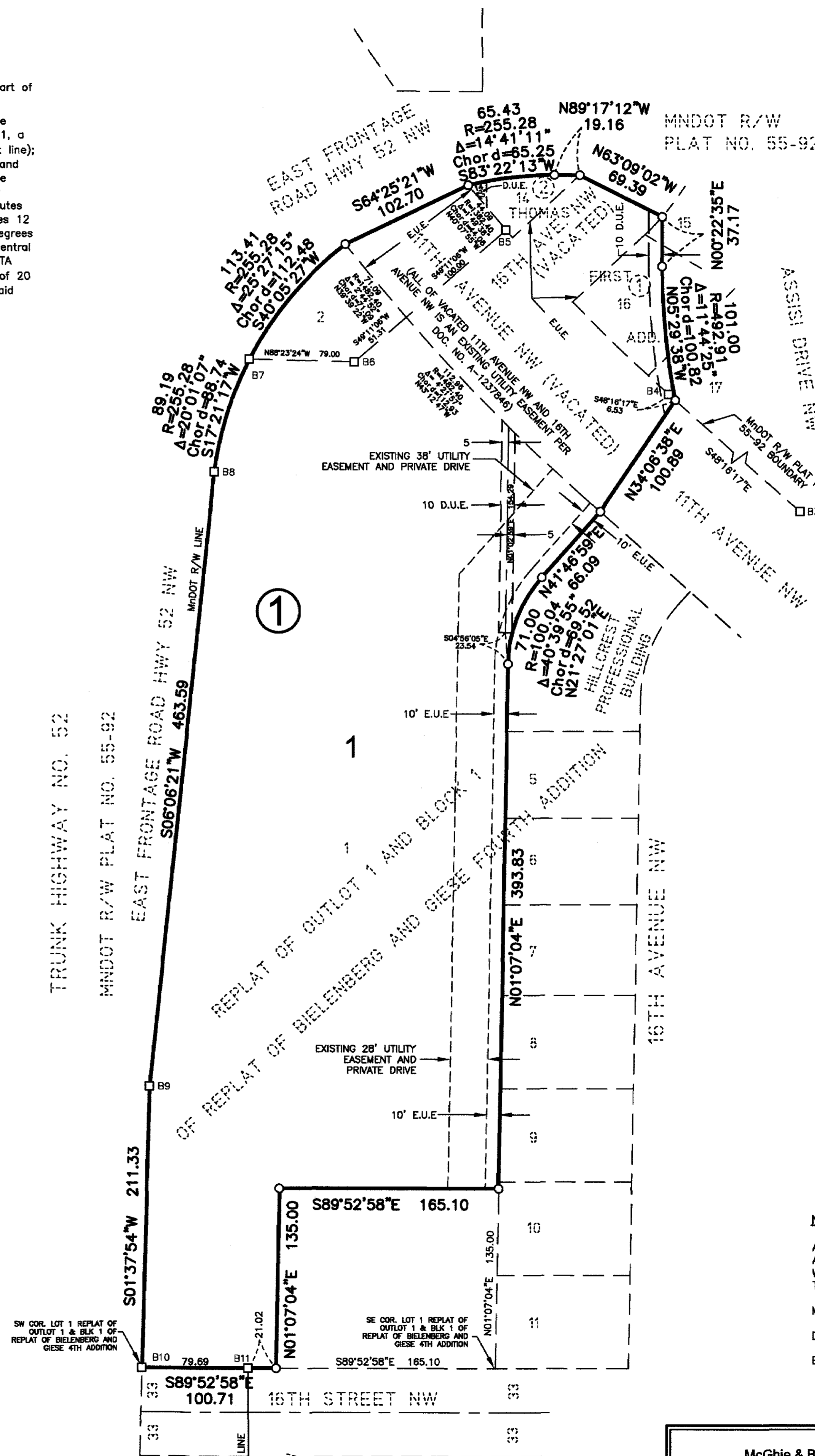
Taxes payable in the year 2014 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 10th day of July, 2014.

DOCUMENT NUMBER A-1350258

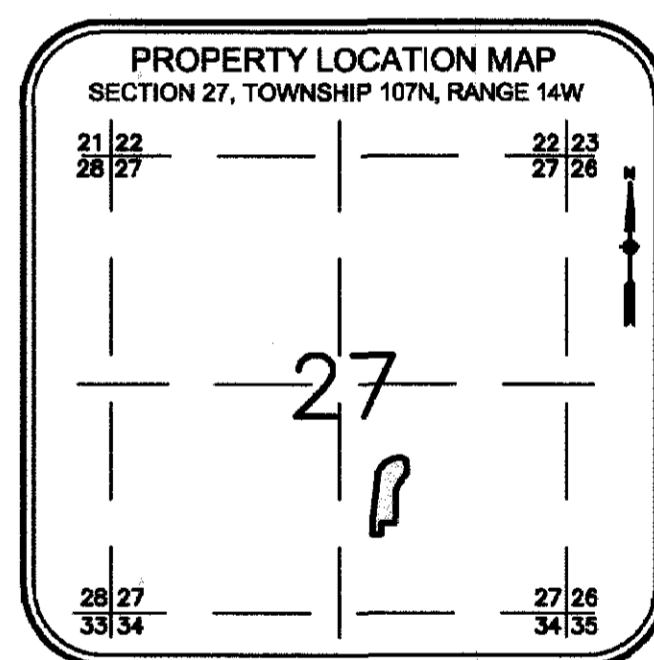
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 10th day of July, 2014, at 3 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Knapaki
Director of Property Records & Licensing

Wendy von Wald
Deputy



NOTE:
BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTH LINE OF LOT 1, REPLAT OF OUTLOT 1 AND BLOCK 1 OF REPLAT OF BIELENBERG AND GIESE FOURTH ADDITION WHICH IS ASSUMED TO BE S89°52'58\"/>



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

McGhie & Betts
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McGhie
Betts

WSB
& Associates, Inc.

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