

ROCHESTER LODGING VENTURES ADDITION

INSTRUMENT OF DEDICATION:

Document Number: A-155134

KNOW ALL MEN BY THESE PRESENTS: That Rochester Lodging Ventures, LLC, a South Dakota limited liability company, owner and proprietor of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

TRACT 1:
A part of Block 4, Golden Hill Addition except the South 400.00 feet thereof described as follows: Beginning at the intersection of the North line of the South 400.00 feet of said Block 4 and the Westerly line of First Avenue SE; thence West on an assumed bearing of West along said North line a distance of 223.90 feet; thence North 260.46 feet to the South line of 16th Street SE; thence South 89 degrees 59 minutes East along said South line a distance of 110.65 feet; thence South 0 degrees 43 minutes East a distance of 190.00 feet; thence South 89 degrees 56 minutes East a distance of 110.00 feet to the Westerly line of First Avenue SE; thence South 0 degrees 43 minutes East along said Westerly line a distance of 70.31 feet to the point of beginning, in the City of Rochester, Olmsted County, Minnesota.

TRACT 2:
A part of Block 4 and part of Block 3 lying East of Trunk Highway Number 63 together with vacated Oakeside Avenue in Golden Hill Addition except the South 400 feet thereof described as follows: Beginning at a point on the Easterly right-of-way line of Trunk Highway Number 63 at its intersection with the North line of said South 400 feet of said Block 4; thence Northwesterly along the Easterly right-of-way of Trunk Highway Number 63 on an assumed bearing of North 19 degrees 10 minutes 30 seconds West a distance of 92.45 feet; thence North 70 degrees 46 minutes 50 seconds East a distance of 105.00 feet; thence North 19 degrees 13 minutes 30 seconds West a distance of 146.78 feet to the South line of 16th Street SE; thence South 89 degrees 59 minutes East along said South line a distance of 55.62 feet; thence South 260.43 feet to the North line of said South line a distance of 400.00 feet; thence West a distance of 75.99 feet to the point of beginning, in the City of Rochester, Olmsted County, Minnesota.

TRACT 3:
A part of Block 4, Golden Hill Addition, except the South 400.00 feet thereof, described as follows: Beginning at a point on the North line of the South 400 feet of said Block 4 a distance of 223.90 feet Westerly of the Westerly line of First Ave SE as measured along said North line and on an assumed bearing of West; thence continue along said North line a distance of 164.54 feet; thence North 260.43 feet to the South line of 16th Street SE; thence South 89 degrees 59 minutes East along said South line a distance of 164.54 feet; thence South 260.45 feet to the point of beginning, in the City of Rochester, Olmsted County, Minnesota.

TRACT 4:
The South 400 feet of the following described parcel, to-wit: That part of Block 3 lying East of Trunk Highway 63, and that part of vacated Oakeside Avenue lying East of Trunk Highway 63; and Block 4, less Lot 3 thereof, all in Golden Hill Addition; excepting, however, that portion thereof described as follows, to-wit: That part of vacated Oakeside Avenue which lies within Lot 10, Block 3, Golden Hill Addition, which lies between two lines run parallel with and distant 50 feet and 69 feet Northwesterly of the following described line: From a point on the East and West quarter line of Section 11, Township 106 North, Range 14 West, distant 1567.4 feet West of the East Quarter corner thereof, run Northwesterly at an angle of 70 degrees 39 minutes with said East and West quarter line for 425.4 feet; thence deflect to the right at an angle of 32 degrees 40 minutes for 38.9 feet; thence deflect to the right at an angle of 147 degrees 20 minutes for 652.2 feet; thence deflect to the right on a 1 degree 00 minutes curve (delta angle 6 degrees 50 minutes) and a length of 683.3 feet to the point of beginning of the line to be described; thence run Southeasterly on said 1 degree 00 minutes curve for 20 feet and there terminating, in the City of Rochester, Olmsted County, Minnesota.

TRACT 5:
All that portion of Lot 3, Block 4, and vacated Oakeside Avenue adjacent thereto in Golden Hill Addition lying East of Trunk Highway 63, except a part of Lot 3, Block 4, Golden Hill Addition to the City of Rochester, and part of vacated Oakeside Avenue in said addition described by metes and bounds as follows: Beginning at a point on the South line of said Lot 3, which is 63.8 feet West of the Southeast corner thereof; thence West along said South line a distance of 101.00 feet to a point where said line intersects the Easterly right-of-way line of Trunk Highway 63; thence Northwesterly along said right-of-way line a distance of 176.0 feet; thence Southeasterly a distance of 48.92 feet to a point which is 35.26 feet East of the West line and 150.00 feet North of the South line of said Lot 3; thence East parallel to the South line of said Lot 3 a distance of 99.10 feet; thence South parallel to the East line of said Lot 3 a distance of 150.00 feet to the place of beginning, Olmsted County, Minnesota.

Said tracts contain 5.53 acres, more or less.

Said owner has caused the above described tract of land to be surveyed and platted as ROCHESTER LODGING VENTURES ADDITION to the City of Rochester, Minnesota, containing 1 Block and 3 Lots and does hereby dedicate to the public, for public use, all utility easements as shown on this plat.

Jeffery G. Lamont
Jeffery G. Lamont, Owner

STATE OF South Dakota
COUNTY OF Brown

On this 2 day of February, 2017 before a notary with and for said County, personally appeared *Jeffery G. Lamont*, Owner to me known to be the person described in and who executed the same as a free act and deed.

Elizabeth A. Stoks
Elizabeth A. Stoks
Notary Public
My commission expires: 08/03/2018

SURVEYORS CERTIFICATE AND ACKNOWLEDGMENT:

I, Rodney W. Boyer, a Licensed Land Surveyor under the laws of the State of Minnesota, do hereby certify that I have supervised the survey and preparation of this plat of ROCHESTER LODGING VENTURES ADDITION to the City of Rochester, Olmsted County, Minnesota; that said plat is a true and correct representation of the survey thereof; all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that monuments for the guidance of future surveys are installed correctly in the ground as shown; that the outside boundary lines are correctly designated on said plat; and that there are no wetlands upon the platted property.

Dated this 1st day of February, 2017.

Rodney W. Boyer
Rodney W. Boyer, Licensed Land Surveyor
Minnesota License No. 11560

STATE OF NORTH DAKOTA }
COUNTY OF CASS } ss.

On this 1st day of February, 2017 before a notary with and for said County, personally appeared *Rodney W. Boyer* to me known to be the person described in and who executed the same as a free act and deed.

Collette O. Jerstad
Collette O. Jerstad
Notary Public, Cass County, North Dakota
My commission expires: 9-9-2018

COLLETTE O. JERSTAD
Notary Public
State of North Dakota
My Commission Expires Sept. 9, 2018

INSTRUMENT OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That Broadway Retail Group, LLC, a South Dakota limited liability company, owner and proprietor of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

A part of Lot Three (3), Block Four (4), Golden Hill Addition to the City of Rochester and a part of vacated Oakeside Avenue in said Addition described by metes and bounds as follows: BEGINNING at a point on the South line of said Lot Three (3), which is 63.8 feet West of the southeast corner thereof, thence West along said South line a distance of 101.00 feet to a point where said line intersects the Easterly right-of-way line of T.H. #63, thence Northwesterly along said right-of-way line a distance of 176.0 feet, thence Southeasterly a distance of 48.92 feet to a point which is 35.26 feet East of the West line and 150.00 feet North of the South line of said Lot Three (3), thence East parallel to the South line of said Lot Three (3), a distance of 99.10 feet, thence South parallel to the East line of said Lot Three (3), a distance of 150.0 feet to the place of beginning containing 0.42 acres, more or less.

Said owner has caused the above described tract of land to be surveyed and platted as ROCHESTER LODGING VENTURES ADDITION to the City of Rochester, Minnesota, containing 1 Block and 3 Lots and does hereby dedicate to the public, for public use, all utility easements as shown on this plat.

Jeffery G. Lamont
Jeffery G. Lamont, Manager

STATE OF South Dakota
COUNTY OF Brown

On this 2 day of February, 2017 before a notary with and for said County, personally appeared *Jeffery G. Lamont*, Manager, to me known to be the person described in and who executed the same as a free act and deed.

Elizabeth A. Stoks
Elizabeth A. Stoks
Notary Public
My commission expires: 08/03/2018

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 3 day of FEBRUARY, 2017.

Paul S. Thorson
Paul S. Thorson
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

I, *Valeri Langseth*, Acting City Clerk, in and for the City of Rochester, do hereby certify that on the 21st day of March, 2017 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 7th day of February, 2017.

Valeri Langseth
Valeri Langseth, Acting City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2017 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 9th day of February, 2017.

Document Number A-1417581

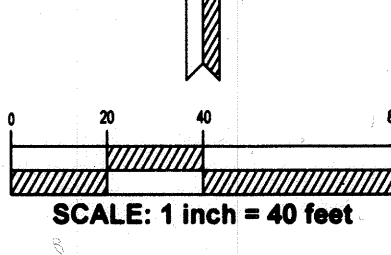
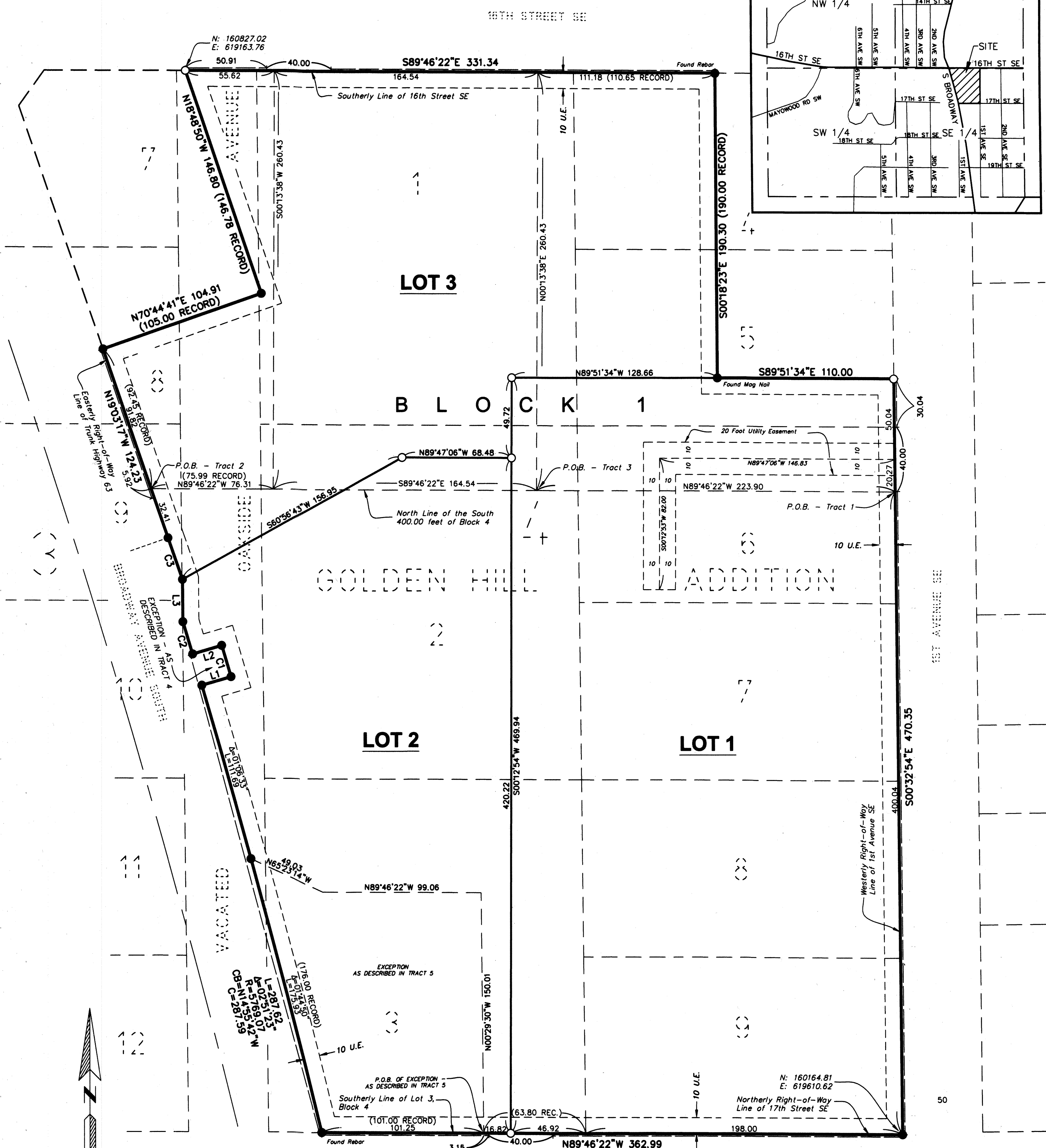
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 9th day of February, 2017, at 9 o'clock A.M., and was duly recorded in the Olmsted County records.

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

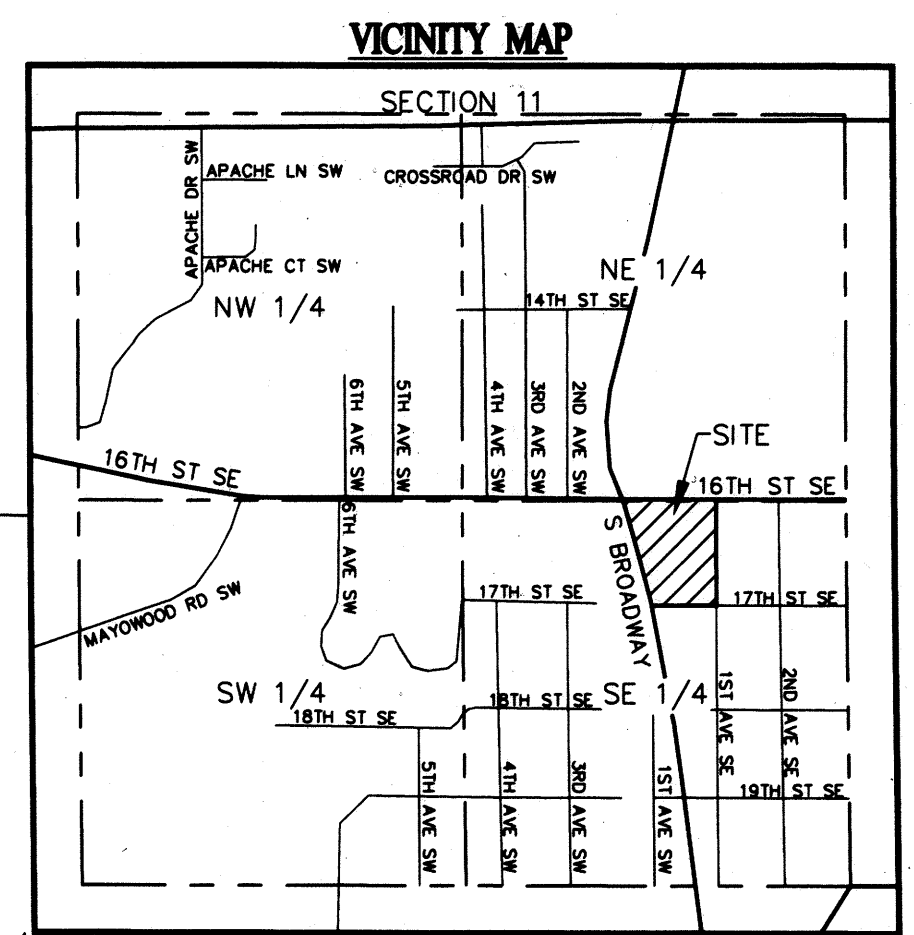
Deanna Brunner
Deanna Brunner
Deputy

LINE AND CURVE TABLE	
L1	N73°41'01"E 19.00
L2	S73°32'04"W 19.00
L3	N00°26'48"W 28.39
C1	L=20.26 R=5788.07 Δ=0°12'02" CB=N16°27'23"W C=20.26
C2	L=21.01 R=5769.07 Δ=0°12'31" CB=N16°39'41"W C=21.01
C3	L=27.51 R=5805.21 Δ=0°16'17" CB=N19°01'32"W C=27.51

- LEGEND**
- DENOTES FOUND 1" IRON PIPE RLS. 11622-UNLESS NOTED OTHERWISE
 - DENOTES 5/8" REBAR SET AND MARKED 11560
 - DENOTES BOUNDARY LINE
 - - - DENOTES ADJACENT LOT LINE
 - · - · - DENOTES EASEMENT LINE
 - U.E. DENOTES UTILITY EASEMENT
 - P.O.B. DENOTES POINT OF BEGINNING
 - REC. DENOTES RECORD
 - - - - DENOTES CONTROLLED ACCESS



BASIS OF BEARING
The East Line of Block 4, GOLDEN HILL ADDITION is assumed to bear S00°32'54"E. Coordinates shown hereon are based on the Olmsted County Coordinate System NAD83 (96 ADJ).



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