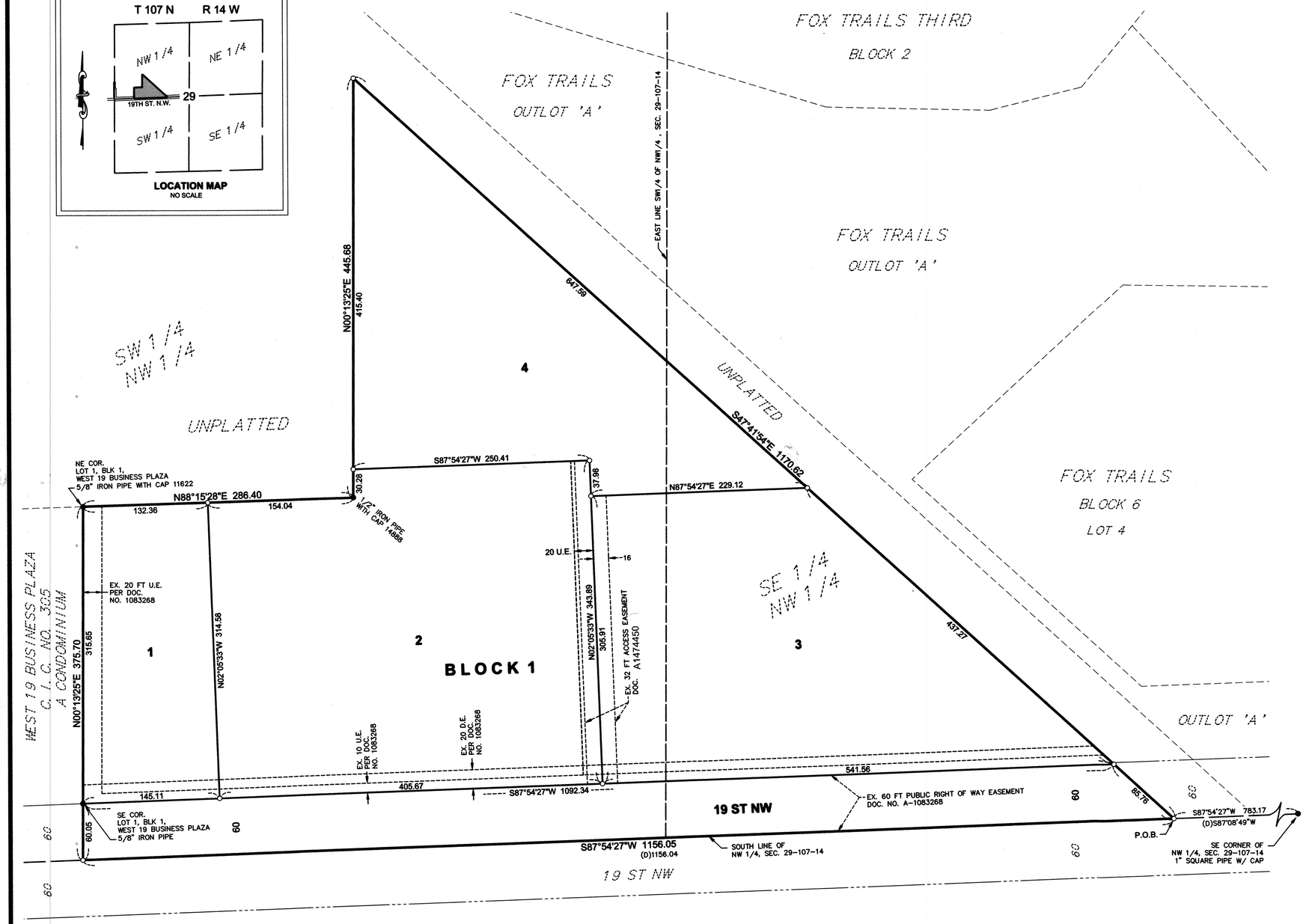
ORIGINAL

WEST 19 COMMERCIAL



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

● = DENOTES FOUND IRON MONUMENT

O = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643

(D) = PER LIMITED WARRANTY DEED, DOC. A-1461740

EX. = EXISTING

D.E. = DRAINAGE EASEMENT

U.E. = UTILITY EASEMENT

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

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That W & A Cold Storage LLC, a limited liability company under the laws of the State of Minnesota, is the owner of the following described property situated in Olmsted County, Minnesota, to-wit:

That part of the Northwest Quarter of Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northwest Quarter; thence South 87 degrees 08 minutes 49 seconds West, 783.17 feet to the point of beginning; thence continue South 87 degrees 08 minutes 49 seconds West, along said south line, 1156.04 feet; thence North 00 degrees 32 minutes 13 seconds West, 375.70 feet; thence North 87 degrees 29 minutes 50 seconds East, 286.40 feet; thence North 00 degrees 32 minutes 13 seconds West, 445.68 feet; thence South 48 degrees 27 minutes 32 seconds East, 1170.62 feet to the point of beginning.

Containing 10.64 acres more or less.

Has caused the same to be surveyed and platted as WEST 19 COMMERCIAL and does hereby dedicate to the public for public use the public way and the utility easement as created by this plat.

IN WITNESS WHEREOF, said W & A Cold Storage LLC, a limited liability company under the laws of the State of Minnesota, has caused these presents to be signed by its proper officer this 4th day of June, 2019.

OWNER:
W & A Cold Storage LLC

Brad Arndt, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 4th day of June, 2019, by Brad Arndt, President of W & A Cold Storage LLC, a limited liability company under the laws of the State of Minnesota, on behalf of the company.

Sarah L. Mattson
Printed Notary Name

SARAH LOUISE MATTSON
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2020

Notary Public
Olmsted County, Minnesota
My Commission Expires: 1-31-2020

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 4th day of June, 2019.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 4th day of June, 2019, by Peter G. Oetliker.

Sarah L. Mattson
Printed Notary Name

SARAH LOUISE MATTSON
NOTARY PUBLIC - MINNESOTA
My Comm. Exp. Jan. 31, 2020

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 18 day of March, 2019, 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 18 day of June, 2019.

Anissa Hollingshead
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 4 day of JUNE, 2019.

Mark E. Leverton
Olmsted County Surveyor

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 20th day of June, 2019.

Document Number A- 1474451

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 20th day of June, 2019, at 11 o'clock A.M. and was duly recorded in Olmsted County Records.

W. Mark Krupski
Olmsted County Director of Property Records and Licensing
By Susan Kraemer Deputy

1468 A