

"OFFICIAL PLAT"
JR SECOND STREET

PROPERTY DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS: That JR Second Street LLC, a Minnesota limited liability company, owner of the following described property in the City of Rochester, State of Minnesota, to wit:

The Northerly 40.00 feet of Lots 6 and 7, Block 2, The Aspens, Rochester, Olmsted County, Minnesota.

AND

That part of Lot 8, Block 2, The Aspens, Rochester, Olmsted County, Minnesota, lying northerly of the following described line: Commencing at the northwest corner of said Lot 8; thence South 05 degrees 17 minutes 39 seconds West, assumed bearing, along the west line of said Lot 8, a distance of 40.08 feet for the point of beginning of the line to be described; thence South 88 degrees 22 minutes 35 seconds East, parallel with the northerly line of said Lot 8, a distance of 170.79 feet to the easterly line of said Lot 8 and there terminating.

AND

That part of the Southeast Quarter of Section 33, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of the Southeast Quarter of said Section 33; thence North 88 degrees 22 minutes 35 seconds West, assumed bearing, along the south line of said Southeast Quarter, 754.00 feet; thence North 01 degree 37 minutes 25 seconds East, 150.00 feet to the north line of THE ASPENS, according to the recorded plat thereof, for the point of beginning; thence continue North 01 degree 37 minutes 25 seconds East, 139.29 feet to the southerly right of way line of C.S.A.H. No. 34 (said right of way line being 50 feet southerly of, as measured at right angles to and parallel with, the centerline of C.S.A.H. No. 34); thence South 65 degrees 09 minutes 45 seconds East, along said southerly right of way line, 353.38 feet to said north line of THE ASPENS; thence North 88 degrees 22 minutes 35 seconds West, along said north line, 324.77 feet to the point of beginning.

The above described parcel contains 0.84 acres.

Has caused the same to be surveyed and platted as JR SECOND STREET and does hereby dedicate to the public for the public use forever the utility easements as created by this plat.

In witness whereof said JR Second Street LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 14 day of MARCH, 2019.

Jay Maier
Jay Maier, Member

STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing instrument was acknowledged before me this 14 day of March, 2019 by Jay Maier, Member of JR Second Street LLC, a Minnesota limited liability company, on behalf of the company.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2023

Andrew Buck
Printed Name

SURVEYOR'S CERTIFICATE

I, Geoffrey G Griffin 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 14 day of MARCH, 2019.

Geoffrey G Griffin
Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing Surveyor's Certificate was acknowledged before me this 14 day of March, 2019, by Geoffrey G Griffin, Minnesota Registration No. 21940
Andrew Buck
Notary Public, Olmsted County, Minnesota
Printed Name Andrew Buck

My commission expires: 01/31/2023

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 MARCH, 2019.

Mark E. Severson
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

Laura Blah
I, Anisea Hollingshead, in and for the City of Rochester, do hereby certify that on the 9 day of September, 2018, 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 27 day of March, 2019.

Laura Blah
Anisea Hollingshead, City Clerk
Laura Blah

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2019 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 28th day of MARCH, 2019.

DOCUMENT NUMBER A1469273

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28th day of MARCH, 2019, at 12 o'clock P. M., and was duly recorded in the Olmsted County records.

Wendy von Wald
Director of Property Records & Licensing

Wendy von Wald
Deputy

BEARINGS

ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33 - TOWNSHIP 107 NORTH - RANGE 13 WEST WHICH IS ASSUMED TO BEAR S88°22'35"E / N88°22'35"W.

UTILITY EASEMENT DEFINED

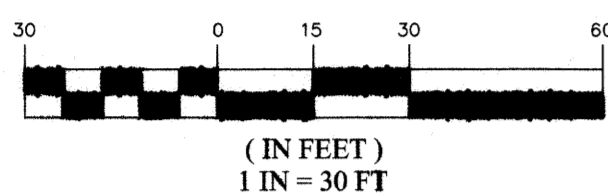
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

CONTROLLED ACCESS DEFINED

INGRESS AND EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

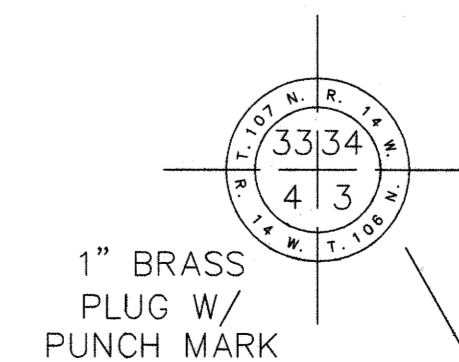
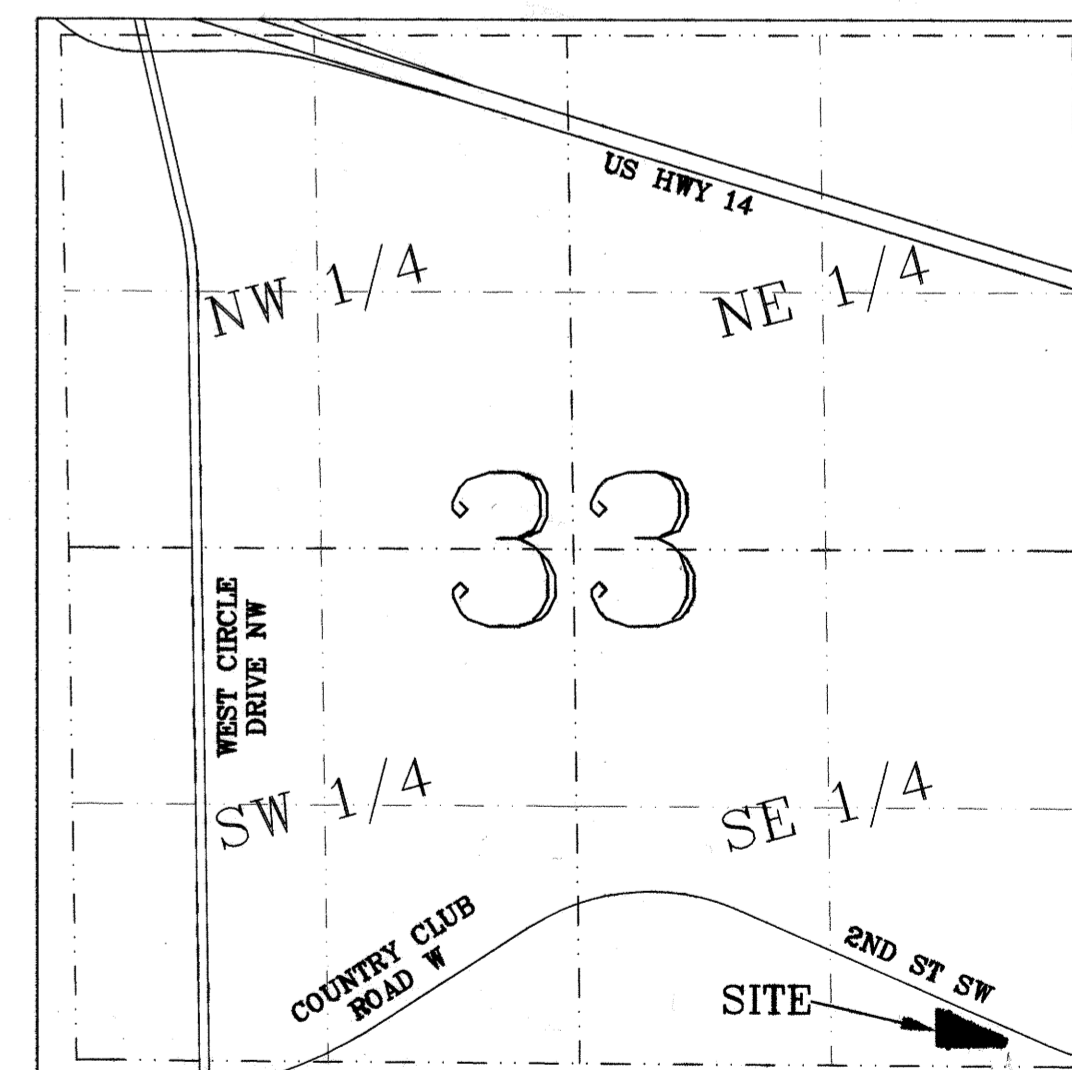
- LEGEND**
- SET 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940
 - FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT
 - EASEMENT LINE
 - UNDERLYING PLAT LINE
 - SECTION LINE
 - CONTROLLED ACCESS

GRAPHIC SCALE



UNPLATTED

VICINITY MAP
SECTION 33, TOWNSHIP 107 NORTH, RANGE 14 WEST
"NOT TO SCALE"



1457A

G-Cubed ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph: 507-867-1968
Fax: 507-867-1969
www.gcsd.com

FILE NO: 14-016 FP