

# ALPHA SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That Alpha Realty of Rochester, LLC, a Minnesota limited liability company; and the City of Rochester, a Minnesota municipal corporation, owners of the following described property:

That part of the South Half of Section 17, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 17; thence North 88 degrees 26 minutes 10 seconds East, assumed bearing, along the south line of said Southwest Quarter, 701.74 feet for the point of beginning; thence North 29 degrees 49 minutes 10 seconds East, 29.20 feet; thence North 60 degrees 10 minutes 50 seconds West, 90.00 feet; thence North 29 degrees 49 minutes 10 seconds East, 78.56 feet; thence northeasterly 396.97 feet along a tangential curve, concave southeasterly, central angle of 51 degrees 41 minutes 35 seconds and a radius of 440.00 feet; thence North 81 degrees 30 minutes 45 seconds East, tangent to said curve, 320.74 feet; thence northeasterly 155.49 feet along a tangential curve, concave northerly, central angle of 19 degrees 22 minutes 00 seconds and a radius of 480.00 feet; thence North 62 degrees 08 minutes 45 seconds East, tangent to said curve, 300.94 feet; thence northeasterly 97.38 feet along a tangential curve, concave southeasterly, central angle of 10 degrees 19 minutes 55 seconds and a radius of 540.00 feet; thence North 72 degrees 28 minutes 40 seconds East, tangent to said curve, 181.78 feet; thence northeasterly 423.96 feet along a tangential curve, concave northwesterly, central angle of 39 degrees 49 minutes 18 seconds and a radius of 610.00 feet; thence North 32 degrees 39 minutes 22 seconds East, tangent to said curve, 70.47 feet; thence easterly 302.64 feet along a tangential curve, concave southerly, central angle of 66 degrees 41 minutes 35 seconds and a radius of 260.00 feet; thence South 80 degrees 39 minutes 03 seconds East, tangent to said curve, 117.10 feet to the west line of NORTHERN HILLS COMMERCIAL PARK, according to the recorded plat thereof; thence South 00 degrees 23 minutes 48 seconds East, along said west line, 1035.95 feet to the south line of the Southeast Quarter of said Section 17; thence South 88 degrees 05 minutes 13 seconds West, along said south line, 102.72 feet to the southeast corner of the Southwest Quarter of said Section 17; thence South 88 degrees 26 minutes 10 seconds West, along the south line of said Southwest Quarter, 1935.55 feet to the point of beginning.

ALSO:

That part of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 20; thence North 88 degrees 26 minutes 10 seconds East, assumed bearing, along the north line of said Northwest Quarter, 701.74 feet for the point of beginning; thence South 29 degrees 49 minutes 10 seconds West, 91.66 feet; thence southerly 69.73 feet along a non-tangential curve, concave easterly, central angle of 17 degrees 22 minutes 13 seconds, radius of 230.00 feet and a chord which bears South 04 degrees 25 minutes 15 seconds West, 69.46 feet; thence southeasterly 30.93 feet along a compound curve, concave northeasterly, central angle of 39 degrees 22 minutes 42 seconds, radius of 45.00 feet and a chord which bears South 23 degrees 57 minutes 13 seconds East, 30.32 feet; thence southeasterly 15.67 feet along a compound curve, concave northeasterly, central angle of 14 degrees 28 minutes 58 seconds, radius of 62.00 feet and a chord which bears South 50 degrees 53 minutes 02 seconds East, 15.63 feet; thence southeasterly 123.84 feet along a reverse curve, concave southeasterly, central angle of 13 degrees 20 minutes 15 seconds, radius of 532.00 feet and a chord which bears South 51 degrees 27 minutes 24 seconds East, 123.56 feet; thence southeasterly 376.34 feet along a reverse curve, concave northeasterly, central angle of 34 degrees 43 minutes 22 seconds, radius of 621.00 feet and a chord which bears South 62 degrees 08 minutes 57 seconds East, 370.61 feet; thence easterly 222.31 feet along a compound curve, concave northerly, central angle of 17 degrees 16 minutes 57 seconds, radius of 737.00 feet and a chord which bears South 88 degrees 09 minutes 07 seconds East, 221.47 feet to the east line of the Northwest Quarter of said Northwest Quarter; thence North 00 degrees 18 minutes 40 seconds West, along said east line, 460.47 feet to the north line of said Northwest Quarter; thence South 88 degrees 26 minutes 10 seconds West, along said north line, 616.91 feet to the point of beginning.

Containing in all, 33.95 acres, more or less.

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

In witness whereof, said Alpha Realty of Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26 day of June, 2015.

SIGNED: ALPHA REALTY OF ROCHESTER, LLC

*Daniel Penz*  
Daniel Penz, Chief Manager

STATE OF MINNESOTA  
COUNTY OF Olmsted

This instrument was acknowledged before me on June 26, 2015 by Daniel Penz, Chief Manager.

*Kristin Perkins*  
Notary Public, Dodge County, Minnesota

*Kristin Perkins*  
Notary Printed Name

My commission expires Dec. 31, 2020

In witness whereof, said City of Rochester, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 27 day of June, 2015.

SIGNED: CITY OF ROCHESTER

*Ardell F. Brede*  
Ardell F. Brede, Mayor

*Aaron S. Reeves*  
Aaron S. Reeves, City Clerk

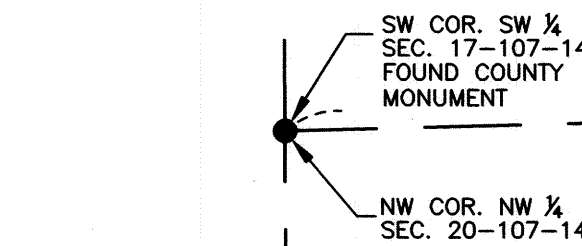
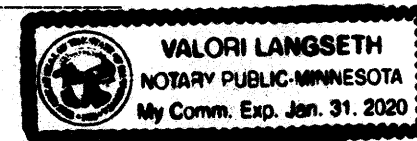
STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me on June 29, 2015 by Ardell F. Brede and Aaron S. Reeves, the Mayor and City Clerk, respectively, of the City of Rochester, a Minnesota municipal corporation, on behalf of the corporation.

*Valori Langseth*  
Notary Public, Olmsted County, Minnesota

*Valori Langseth*  
Notary Printed Name

My commission expires 01-31-20



### SURVEYOR'S CERTIFICATE

I, Jeffrey J. Rolfsen 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 18th day of June, 2015.

*Jeffrey J. Rolfsen*  
Jeffrey J. Rolfsen, Professional Surveyor  
Minnesota License No. 49003

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The instrument was acknowledged before me on June 18, 2015 by Jeffrey J. Rolfsen.

*Heather Hanson*  
Notary Public, Olmsted County, Minnesota

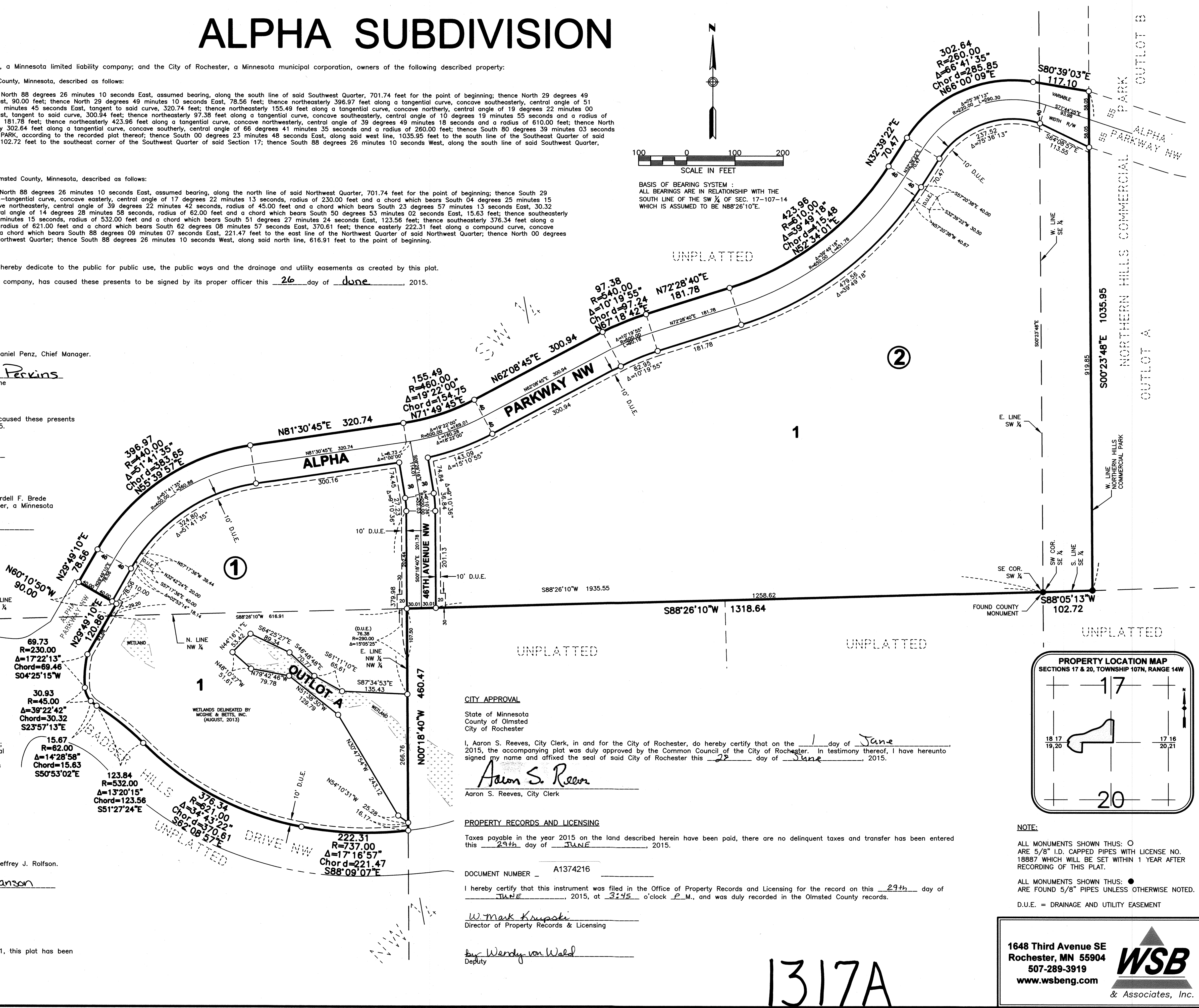
*Heather Hanson*  
Notary Printed Name

My commission expires January 31, 2019

### 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 18 day of JUNE, 2015.

*Paul S. Thurston*  
Olmsted County Surveyor



### CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Rochester

I, Aaron S. Reeves, City Clerk, in and for the City of Rochester, do hereby certify that on the 1 day of June, 2015, 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 22 day of June, 2015.

*Aaron S. Reeves*  
Aaron S. Reeves, City Clerk

### PROPERTY RECORDS AND LICENSING

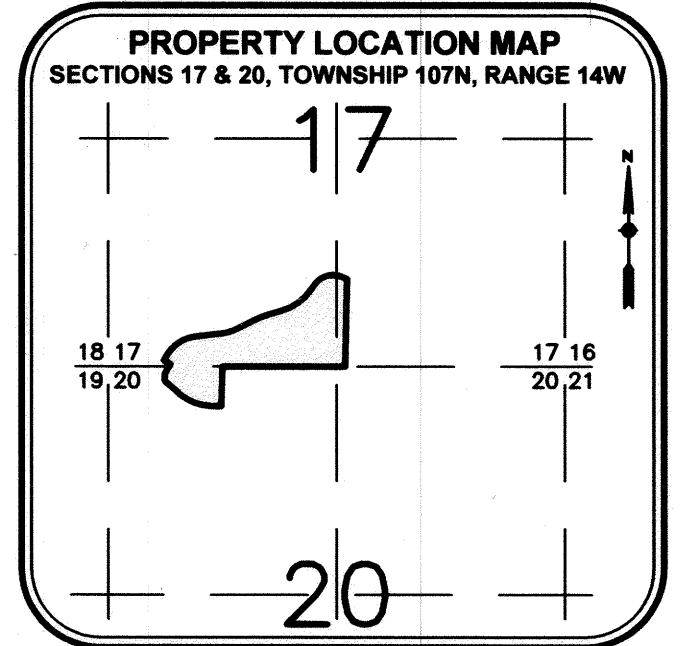
Taxes payable in the year 2015 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 23rd day of JUNE, 2015.

DOCUMENT NUMBER A1374216

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of JUNE, 2015, at 3:45 o'clock P.M., and was duly recorded in the Olmsted County records.

*W. Mark Krupski*  
Director of Property Records & Licensing

*Wendy von Wald*  
Deputy



### NOTE:

ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 18887 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

D.U.E. = DRAINAGE AND UTILITY EASEMENT

1648 Third Avenue SE  
Rochester, MN 55904  
507-289-3919  
www.wsbeng.com



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