

"OFFICIAL PLAT" SOUTHERN CROSSINGS

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Access Land Acquisitions, LLC, a Minnesota limited liability company, owners and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 23, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Quarter Quarter Section; thence North 89 degrees 39 minutes 36 seconds East, assumed bearing, along the south line thereof, 516.86 feet; thence North 00 degrees 20 minutes 24 seconds West, 344.75 feet to the point of beginning; thence North 89 degrees 39 minutes 36 seconds East, 697.80 feet to the west right of way line of TRUNK HIGHWAY NO. 63 as defined on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-45 (the next six courses are along said west right of way line); thence North 02 degrees 10 minutes 08 seconds East, 52.19 feet; thence North 87 degrees 10 minutes 08 seconds East, 70.00 feet; thence South 87 degrees 49 minutes 52 seconds East, 40.00 feet; thence North 02 degrees 10 minutes 08 seconds East, 419.68 feet; thence North 00 degrees 50 minutes 44 seconds East, 136.23 feet; thence North 87 degrees 49 minutes 59 seconds West, along the southwest right of way line of TRUNK HIGHWAY NO. 52 as defined on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-57, a distance of 6.85 feet; thence northerly 315.82 feet along said southwest right of way line and along a nontangential curve, concave to the southwest, radius of 450.00 feet, central angle of 40 degrees 12 minutes 43 seconds and the chord of said curve bears North 17 degrees 56 minutes 20 seconds West, 309.38 feet to the north line of said Quarter Quarter Section; thence South 89 degrees 36 minutes 10 seconds West, along said north line, 623.95 feet; thence South 00 degrees 20 minutes 24 seconds East, 972.13 feet to the point of beginning.

The above described parcel contains 15.69 acres and is subject to any easements, covenants, and restrictions of record.

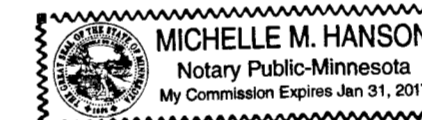
Have caused the same to be surveyed and platted as SOUTHERN CROSSINGS and do hereby donate and dedicate to the public for the public use forever the public ways, and also dedicating the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Access Land Acquisitions, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 15 day of June, 2015.

Chris J. Weiss
Chris J. Weiss, Member

STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing instrument was acknowledged before me this 15 day of June, 2015 by Chris J. Weiss, Member of Access Land Acquisitions, LLC, a Minnesota limited liability company, on behalf of the company.

Michelle Hanson
Notary Public, Olmsted County, Minnesota
My Commission expires: Jan 31, 2017



SURVEYOR'S CERTIFICATE

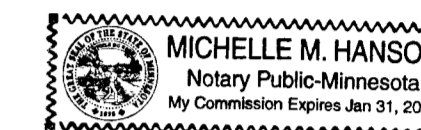
I hereby certify that I have surveyed and platted the property described on this plat as SOUTHERN CROSSINGS; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Geoffrey G. Griffin
Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of Olmsted
The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this 15 day of June, 2015.

Michelle Hanson
Notary Public, Olmsted County, Minnesota

My commission expires: Jan 31, 2017



CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

Valori Langseth
I, Aaron S. Reeves, in and for the City of Rochester, do hereby certify that on the 15th day of June, 2015, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 15th day of June, 2015.

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

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 17 day of June, 2015.

Paul A. Shorsoren
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2015 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 18th day of June, 2015.

DOCUMENT NUMBER A1373152

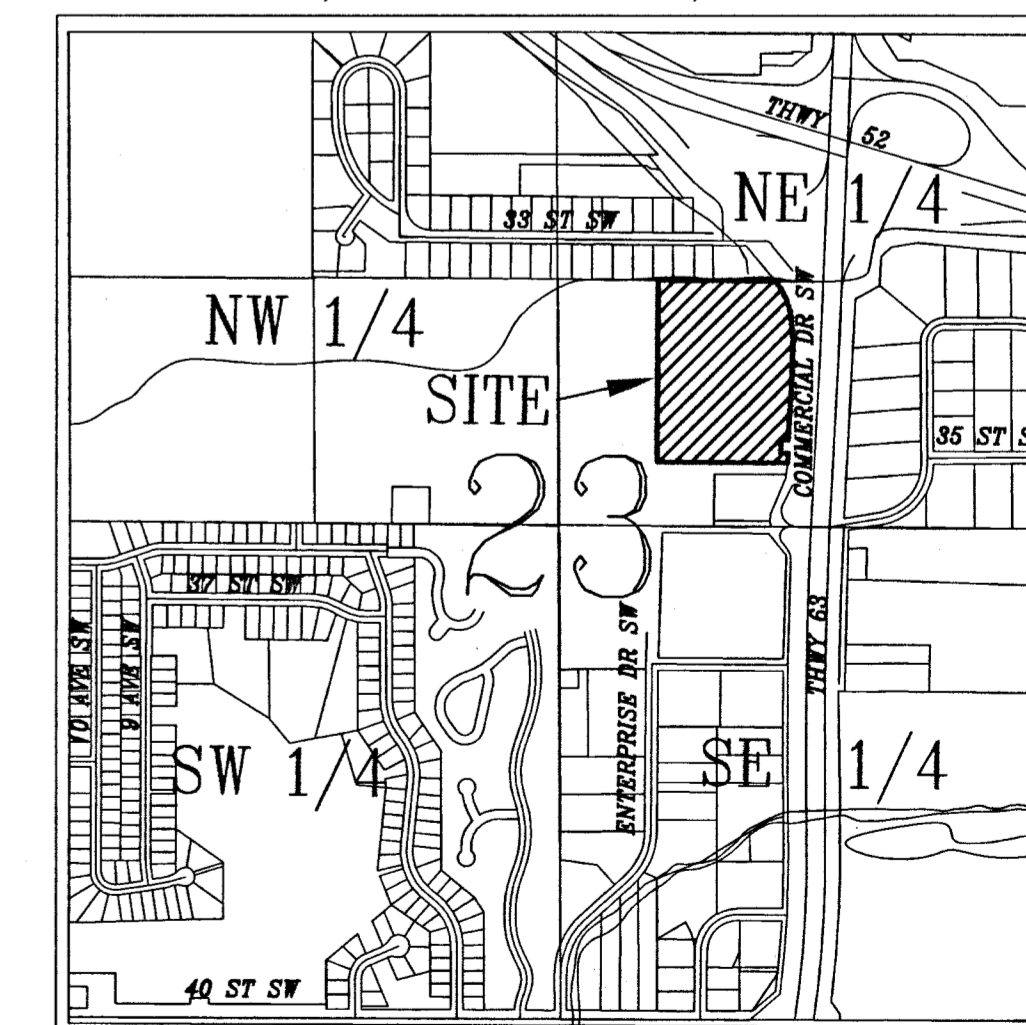
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18th day of June, 2015, at 4:45 o'clock P. M., and was duly recorded in the Olmsted County records.

W. Mark Knapski
Director of Property Records & Licensing

Jessica Kanner
Deputy

VICINITY MAP

SECTION 23, TOWNSHIP 106 NORTH, RANGE 14 WEST



THE 20' UTILITY EASEMENT PER DOCUMENT No. A-929081 FALLS WITHIN A DEDICATED UTILITY EASEMENT

LEGEND

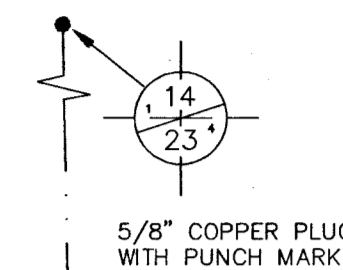
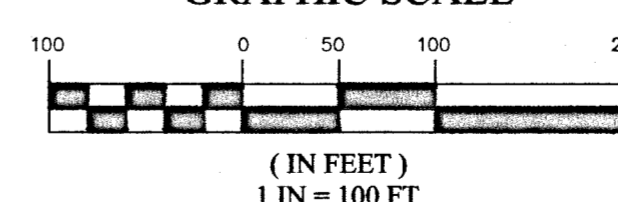
- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- FOUND MONUMENTS ARE IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- - - - - EASEMENT LINE

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23-T106N-R14W WHICH IS ASSUMED TO BEAR N89°39'36"E.

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

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

GRAPHIC SCALE



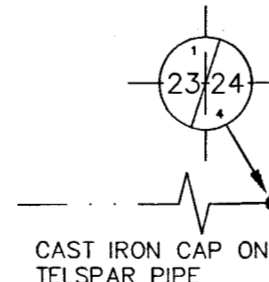
5/8" COPPER PLUG WITH PUNCH MARK

N01°08'13"W
2833.02

SW
NW
NE
SE



CAST IRON MONUMENT N89°39'36"E 516.86



CAST IRON CAP ON TELSPAR PIPE

| CURVE TABLE | | | | | |
|-------------|--------|--------|----------|---------------|-------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
| C1 | 7.38 | 500.00 | 0°50'44" | N89°34'38"W | 7.38 |
| C2 | 7.87 | 533.00 | 0°50'44" | N89°34'38"W | 7.87 |
| C3 | 6.89 | 467.00 | 0°50'44" | N89°34'38"W | 6.89 |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 40.00 | N87°49'52"W |
| L2 | 70.00 | N02°10'08"E |
| L3 | 40.00 | S87°49'52"E |
| L4 | 20.78 | S04°37'07"E |
| L5 | 48.99 | S14°29'11"E |
| L6 | 32.88 | S19°56'30"E |
| L7 | 38.64 | S00°23'50"E |
| L8 | 55.06 | N18°58'10"W |
| L9 | 42.20 | N18°58'10"W |
| L10 | 36.69 | S89°36'10"W |

1313A

SHEET 1 OF 1

G-Cubed

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FILE NO.: 07-104.FT