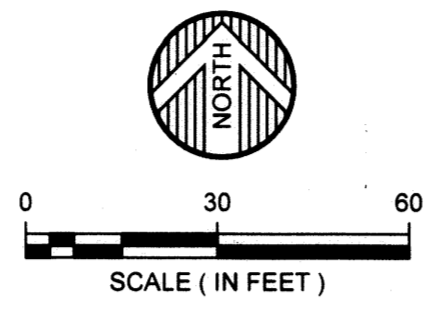
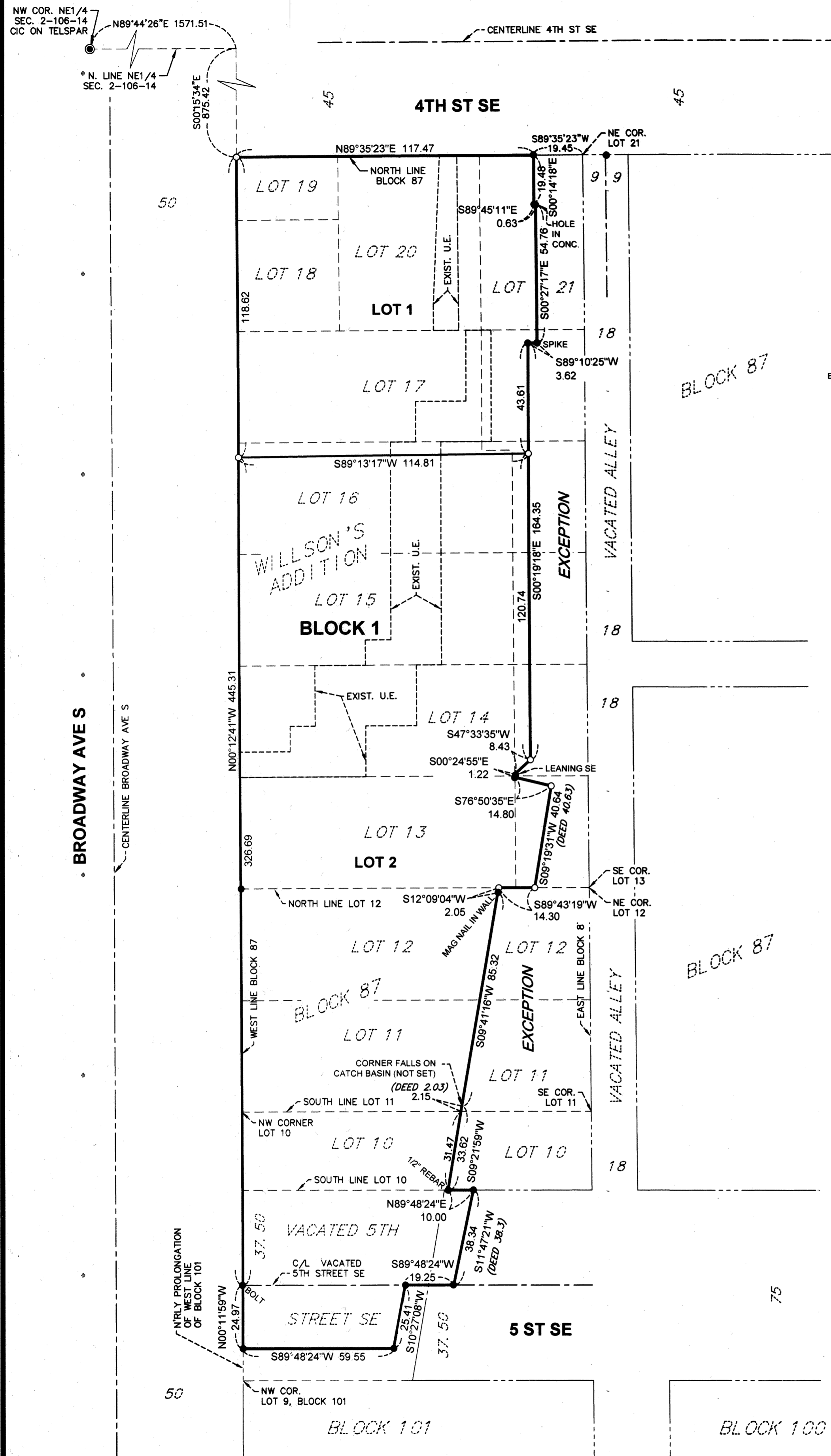
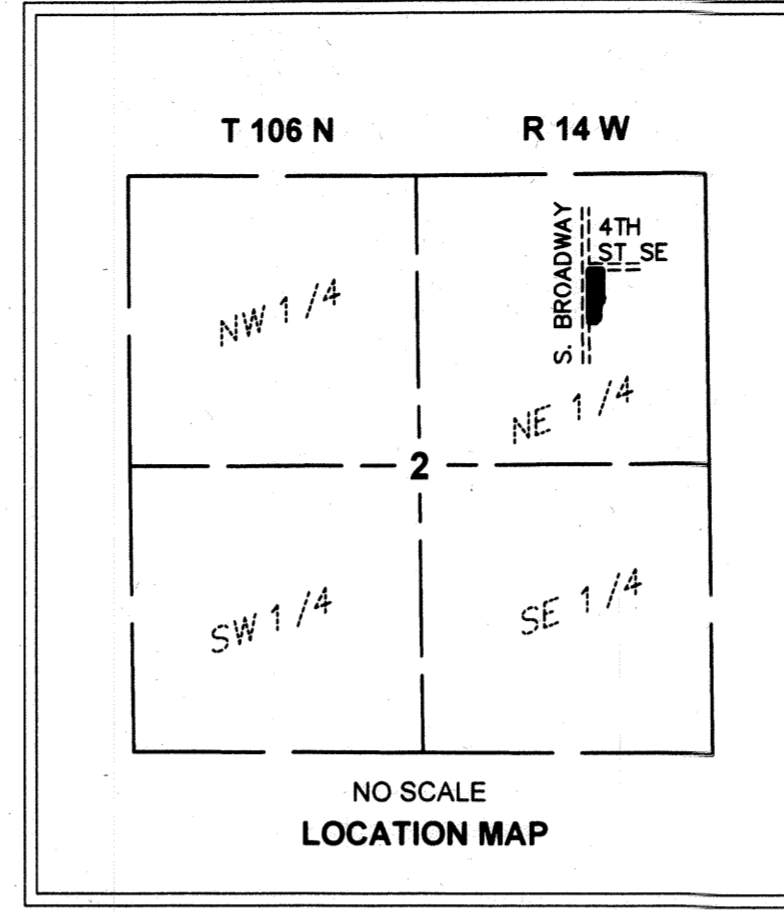


WILLSONS RIVERSIDE



BEARINGS ARE BASED ON THE OLMDSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)

- DENOTES FOUND 5/8" IRON PIPE, UNLESS NOTED OTHERWISE
- DENOTES 1/2 INCH DIAMETER BY 14 INCH LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887
- EXIST. U.E. = EXISTING UTILITY EASEMENT PER DOC. 427940



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Tinos LLC, a Minnesota limited liability company, owner of the following described property situated in Olmsted County, Minnesota, to-wit:

Lots Thirteen (13) through Twenty-One (21), inclusive in Block Eighty-Seven (87), Willson's Addition to the City of Rochester, Olmsted County, Minnesota; EXCEPT that part of Block Eighty-Seven (87) to Rochester, Minnesota, described as:

Beginning at the Northeast corner of Lot Twenty-One (21), Block Eighty-Seven (87); thence Westerly along the North line of said Block Eighty-Seven (87), a distance of 41 feet; thence Southerly, parallel with the West line of the North-South alley as platted in said Block Eighty-Seven (87) to a point which is 3.5 feet South of the North line of Lot Sixteen (16), said Block Eighty-Seven (87); thence Easterly, parallel with said North line of Lot Sixteen (16) a distance of 12 feet; thence Southerly, parallel with the West line of said alley to a point in the South line of Lot Thirteen (13), said Block Eighty-Seven (87); thence Easterly along said South line 29 feet to the Southeast corner of said Lot Thirteen (13); thence Northerly to the point of beginning.

AND
Part of Lots 13,14,15,16,17,18 and 21, Block 87, Willson's Addition to Rochester, Olmsted County, Minnesota, lying westerly of the following described line:

Commencing at a point 19.45 feet westerly of the northeast corner of Lot 21, Block 87, as measured along the northerly line of said Lot 21, thence South 01 degrees 00 minutes 00 seconds East, a distance of 19.48 feet; thence North 89 degrees 29 minutes 07 seconds East, a distance of 0.63 feet; thence South 01 degrees 12 minutes 59 seconds East, a distance of 54.76 feet; thence South 88 degrees 24 minutes 43 seconds West, a distance of 3.62 feet; thence South 01 degrees 05 minutes 00 seconds East, a distance of 164.35 feet; thence South 46 degrees 47 minutes 53 seconds West, a distance of 8.43 feet; thence South 01 degrees 10 minutes 37 seconds East, a distance of 1.22 feet; thence South 77 degrees 36 minutes 17 seconds East, a distance of 14.80 feet; thence South 08 degrees 33 minutes 49 seconds West, a distance of 40.63 feet and there terminating.

AND
Lots Eleven (11), and Twelve (12), Block Eighty-Seven (87), Willson's Addition to the City of Rochester, Olmsted County, Minnesota, EXCEPT the following:

Beginning at the Northeast corner of said Lot Twelve (12); thence South 88 degrees 55 minutes 52 seconds West, assumed bearing, along the North line thereof, 35.72 feet; thence South 11 degrees 21 minutes 37 seconds West, 2.05 feet; thence South 08 degrees 53 minutes 49 seconds West, 85.32 feet; thence South 08 degrees 34 minutes 32 seconds West, 2.03 feet to the South line of said Lot Eleven (11); thence North 88 degrees 58 minutes 49 seconds East, along said South line, 51.43 feet to the Southeast corner of said Lot Eleven (11); thence North 01 degree 10 minutes 37 seconds West, along the East line of said Lots Eleven (11) and Twelve (12), a distance of 88.08 feet to the point of beginning.

AND
That part of Lot 10, Block 87, Willson's Addition to Rochester, Olmsted County, Minnesota and that part of the North 1/2 of vacated 5th Street SE lying south of and adjacent to said Lot 10, all of which lies westerly of the following described line:

Commencing at the NW corner of said Lot 10, thence north 88 degrees 58 minutes 49 seconds east assumed bearing along the north line thereof, 86.71 feet for the point of beginning of the line to be described; thence south 8 degrees 34 minutes 32 seconds west, 31.47 feet to the south line of said Lot 10, thence north 89 degrees 00 minutes 57 seconds east along said south line 10.00 feet; thence south 10 degrees 59 minutes 54 seconds west, 38.3 feet to a point on the center line of said vacated 5th Street SE and there terminating.

AND
A part of the South Half of vacated 5th Street SE (platted Line Street) lying west of the Zumbro River in Block 101, WILLSON'S ADDITION to the City of Rochester, said land being further described as follows:

Beginning at the northwest corner of Lot 9, Block 101, WILLSON'S ADDITION; thence North 00 degrees 59 minutes 28 seconds West, assumed bearing along the northerly prolongation of the west line of said Block 101 a distance of 37.50 feet to the centerline of said vacated 5th Street SE for the point of beginning of the land to be described; thence North 89 degrees 00 minutes 57 seconds East along said centerline 64.25 feet; thence South 9 degrees 39 minutes 41 seconds West, 25.41 feet; thence South 89 degrees 00 minutes 57 seconds West, 59.55 feet to the west line of said Block 101 as prolonged; thence north along said west line to the point of beginning and there terminating.

Said tract contains in all, 1.13 acres more or less.

Has caused the same to be surveyed and platted as WILLSONS RIVERSIDE.

IN WITNESS WHEREOF, said Tinos LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26 day of December, 2018.

OWNER:
Tinos LLC
Tasos James Psomas
Tasos James Psomas, Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 26 day of December, 2018, by Tinos LLC, a Minnesota limited liability company on behalf of the company.

Mark E. Newton
Notary Public
Olmsted County, Minnesota
My Commission Expires: 1/31/2021

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 21st day of December, 2018.

Peter G. Oetliker
Peter G. Oetliker, Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 21st day of December, 2018, by Peter G. Oetliker.

Samuel J. M... ..
Notary Public
Olmsted County, Minnesota
My Commission Expires: 1-31-2020

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 4th day of June, 2018, 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 4th day of December, 2018.

Anissa Hollingshead
Anissa Hollingshead
City Clerk / Deputy City Clerk
City of Rochester

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 December, 2018.

Mark E. Newton
Mark E. Newton
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2018 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 28th day of December, 2018.

Document Number A1464545

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28th day of December, 2018, at 2:12 o'clock P.M. and was duly recorded in Olmsted County Records.

W. Mark Krupski
W. Mark Krupski
Olmsted County Director of Property
Records and Licensing
By *Wendy von Wald* Deputy

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

1455A