

URBAN ON FIRST

KNOW ALL PERSONS BY THESE PRESENTS: That Urban on First LLC, a Minnesota limited liability company, owner of the following described property:

All that tract or parcel of land situate and lying in the County of Olmsted, State of Minnesota, described as follows, to-wit:

Lot 1 and the South 15.50 feet of Lot 2, Block 9, Original Plat, Rochester, Minnesota, and that part of the vacated alley described as: Commencing at the southeast corner of said Lot 1; thence north on the east line of said Lot 1 to a point 2.38 feet south of the north line of said Lot 1; thence east 18 feet; thence south parallel with the east line of said Lot 1 to the south line of said Lot 1 if extended east; thence west on the south line of said Lot 1 if extended, to point of beginning.

Commencing for a place of beginning at the northwest corner of Lot 7, Block 102, Willson's Addition to Rochester, Minnesota, thence north 75 feet to the southwest corner of Lot 1, Block 9, Original Plat, thence easterly along the south line of Lot 1, Block 9, Original Plat, and continuing easterly along the south line of Block 9, Willson's Addition, to the southeast corner of Lot 6, Block 9, Willson's Addition; thence south 75 feet to the northeast corner of Lot 6, Block 102, Willson's Addition; thence westerly along the north line of Block 102, Willson's Addition, to the northwest corner of said Lot 7, Block 102, Willson's Addition, which is the place of beginning.

Lots 6, 7, and 8, all in Block 9, Willson's Addition.

That part of Block 102, Willson's Addition to Rochester, Minnesota, described as follows:

Beginning at the northwest corner of said Block, thence southerly on an assumed azimuth from north of 180 degrees 04 minutes 50 seconds along the west line of said Block, 36.00 feet; thence easterly 90 degrees 01 minutes 19 seconds azimuth parallel with the north line of said Block, 187.07 feet; thence northeasterly 39 degrees 03 minutes 07 seconds azimuth 20.60 feet to a point 88.30 feet west of the east line of and 20.00 feet south of the north line of said Block; thence easterly 90 degrees 01 minutes 19 seconds azimuth parallel with the north line of said Block, 88.30 feet to the east line of said Block; thence northerly 00 degrees 05 minutes 05 seconds azimuth along the east line of said Block, 20.00 feet to the northeast corner of said Block; thence westerly 270 degrees 01 minutes 19 seconds azimuth along the north line of said Block, 288.32 feet to the place of beginning.

Registered Property
Certificate of Title No. 36124.0

Containing in all, 1.33 acres, more or less.

Has caused the same to be surveyed and platted as URBAN ON FIRST.

In witness whereof, said Urban on First LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 19th day of March, 2018.

SIGNED: Urban on First LLC

Andrew Chafoulias, Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on March 19, 2018 by Andrew Chafoulias, Manager of Urban on First LLC, a Minnesota limited liability company

Mark L. Steege
Notary Public, Olmsted County, Minnesota

Mark L. Steege
Notary Printed Name

My commission expires Jan 31, 2022

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 19th day of MARCH, 2018.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on March 19th, 2018 by Jeffrey J. Rolfsen.

Amee Sue Larson
Notary Public, Dodge County, Minnesota

AMEE SUE LARSON
Notary Printed Name

My commission expires JAN 31, 2023

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 21 day of MARCH, 2018.

Mark E. Swanson
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 20th 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 20th day of March, 2018.

Anissa Hollingshead, City Clerk

PROPERTY RECORDS AND LICENSING

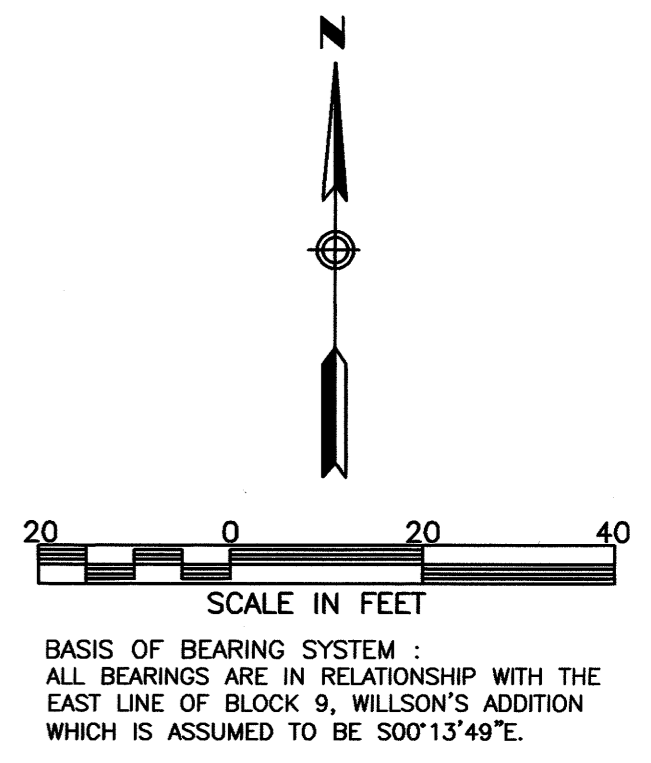
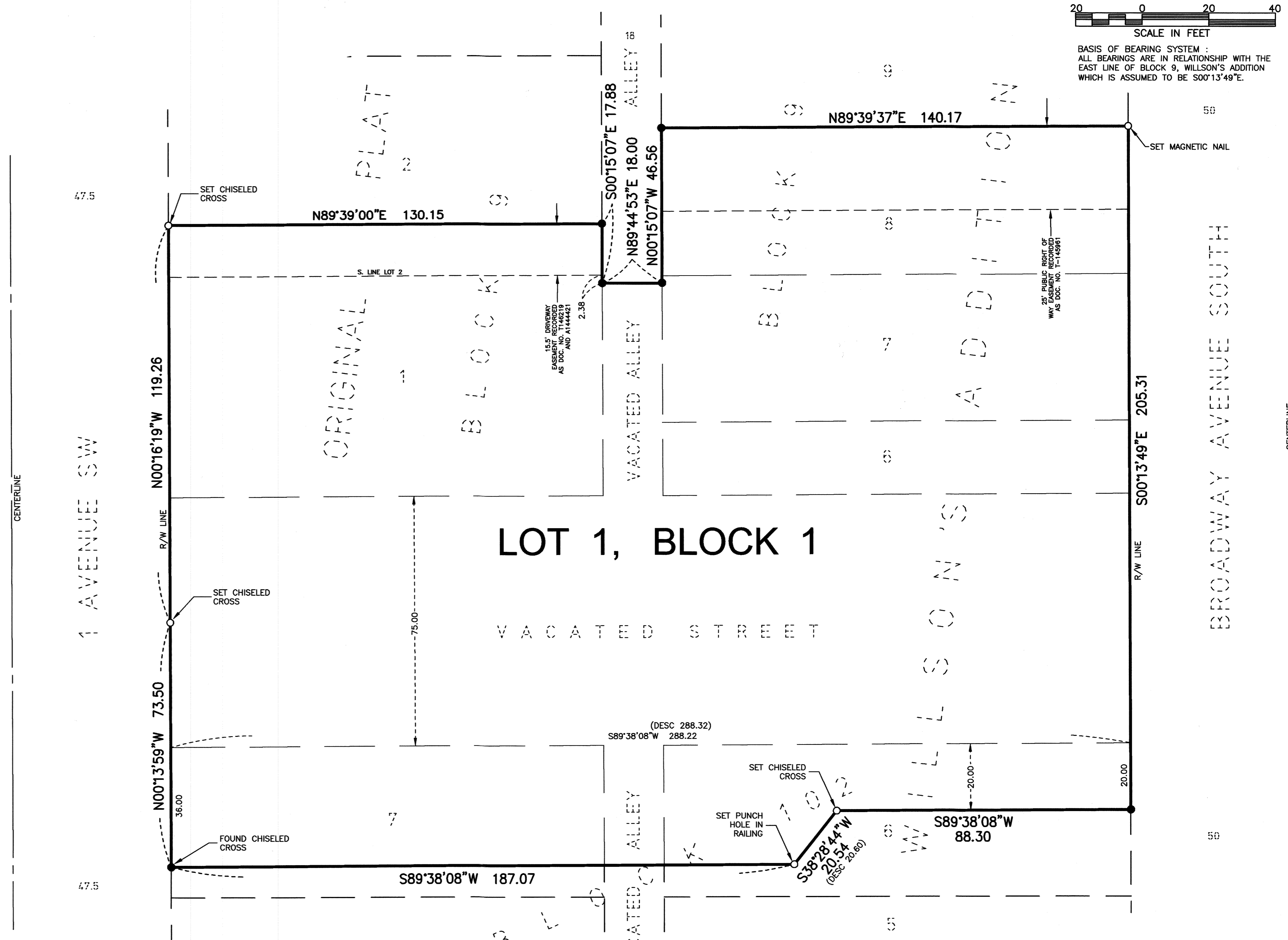
Taxes payable in the year 2018 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 22ND day of MARCH, 2018.

TORRENS DOCUMENT NUMBER T146338 File # 5536 Certificate No. 36124.0 New Certificate # 37423.0

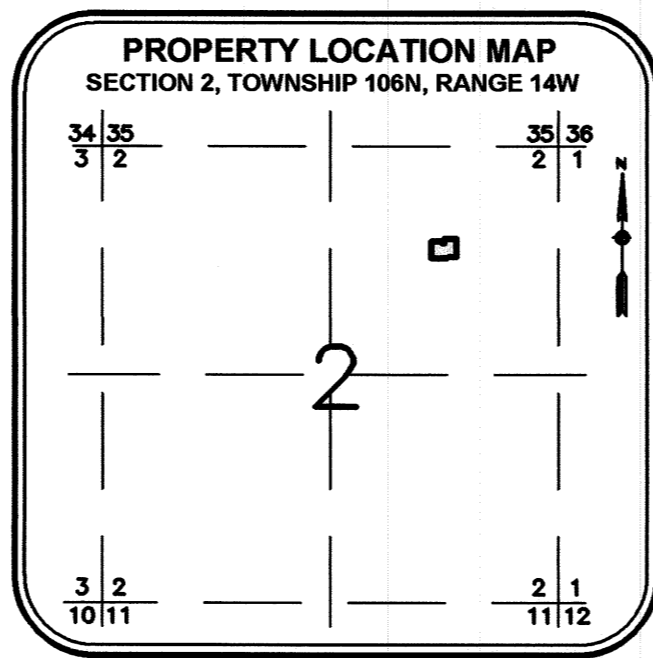
I hereby certify that this instrument was filed in the Office of the Registrar of Titles for the record on this 22ND day of MARCH, 2018, at 4:12 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Registrar of Titles - Property Records & Licensing

Wendy von Wald
Deputy



SCALE IN FEET
BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
EAST LINE OF BLOCK 9, WILSON'S ADDITION
WHICH IS ASSUMED TO BE S00°13'49"E.



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

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

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