

RESOLUTION

Approving Annexation Application No. CD2025-001ANX, to Annex Approximately 330 Acres, Generally Situated East Of CSAH 158, West Of 60th Ave. NW, South of 55th St. NW and North Of Behrens Ln. NW. in Section 13, Township 107 North, Range 15 West, In Accordance With The Second Amendment of Joint Resolution for Orderly Annexation for Kalmar Township, Approved February 21, 2017.

WHEREAS, a joint resolution for orderly annexation was originally adopted by the City of Rochester and Kalmar Township, known as Joint Resolution for Orderly Annexation for Kalmar Township; on September 3, 2003, and,

WHEREAS, the boundaries for the Joint Resolution for Orderly Annexation between the City and Kalmar Township were updated in 2016 and most recently in February of 2017; and

WHEREAS, the property owner has requested that the City of Rochester initiate an annexation of the subject site via Orderly Annexation Resolution on March 17, 2025; pursuant to M.S. 414.0325; and,

WHEREAS, the subject resolution provides a legal description encompassing the approximate 326 acre site, and

WHEREAS, the Joint Resolution for Orderly Annexation Agreement between the City of Rochester establishes that Lands ordered annexed pursuant to the Agreement will not be subject to any differential taxation as referenced in Minnesota Statutes 414.035 and Property taxes payable on annexed land shall continue to be paid to the Township for the entire year in which the annexation becomes effective.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Rochester that the area of land located within Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota, be annexed into the City of Rochester Incorporated Limits in accordance with Joint Resolution for Orderly Annexation between the City of Rochester and Kalmar Township, more particularly described herein by the following legal description:

Annexation of Land Legal Description:

That part of Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 00 degrees 08 minutes 24 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the east line of said Northeast Quarter, 1900.03 feet to the south line of the North 1900.00 feet of said Northeast Quarter and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 41 seconds West, along said south line, 1300.02 feet to the west line of the East 1300.00

feet of said Northeast Quarter; thence North 00 degrees 08 minutes 24 seconds East, along said west line, 1840.02 feet to the south line of the North 60.00 feet of said Northeast Quarter; thence South 89 degrees 50 minutes 41 seconds West, along said south line, 1339.85 feet to the west line of said Northeast Quarter; thence North 89 degrees 36 minutes 49 seconds West, along the south line of the North 60.00 feet of the East One-Half of the Northwest Quarter of said Section 13, a distance of 1318.62 feet to the west line of said East One-Half of the Northwest Quarter; thence South 00 degrees 01 minutes 15 seconds East, along said west line, 2574.02 feet to the southwest corner of said East One-Half of the Northwest Quarter; thence South 00 degrees 02 minutes 49 seconds West, along the west line of the East One-Half of the Southwest Quarter of said Section 13, a distance of 1029.76 feet to the former centerline of C.S.A.H. NO. 4 (VALLEYHIGH ROAD NW) as shown on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 239 as "EXISTING ROAD CENTERLINE"; thence South 71 degrees 39 minutes 13 seconds East, along said former centerline, 932.43 feet to Olmsted County Right of Way Boundary Corner B11, as depicted on said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 239; thence South 71 degrees 39 minutes 13 seconds East, along the northerly right of way line of said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 239, a distance of 127.83 feet to the west line of the East 300 feet of the Southwest Quarter of said Section 13; thence North 00 degrees 10 minutes 37 seconds East, along said west line, 69.46 feet to the northerly right of way line of the township road (formerly C.S.A.H. No. 4, now known as Behrens Lane NW); thence South 71 degrees 39 minutes 13 seconds East, along said northerly right of way line, 315.74 feet to the east line of said Southwest Quarter; thence North 00 degrees 10 minutes 37 seconds East, along said east line, 221.05 feet to a point distant 1449.02 feet northerly of the southeast corner of said Southwest Quarter; thence South 89 degrees 49 minutes 23 seconds East, 285.20 feet; thence South 00 degrees 10 minutes 37 seconds West, 313.60 feet to the northerly right of way line of said Behrens Lane NW (the next 4 courses are along said northerly right of way line); thence southeasterly 350.93 feet, along a non-tangential curve, concave northerly, having a central angle of 00 degrees 31 minutes 38 seconds, a radius of 38131.19 feet, and the chord of said curve bears South 72 degrees 19 minutes 54 seconds East, 350.93 feet; thence South 72 degrees 35 minutes 43 seconds East, tangent to said curve, 1269.21 feet; thence southeasterly 294.26 feet, along a tangential curve, concave southerly, having a central angle of 13 degrees 54 minutes 40 seconds and a radius of 1211.95 feet; thence southeasterly 416.12 feet, along a non-tangential curve, concave southwesterly, having a central angle of 27 degrees 51 minutes 51 seconds, a radius of 855.64 feet, and the chord of said curve bears South 57 degrees 02 minutes 13 seconds East, 412.03 feet to the northwesterly line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 245; thence South 57 degrees 41 minutes 49 seconds West, along said northwesterly line and not tangent to said curve, 124.02 feet to the former centerline of C.S.A.H. No. 4 (depicted as the most westerly corner of Parcel 7 on said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 245); thence southeasterly 293.97 feet, along said former centerline and along a non-tangential curve, concave southwesterly, having a central angle of 14 degrees 41 minutes 53 seconds, a radius of 1145.95 feet, and the chord of said curve bears South 33 degrees 11 minutes 48 seconds East, 293.16 feet to the south line of the Southeast Quarter of said Section 13; thence South 89 degrees 48 minutes 22 seconds East, along said south line, 141.94 feet to the southeast corner of

said Southeast Quarter; thence North 00 degrees 06 minutes 07 seconds East, along the east line of said Southeast Quarter, 2625.02 feet to the northeast corner of said Southeast Quarter; thence North 00 degrees 08 minutes 24 seconds East, along the east line of said Northeast Quarter, 737.59 feet to the point of beginning.

Containing 326.33 acres, more or less.

BE IT FURTHER RESOLVED that a certified copy of this resolution shall be maintained in the office of the Community Development Department of the City of Rochester and shall be available for public inspection.

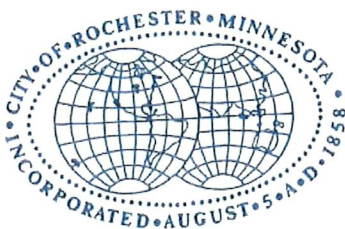
BE IT FURTHER RESOLVED that the City Clerk is hereby instructed to file a certified copy of this resolution in the office of the County Recorder in and for Olmsted County, Minnesota.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF

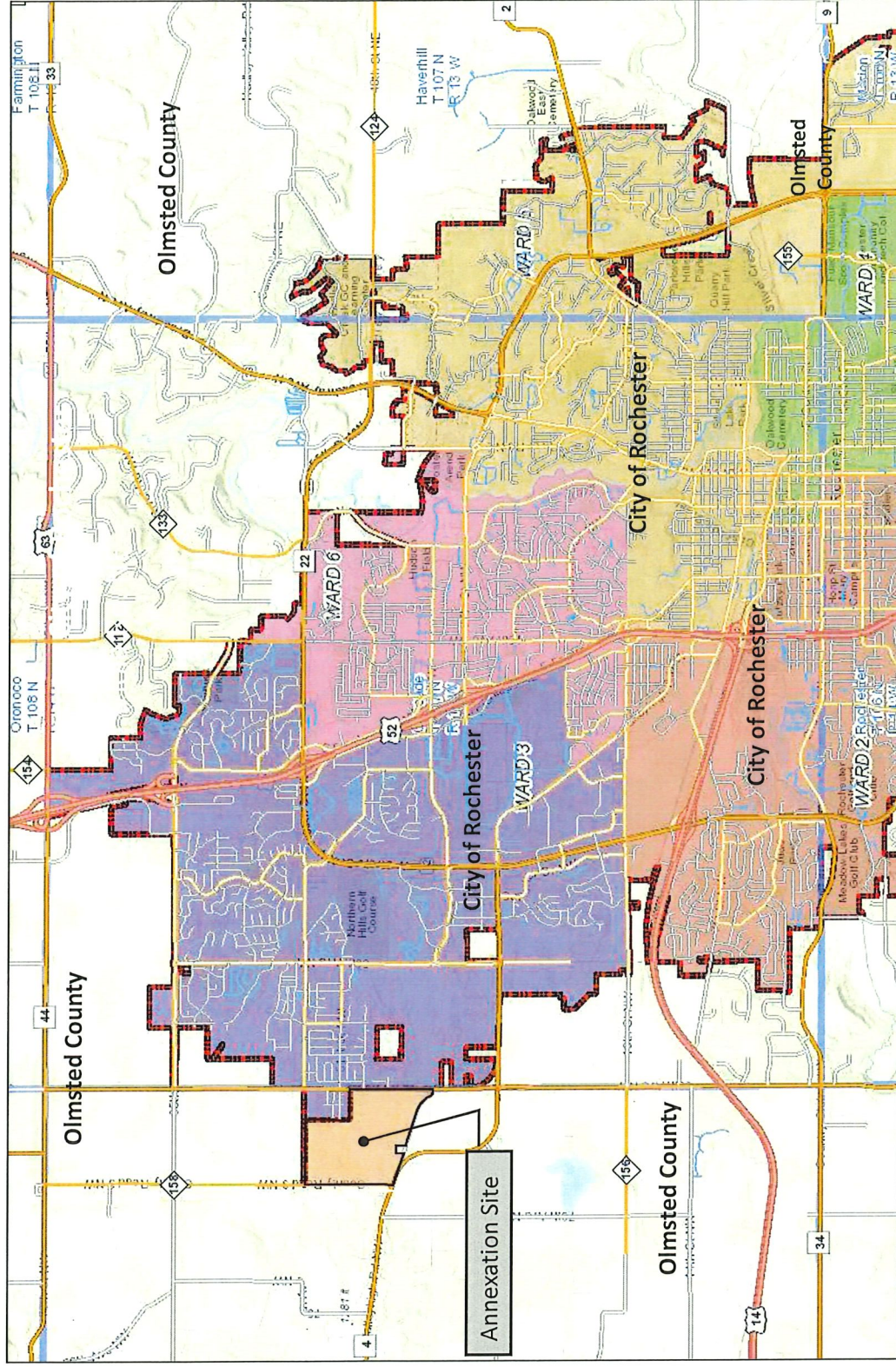
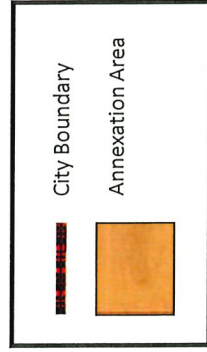
ROCHESTER, MINNESOTA, THIS 2nd DAY OF June, 2025.

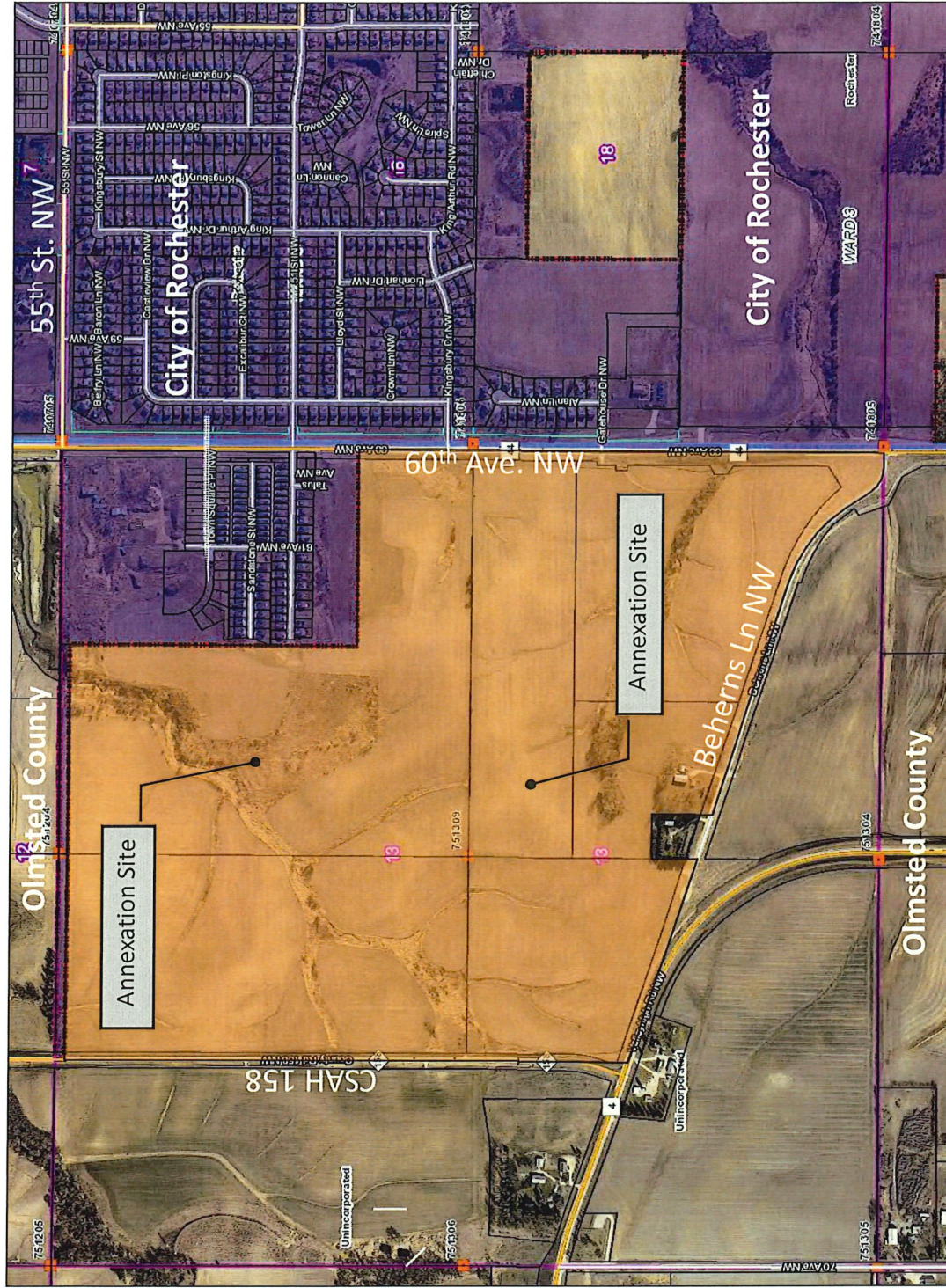
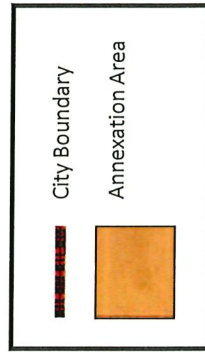
ATTEST: Anne M. Karel Randy Schubert
CITY CLERK PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 6th DAY OF June, 2025.



Kim Norton
MAYOR OF SAID CITY







CHARLES DEWITZ
ROCHESTER, MN

DRAWN BY: G.D.Z. SHEET 1 OF 2

ANNEXATION EXHIBIT

ANNEXATION EXHIBIT
PART OF SECTION 13, T 107 N, R 15 W
OLMSTED COUNTY, MINNESOTA

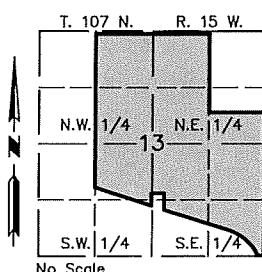
PROPOSED ANNEXATION DESCRIPTION

That part of Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 00 degrees 08 minutes 24 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the east line of said Northeast Quarter, 1900.03 feet to the south line of the North 1900.00 feet of said Northeast Quarter and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 41 seconds West, along said south line, 1300.02 feet to the west line of the East 1300.00 feet of said Northeast Quarter; thence North 00 degrees 08 minutes 24 seconds East, along said west line, 1840.02 feet to the south line of the North 60.00 feet of said Northeast Quarter; thence South 89 degrees 50 minutes 41 seconds West, along said south line, 1339.85 feet to the west line of said Northeast Quarter; thence North 89 degrees 36 minutes 49 seconds West, along the south line of the North 60.00 feet of the East One-Half of the Northwest Quarter of said Section 13, a distance of 1318.62 feet to the west line of said East One-Half of the Northwest Quarter; thence South 00 degrees 01 minutes 15 seconds East, along said west line, 2574.02 feet to the southwest corner of said East One-Half of the Northwest Quarter; thence South 00 degrees 02 minutes 49 seconds West, along the west line of the East One-Half of the Southwest Quarter of said Section 13, a distance of 1029.76 feet to the former centerline of C.S.A.H. NO. 4 (VALLEYHIGH ROAD NW) as shown on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 239 as 'EXISTING ROAD CENTERLINE'; thence South 71 degrees 39 minutes 13 seconds East, along said former centerline, 932.43 feet to Olmsted County Right of Way Boundary Corner B11, as depicted on said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 239; thence South 71 degrees 39 minutes 13 seconds East, along the northerly right of way line of said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 239, a distance of 127.83 feet to the west line of the East 300 feet of the Southwest Quarter of said Section 13; thence North 00 degrees 10 minutes 37 seconds East, along said west line, 69.46 feet to the northerly right of way line of the township road (formerly C.S.A.H. No. 4, now known as Behrens Lane NW); thence South 71 degrees 39 minutes 13 seconds East, along said northerly right of way line, 315.74 feet to the east line of said Southwest Quarter; thence North 00 degrees 10 minutes 37 seconds East, along said east line, 221.05 feet to a point distant 1449.02 feet northerly of the southeast corner of said Southwest Quarter; thence South 89 degrees 49 minutes 23 seconds East, 285.20 feet; thence South 00 degrees 10 minutes 37 seconds West, 313.60 feet to the northerly right of way line of said Behrens Lane NW (the next 4 courses are along said northerly right of way line); thence southeasterly 350.93 feet, along a non-tangential curve, concave northerly, having a central angle of 00 degrees 31 minutes 38 seconds, a radius of 38131.19 feet, and the chord of said curve bears South 72 degrees 19 minutes 54 seconds East, 350.93 feet; thence South 72 degrees 35 minutes 43 seconds East, tangent to said curve, 1269.21 feet; thence southeasterly 294.26 feet, along a tangential curve, concave southerly, having a central angle of 13 degrees 54 minutes 40 seconds and a radius of 1211.95 feet; thence southeasterly 416.12 feet, along a non-tangential curve, concave southwesterly, having a central angle of 27 degrees 51 minutes 51 seconds, a radius of 855.64 feet, and the chord of said curve bears South 57 degrees 02 minutes 13 seconds East, 412.03 feet to the northwesterly line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 245; thence South 57 degrees 41 minutes 49 seconds West, along said northwesterly line and not tangent to said curve, 124.02 feet to the former centerline of C.S.A.H. No. 4 (depicted as the most westerly corner of Parcel 7 on said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 245); thence southeasterly 293.97 feet, along said former centerline and along a non-tangential curve, concave southwesterly, having a central angle of 14 degrees 41 minutes 53 seconds, a radius of 1145.95 feet, and the chord of said curve bears South 33 degrees 11 minutes 48 seconds East, 293.16 feet to the south line of the Southeast Quarter of said Section 13; thence South 89 degrees 48 minutes 22 seconds East, along said south line, 141.94 feet to the southeast corner of said Southeast Quarter; thence North 00 degrees 06 minutes 07 seconds East, along the east line of said Southeast Quarter, 2625.02 feet to the northeast corner of said Southeast Quarter; thence North 00 degrees 08 minutes 24 seconds East, along the east line of said Northeast Quarter, 737.59 feet to the point of beginning.

Containing 326.33 acres, more or less.

PROPERTY LOCATION MAP



WSE + MASSEY
ENGINEERING & LAND SURVEYING^{INC.}
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

ANNEXATION
EXHIBIT

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
CHARLES DEWITZ
ROCHESTER, MN

MONUMENTS

- FOUND (AS INDICATED)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 5/20/2025

DWG NO. 5001SE03 JOB NO. 5001

DRAWN BY: G.D.Z. SHEET 2 OF 2

Legal Description

Annexation of Land Legal Description:

That part of Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 00 degrees 08 minutes 24 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the east line of said Northeast Quarter, 1900.03 feet to the south line of the North 1900.00 feet of said Northeast Quarter and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 41 seconds West, along said south line, 1300.02 feet to the west line of the East 1300.00 feet of said Northeast Quarter; thence North 00 degrees 08 minutes 24 seconds East, along said west line, 1840.02 feet to the south line of the North 60.00 feet of said Northeast Quarter; thence South 89 degrees 50 minutes 41 seconds West, along said south line, 1339.85 feet to the west line of said Northeast Quarter; thence North 89 degrees 36 minutes 49 seconds West, along the south line of the North 60.00 feet of the East One-Half of the Northwest Quarter of said Section 13, a distance of 1318.62 feet to the west line of said East One-Half of the Northwest Quarter; thence South 00 degrees 01 minutes 15 seconds East, along said west line, 2574.02 feet to the southwest corner of said East One-Half of the Northwest Quarter; thence South 00 degrees 02 minutes 49 seconds West, along the west line of the East One-Half of the Southwest Quarter of said Section 13, a distance of 1029.76 feet to the former centerline of C.S.A.H. NO. 4 (VALLEYHIGH ROAD NW) as shown on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 239 as "EXISTING ROAD CENTERLINE"; thence South 71 degrees 39 minutes 13 seconds East, along said former centerline, 932.43 feet to Olmsted County Right of Way Boundary Corner B11, as depicted on said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 239; thence South 71 degrees 39 minutes 13 seconds East, along the northerly right of way line of said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 239, a distance of 127.83 feet to the west line of the East 300 feet of the Southwest Quarter of said Section 13; thence North 00 degrees 10 minutes 37 seconds East, along said west line, 69.46 feet to the northerly right of way line of the township road (formerly C.S.A.H. No. 4, now known as Behrens Lane NW); thence South 71 degrees 39 minutes 13 seconds East, along said northerly right of way line, 315.74 feet to the east line of said Southwest Quarter; thence North 00 degrees 10 minutes 37 seconds East, along said east line, 221.05 feet to a point distant 1449.02 feet northerly of the southeast corner of said Southwest Quarter; thence South 89 degrees 49 minutes 23 seconds East, 285.20 feet; thence South 00 degrees 10 minutes 37 seconds West, 313.60 feet to the northerly right of way line of said Behrens Lane NW (the next 4 courses are along said northerly right of way line); thence southeasterly 350.93 feet, along a non-tangential curve, concave northerly, having a central angle of 00 degrees 31 minutes 38 seconds, a radius of 38131.19 feet, and the chord of said curve bears South 72 degrees 19 minutes 54 seconds East, 350.93 feet; thence South 72 degrees 35 minutes 43 seconds East, tangent to said

curve, 1269.21 feet; thence southeasterly 294.26 feet, along a tangential curve, concave southerly, having a central angle of 13 degrees 54 minutes 40 seconds and a radius of 1211.95 feet; thence southeasterly 416.12 feet, along a non-tangential curve, concave southwesterly, having a central angle of 27 degrees 51 minutes 51 seconds, a radius of 855.64 feet, and the chord of said curve bears South 57 degrees 02 minutes 13 seconds East, 412.03 feet to the northwesterly line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 245; thence South 57 degrees 41 minutes 49 seconds West, along said northwesterly line and not tangent to said curve, 124.02 feet to the former centerline of C.S.A.H. No. 4 (depicted as the most westerly corner of Parcel 7 on said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 245); thence southeasterly 293.97 feet, along said former centerline and along a non-tangential curve, concave southwesterly, having a central angle of 14 degrees 41 minutes 53 seconds, a radius of 1145.95 feet, and the chord of said curve bears South 33 degrees 11 minutes 48 seconds East, 293.16 feet to the south line of the Southeast Quarter of said Section 13; thence South 89 degrees 48 minutes 22 seconds East, along said south line, 141.94 feet to the southeast corner of said Southeast Quarter; thence North 00 degrees 06 minutes 07 seconds East, along the east line of said Southeast Quarter, 2625.02 feet to the northeast corner of said Southeast Quarter; thence North 00 degrees 08 minutes 24 seconds East, along the east line of said Northeast Quarter, 737.59 feet to the point of beginning.

Containing 326.33 acres, more or less.

HIGHWAY EASEMENT

Richard W. Bird and wife. Connie L.

PREPARED BY _____

CHECKED BY _____

Grantor S. of Olmsted County, Minnesota, for and in consideration of
 One dollar and other good and valuable considerations Dollars (\$ 1.00)
 receipt of which is hereby acknowledged,

hereby convey S. and warrant S. to the County of Olmsted
 grantee, for highway purposes, together with the unrestricted right to improve the same, free and clear of all incum-
 brances, the following described real estate in the County of Olmsted in the State of Minnesota:
 All that part of the following described tract;
 The southeast quarter (SE $\frac{1}{4}$) of Section thirteen (Sec 13) township one hundred seven north,
 range fifteen west (T107N-R15W);
 which lies within a distance of sixty-six (66) feet on either side of the following described
 described centerline of County State Aid Highway Number four (CSAH #4);
 From the northeast corner of section twenty-four (Sec 24) township one hundred seven north,
 range fifteen west (T107N-R15W) thence south along the east boundary thereof for five hundred
 sixteen and thirty-nine hundredths (516.39) feet, thence angle right ninety degrees (90°) for
 thirty-three (33) feet, thence angle right ninety degrees (90°) for thirty-one and eleven
 hundredths (31.11) feet, thence deflect to the left on a five degree (5°) circular curve,
 deflection angle of seventy-one degrees fifty-six minutes (71°56') for four hundred fifty-
 eight and twelve hundredths (458.12) feet for a place of beginning of the centerline to be
 described. Thence in a prolongation of the last described course for nine hundred eighty and
 fifty-five hundredths (980.55) feet, thence on tangent to said curve for one thousand two
 hundred sixty-three and thirty-four hundredths (1263.34) feet, thence deflect to the right on a
 nine minute (0°09') circular curve, deflection angle of fifty-seven minutes thirty seconds
 (0°57'30") for six hundred thirty-nine (639) feet, thence on tangent to said curve for sixty-
 seven and eleven hundredths (67.11) feet and there terminating;
 Also all that part of the above described tract that lies between the above described
 centerline and the presently traveled roadway;
 Containing five (5) acres more or less in addition to the existing highways.

~~XXXXXX~~
 And the said grantor S., for themselves, their heirs, executors and assigns, do not covenant never to cut, damage,
 destroy or remove any tree or shrub or other natural growth upon the hereinbefore described premises for the continu-
 ance of this easement, and does hereby grant and convey to the County of Olmsted
 all grasses, shrubs, trees and natural growth now existing on said lands or that may be hereafter planted or grown thereon.

~~XXXXXX~~
 And the said grantor S., for themselves, their heirs, executors and assigns do not hereby release the County of Olmsted
County of Olmsted
 its successors and assigns, from all claims for any and all damages resulting to the lands through and across which the
 parcel of land hereby conveyed is located by reason of the location, grading, construction, maintenance, and use of a public
 highway over and upon and the removal of materials from the premises hereby conveyed and from the uses incident
County of Olmsted
 thereto, and the County of Olmsted
 shall have the right to use and remove all earth and other materials lying within the parcel of land hereby conveyed and
 the right to construct and maintain, upon the lands adjoining the parcel hereby conveyed, such portable snow fences dur-
 ing such months as weather conditions make necessary.

~~XXXXXX~~
 And the said grantor S., for themselves, their heirs, executors and assigns, do not further covenant never to con-
 struct, erect, or maintain or allow or suffer any other person to construct, erect or maintain any sign or bill board or other
 advertising device upon the lands adjoining the parcel hereby conveyed, closer than one hundred (100) feet from the said
 premises unless a permit therefor in writing shall have first been obtained from the County of Olmsted

Dated this 19th day of September, 1973

In presence of:

Witness

Witness

Richard W. Bird
Connie L. Bird

STATE OF MINNESOTA

County of Olmsted

ss.

On this 19th day of September, 1973, before me personally appeared
Richard W. Bird and Connie L. Bird

to me known to be the persons described in and who executed the foregoing instrument, and acknowl-
edged that they executed the same as their free act and deed.

Delmer L. Melnic
Notary Public, Olmsted County, Minnesota
Commission expires April 28, 1977

I hereby certify that the within easement will convey to the Co. of Olmsted
for highway purposes a good title to the land therein described, free and clear of all incumbrances.

I further approve said easement as to form and execution.

April 22, 1974

Eldon J. Husman
County Attorney.
Assistant Attorney General.

355678

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

PROOFED
GRANTOR
GRANTEE
TRACKED
PAID
CHG. None

to

STATE OF MINNESOTA

ss.

County of Olmsted

Office of Register of Deeds.

I hereby certify that the within instrument

was filed for record in this office on the

2 day of May, 1974

at 1 o'clock P. M., and that the same

was duly recorded in Book 4-3 of Misc.

on page 283

Larry L. Evans
Register of Deeds.

By Barbara M. Baker
Deputy.

REGISTER

HIGHWAY EASEMENT

Vernoid L. Cordes and wife, Lorraine E.

PREPARED BY _____
CHECKED BY ✓

Grantor S., of Olmsted County, Minnesota, for and in consideration of
One dollar and other good and valuable considerations Dollars (\$1.00)
receipt of which is hereby acknowledged.

hereby convey and warrant to the County of Olmsted
 grantees, for highway purposes, together with the unrestricted right to improve the same, free and clear of all incum-
 brances, the following described real estate in the County of Olmsted in the State of Minnesota:

All that part of the following described tract;

The southwest quarter (SW $\frac{1}{4}$) of Section thirteen (Sec 13) township one hundred seven north,
 range fifteen west (T107N-R15W), except that part of the west half (W $\frac{1}{2}$) thereof which lies
 north of the public highway, and except that part thereof conveyed by Adam Fuchs and wife to
 the Trustees of German Burial Ground Association as described in that certain warranty deed
 recorded in Book S, Page 17;

which lies within a distance of sixty-six (66) feet on either side of the following described
 centerline of County State Aid Highway Number four (CSAH #4);

From the southeast corner of said section thirteen (Sec 13) northerly along the east boundary
 thereof for three hundred thirty-five and five tenths (335.5) feet, thence deflect left
 seventy-one degrees fifty-six minutes (71°56') for two thousand ninety-four and eighty-eight
 hundredths (2094.88) feet, thence deflect to the right on a nine minute circular curve,
 deflection angle of fifty-seven minutes thirty seconds (0°57'30") for six hundred six and eleven
 hundredths (606.11) feet for a place of beginning of the centerline to be described. Thence in
 a prolongation of the last described course for thirty-two and eighty-nine hundredths (32.89)
 feet, thence on tangent to said curve for one thousand three hundred sixty-six and seventy-three
 hundredths (1366.73) feet and there terminating;

Containing two (2.7) acres more or less in addition to the existing highways.

And the said grantor^S, ~~knows the contents~~, for themselves, their heirs, executors and assigns, do covenant never to cut, damage,
 destroy or remove any tree or shrub or other natural growth upon the hereinbefore described premises for the continu-
 ance of this easement, and does hereby grant and convey to the County of Olmsted
 all grasses, shrubs, trees and natural growth now existing on said lands or that may be hereafter planted or grown thereon.

And the said grantor^S, ~~knows the contents~~, for themselves, their heirs, executors and assigns do hereby release the
County of Olmsted
 its successors and assigns, from all claims for any and all damages resulting to the lands through and across which the
 parcel of land hereby conveyed is located by reason of the location, grading, construction, maintenance, and use of a public
 highway over and upon and the removal of materials from the premises hereby conveyed and from the uses incident
County of Olmsted
 thereto, and the
 shall have the right to use and remove all earth and other materials lying within the parcel of land hereby conveyed and
 the right to construct and maintain, upon the lands adjoining the parcel hereby conveyed, such portable snow fences dur-
 ing such months as weather conditions make necessary.

And the said grantor^S, ~~knows the contents~~, for themselves, their heirs, executors and assigns, do further covenant never to con-
 struct, erect, or maintain or allow or suffer any other person to construct, erect or maintain any sign or bill board or other
 advertising device upon the lands adjoining the parcel hereby conveyed, closer than one hundred (100) feet from the said
 premises unless a permit therefor in writing shall have first been obtained from the County of Olmsted

Dated this 5th day of October, 1973

In presence of:

Witness

Witness

Clifford CoffinDem NarvesaVernoid Cordes
Lorraine Cordes

STATE OF MINNESOTA

County of Olmsted

ss.

On this 5th day of October, 1973, before me personally appeared Vernoid L. Cordes and Lorraine E. Cordes, husband and wife to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public Olmsted County, Minnesota
My commission expires April 28, 1977

I hereby certify that the within easement will convey to the County of Olmsted for highway purposes a good title to the land therein described, free and clear of all incumbrances.

I further approve said easement as to form and execution.

Jan. 17, 1977

D. P. Mattson

County Attorney.
Assistant Attorney General.

383457

DEPARTMENT OF HIGHWAYS
(HIGHWAY EASEMENT)

to

PROCEED
GRANTOR
TRACKED
PAID
CHG. *mm*

STATE OF MINNESOTA

County of Olmsted

ss.

Office of Registrar of Deeds

I hereby certify that the within instrument was filed for record in this office on the 20 day of January, 1977 at 11 o'clock A. M., and that the same was duly recorded in Book P-4 of Minn on page 402

MARY M. EVANS
Registrar of Deeds

By *Carole M. Behr*
Deputy.

OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 239

COUNTY STATE AID HIGHWAY NO. 4 & COUNTY ROAD NO. 158

The Board of County Commissioners for Olmsted County, Minnesota, pursuant to County Board Resolution Number 21-169, dated August 17, 2021, is hereby designating the definite location of County State Aid Highway No. 4 and County Road No. 158, located in Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota.

COUNTY ENGINEER

I hereby certify that this plat prepared by the Olmsted County Public Works Department is a true and correct representation of the highway location and that the right-of-way is correctly designated on the plat.

Benjamin T. Johnson Date 12/13/21
Benjamin T. Johnson, Olmsted County Engineer
Minnesota License No. 44588

COUNTY SURVEYOR

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; that the monuments for the guidance of future surveys will be correctly placed in the ground as shown after completion of construction; that all measurements are correctly shown on this plat; and the proposed right-of-way boundary lines are correctly designated on this plat.

Mark E. Severson Date 12/13/21
Mark E. Severson, Olmsted County Surveyor
Minnesota License No. 18887

PROPERTY RECORDS AND LICENSING

DOCUMENT NUMBER A-1554488

I hereby certify that this instrument was filed in the Office of the Property Records and Licensing for the record on this 13th day of December, 2021, at 2:12 o'clock P.M. and was duly recorded in the Olmsted County records.

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

WESTERN WALLS, INC.
P.I.D.# 75.13.31.068194

CONTRACT FOR DEED
CHARLES DEWITZ
P.I.D.# 75.13.31.068194

LINE	BEARING	LENGTH
L1	N18°15'08"E	60.00
L2	N18°15'08"E	129.40
L3	N00°06'29"W	159.35
L4	N00°02'49"E	426.54

CENTERLINE DATA
C.S.A.H. NO. 158
P.I. STA. 62+78.29
Δ=18°21'37" LT.
D=10°25'30"
R=550.00
L=175.25
OLMSTED COUNTY HARN 96 ADJ.
N=186347.8170
E=590230.2854

CENTERLINE DATA
C.R. NO. 158
POT STA. 65+25.00
AT PLAT BOUNDARY
OLMSTED COUNTY HARN 96 ADJ.
N=186596.0517
E=590229.7969

C.R. NO. 158
POT STA. 65+25.00
AT PLAT BOUNDARY
OLMSTED COUNTY HARN 96 ADJ.
N=186596.0517
E=590229.7969

MARK A. WELCH
SARA K. WELCH
P.I.D.# 75.13.32.079992

CENTERLINE DATA
C.S.A.H. NO. 158
POT STA. 60+60.00
AT PLAT BOUNDARY
OLMSTED COUNTY HARN 96 ADJ.
N=186140.5109
E=590161.8976

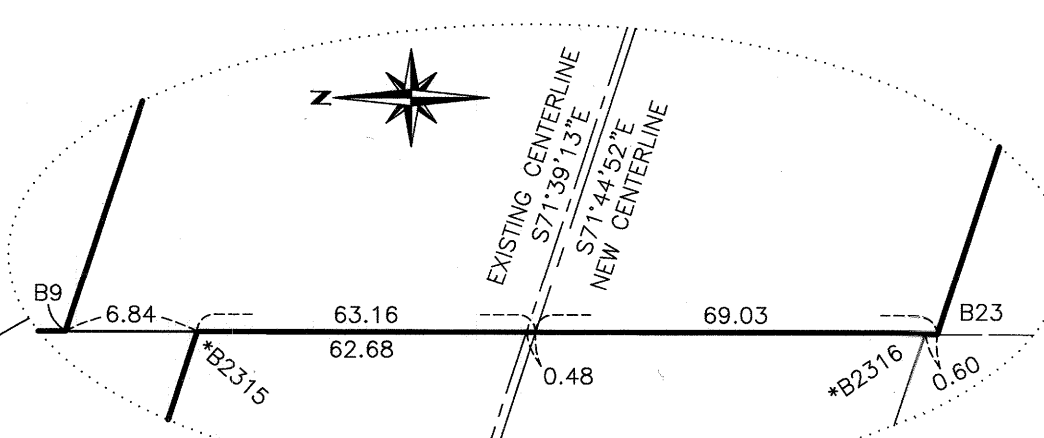
CENTERLINE DATA
C.S.A.H. NO. 4
POT STA. 701+60.00
AT PLAT BOUNDARY
OLMSTED COUNTY HARN 96 ADJ.
N=186083.5297
E=590143.1057

CENTERLINE DATA
C.S.A.H. NO. 4
POT STA. 700+00.00
AT PLAT BOUNDARY
OLMSTED COUNTY HARN 96 ADJ.
N=186133.6415
E=590143.1057

*B2315 = B5 ON OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 231
*B2316 = B6 ON OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 231

CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD
C1	18°21'37"	550.00	176.25	N09°04'19"E	175.49
C2	13°47'43"	1432.00	344.79	S07°32'26"E	343.95

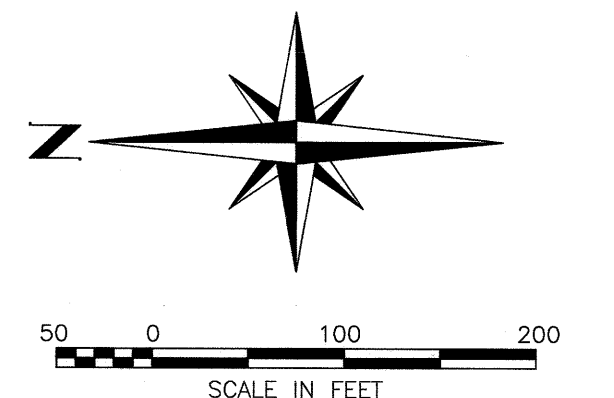
DETAIL



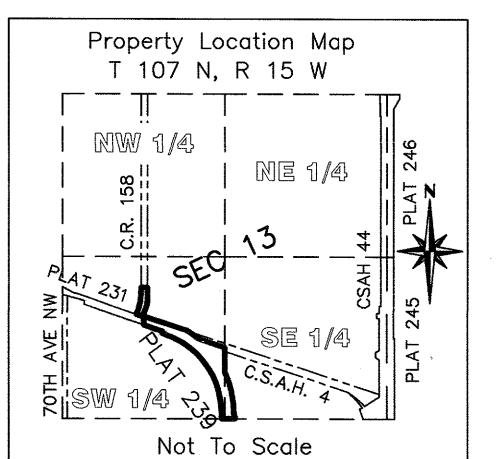
NOT TO SCALE

LEGEND

- - SET 1/2" ROD W/CAP #18887
- - PUBLIC LAND SURVEY CORNER
- - DENOTES FOUND 1/2" PIPE
- UNLESS NOTED OTHERWISE
- Δ = CENTRAL ANGLE
- R = RADIUS DISTANCE
- L = ARC DISTANCE
- CB = CHORD BEARING
- C = CHORD DISTANCE
- R/W = RIGHT OF WAY
- B1 = OLMSTED COUNTY R/W BOUNDARY CORNER
- (B2) = MNDOT R/W BOUNDARY CORNER
- SECTION LINE
- SIXTEENTH LINE
- PROPERTY LINE
- RIGHT OF WAY BOUNDARY
- EXISTING ROAD RIGHT OF WAY
- EXISTING ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PARCEL IDENTIFICATION
- PARCEL BOUNDARY LIMITS
- NEW CENTERLINE
- CONTROLLED ACCESS
- 40' TEMPORARY EASEMENT LINE
- DISTANCES SHOWN IN FEET (33, 50, ETC.) ARE EXTRINSIC VALUES



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON HARN 96 OLMSTED COUNTY COORDINATE SYSTEM



CENTERLINE DATA
POT STA. 725+34.18
AT PLAT BOUNDARY
OLMSTED COUNTY HARN 96 ADJ.
N=184465.5510
E=591574.5015

OLMSTED COUNTY
HARN 96 ADJ.
N=184465.7135
E=591526.4967

OLMSTED COUNTY
HARN 96 ADJ.
N=184449.3051
E=590918.9095

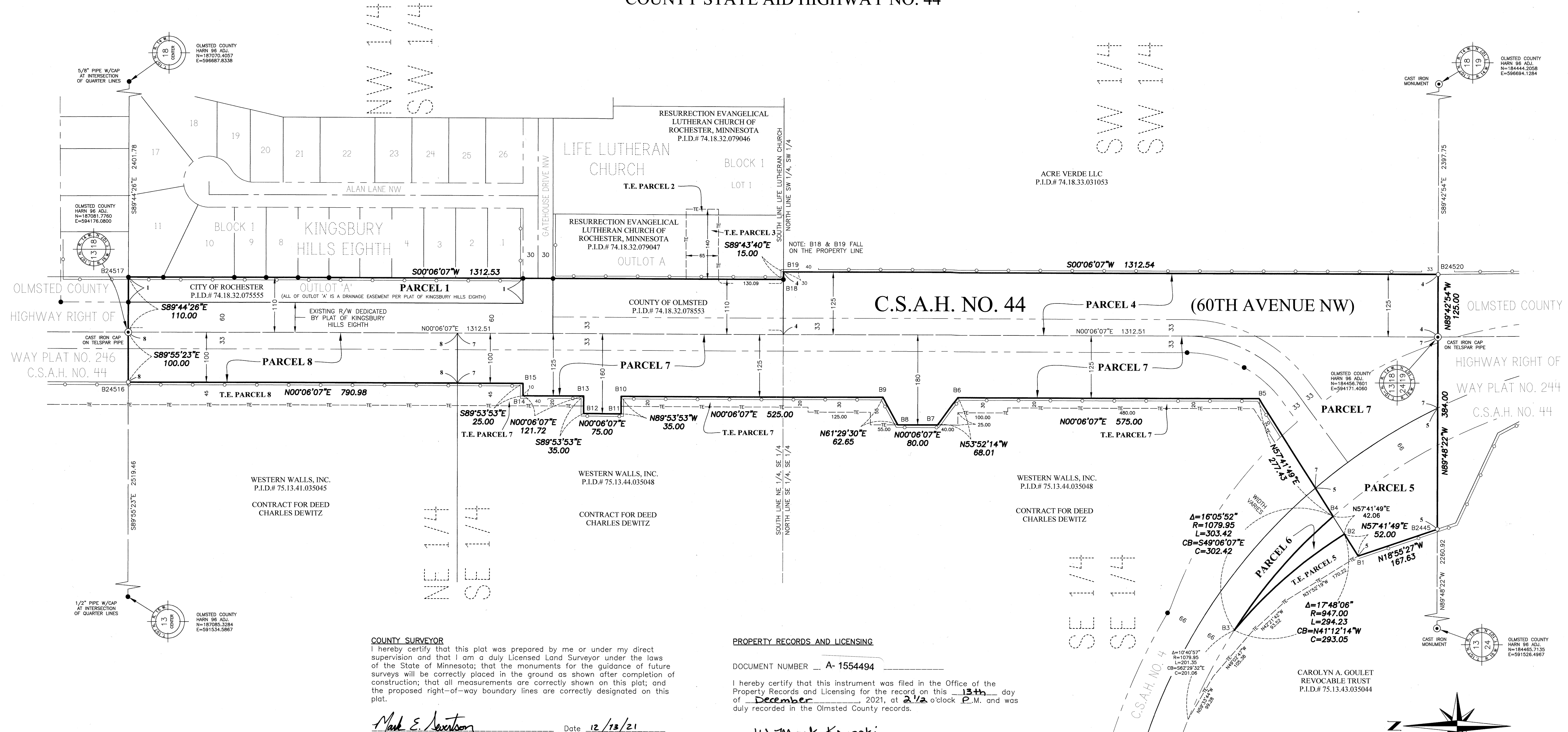
NOTE: PARCEL 1 ACQUIRED BY RECORDED EASEMENT PER DOC. NO. A-1550331

PARCEL NUMBER	OWNER	LOCATION	RECORD DEED DOC. NO.	EXISTING R/W	NEW R/W	TOTAL R/W	R/W INTEREST	TEMPORARY EASEMENT
1	MARK A. WELCH SARA K. WELCH	W 1/2, W 1/2 SEC. 13, T107N, R15W	1275211	0.73 AC.	—	0.73 AC.	EASEMENT	—
2	WESTERN WALLS, INC. CHARLES DEWITZ	E 1/2, SW 1/4 SEC. 13, T107N, R15W	959835 1049566	0.33 AC.	0.10 AC.	0.43 AC.	EASEMENT	0.11 AC.
3	WESTERN WALLS, INC. CHARLES DEWITZ	E 1/2, SW 1/4 SEC. 13, T107N, R15W	959835 1049566	1.28 AC.	—	1.28 AC.	EASEMENT	—
4	RICHARD RENNER CHERYL RENNER	SW 1/4 SEC. 13, T107N, R15W	1523469	1.58 AC.	6.10 AC.	7.68 AC.	EASEMENT	—
5	CAROLYN A. GOULET REVOCABLE TRUST	SE 1/4 SEC. 13, T107N, R15W	1295049	—	1.85 AC.	1.85 AC.	EASEMENT	0.04 AC.

NOTE: TEMPORARY EASEMENT WILL EXPIRE ON DECEMBER 31, 2024

OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 245

COUNTY STATE AID HIGHWAY NO. 44

**COUNTY SURVEYOR**

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota; that the monuments for the guidance of future surveys will be correctly placed in the ground as shown after completion of construction; that all measurements are correctly shown on this plat; and the proposed right-of-way boundary lines are correctly designated on this plat.

Mark E. Severson
Mark E. Severson, Olmsted County Surveyor
Minnesota License No. 18887

Date 12/13/21

The Board of County Commissioners for Olmsted County, Minnesota, pursuant to County Board Resolution Number 21-169, dated August 17, 2021, is hereby designating the definite location of County State Aid Highway No. 44, located in Section 18, Township 107 North, Range 14 West, and Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota.

COUNTY ENGINEER

I hereby certify that this plat prepared by the Olmsted County Public Works Department is a true and correct representation of the highway location and that the right-of-way is correctly designated on the plat.

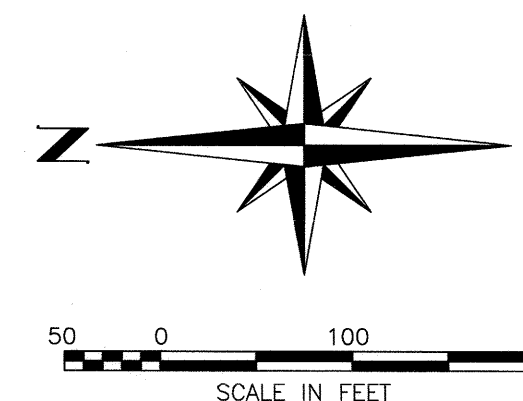
Benjamin T. Johnson
Benjamin T. Johnson, Olmsted County Engineer
Minnesota License No. 44588

Date 12/13/21

PARCEL NUMBER	OWNER	LOCATION	RECORD DEED DOC. NO.	EXISTING R/W	NEW R/W	TOTAL R/W	R/W INTEREST	TEMPORARY EASEMENT
1	CITY OF ROCHESTER	OUTLOT 'A'	1120818	--	39,540 SQ. FT.	39,540 SQ. FT.	FEE	--
2	RESURRECTION EVANGELICAL LUTHERAN CHURCH OF ROCHESTER, MINNESOTA	LOT 1, BLOCK 1	1180595	--	--	--	T.E. ONLY	748 SQ. FT.
3	RESURRECTION EVANGELICAL LUTHERAN CHURCH OF ROCHESTER, MINNESOTA	OUTLOT A	1180595	--	--	--	T.E. ONLY	8353 SQ. FT.
4	ACRE VERDE LLC	S 1/2, SW 1/4	1550691	0.68 AC.	3.08 AC.	3.76 AC.	EASEMENT	--
5	CAROLYN A. GOULET REVOCABLE TRUST	SEC. 13, T107N, R15W	1295049	0.42 AC.	0.62 AC.	1.04 AC.	EASEMENT	0.33 AC.
6	CAROLYN A. GOULET REVOCABLE TRUST	SEC. 13, T107N, R15W	1295049	--	0.14 AC.	0.14 AC.	EASEMENT	--
7	WESTERN WALLS, INC. CHARLES DEWITZ	SEC. 13, T107N, R15W	978133 1049566	2.45 AC.	4.06 AC.	6.51 AC.	EASEMENT	0.86 AC.
8	WESTERN WALLS, INC. CHARLES DEWITZ	N 1/2, SE 1/4	959835 1049566	0.50 AC.	1.01 AC.	1.51 AC.	EASEMENT	0.68 AC.

NOTE: TEMPORARY EASEMENT WILL EXPIRE ON DECEMBER 31, 2024

- LEGEND**
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 - - PUBLIC LAND SURVEY CORNER
 - - DENOTES FOUND 1/2" PIPE
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 - SECTION LINE
 - SIXTEENTH LINE
 - PROPERTY LINE
 - RIGHT OF WAY BOUNDARY
 - EXISTING ROAD RIGHT OF WAY
 - EXISTING ROAD CENTERLINE
 - EXISTING EASEMENT LINE
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 - PARCEL BOUNDARY LIMITS
 - NEW CENTERLINE
 - CONTROLLED ACCESS
 - CONTROLLED ACCESS OPENING
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ORIENTATION OF THIS BEARING SYSTEM IS BASED ON HARN 96 OLIMSTED COUNTY COORDINATE SYSTEM

