



ENGINEERING  
SURVEYING  
PLANNING

---

June 2, 2020

TCPA/ Rochester Township  
4111 11th Ave SW  
Rochester, MN 55902

**Lot line change for the boundary of Conditional Use Permit RTCUP-17-02**

A Conditional Use Permit for GMB, LLC on the A-2 zoned 35.00-acre parcel in the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 30 of Rochester Township (RTCUP-17-02) was recorded on November 22, 2017 as Document # A-1438175. A portion of this parcel was depicted on the Christopherson GDP as a lot and is currently in the process of being rezoned to R-1 and ultimately will be platted in the Millie Meadow Estates Second development. In order to maintain 35.00 acres of A-2 zoned land and compliance with the CUP and township land uses, we are proposing a Metes & Bounds lot line change which will exchange land from the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  in exchange for the land being rezoned from the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ . Attached is a new certificate of survey and legal description for the 35.00-acre parcel for conditional use permit RTCUP-17-02.

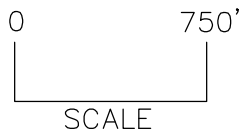
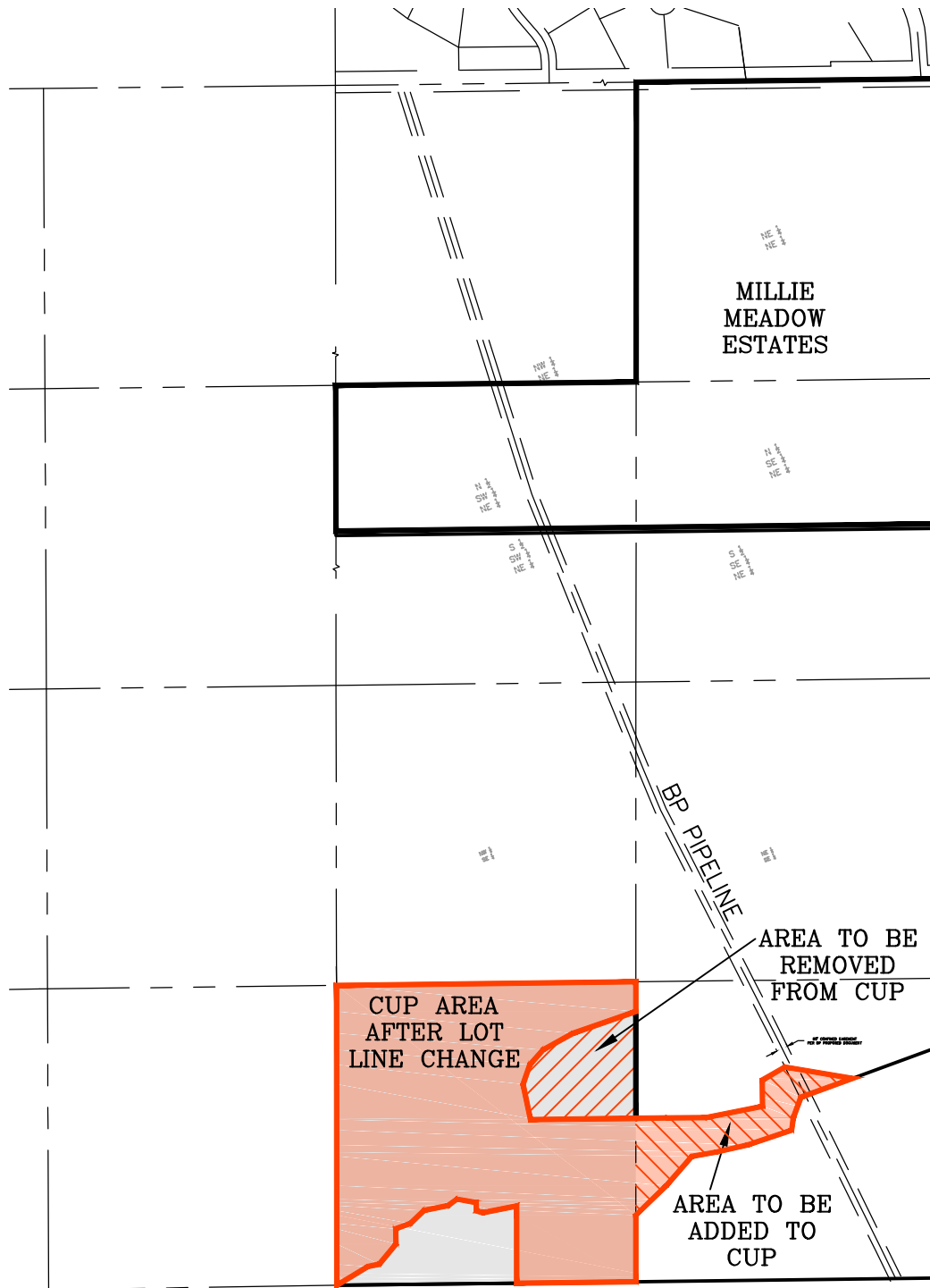
Please accept this application for review and processing to maintain zoning compliance.

Thank you

Mark R. Welch, PE

# CUP BOUNDARY CHANGE EXHIBIT

## SECTION 30, ROCHESTER TOWNSHIP



**G<sup>3</sup>**  
**G-Cubed**  
 14070 Hwy 52 S.E.  
 Chatfield, MN 55923

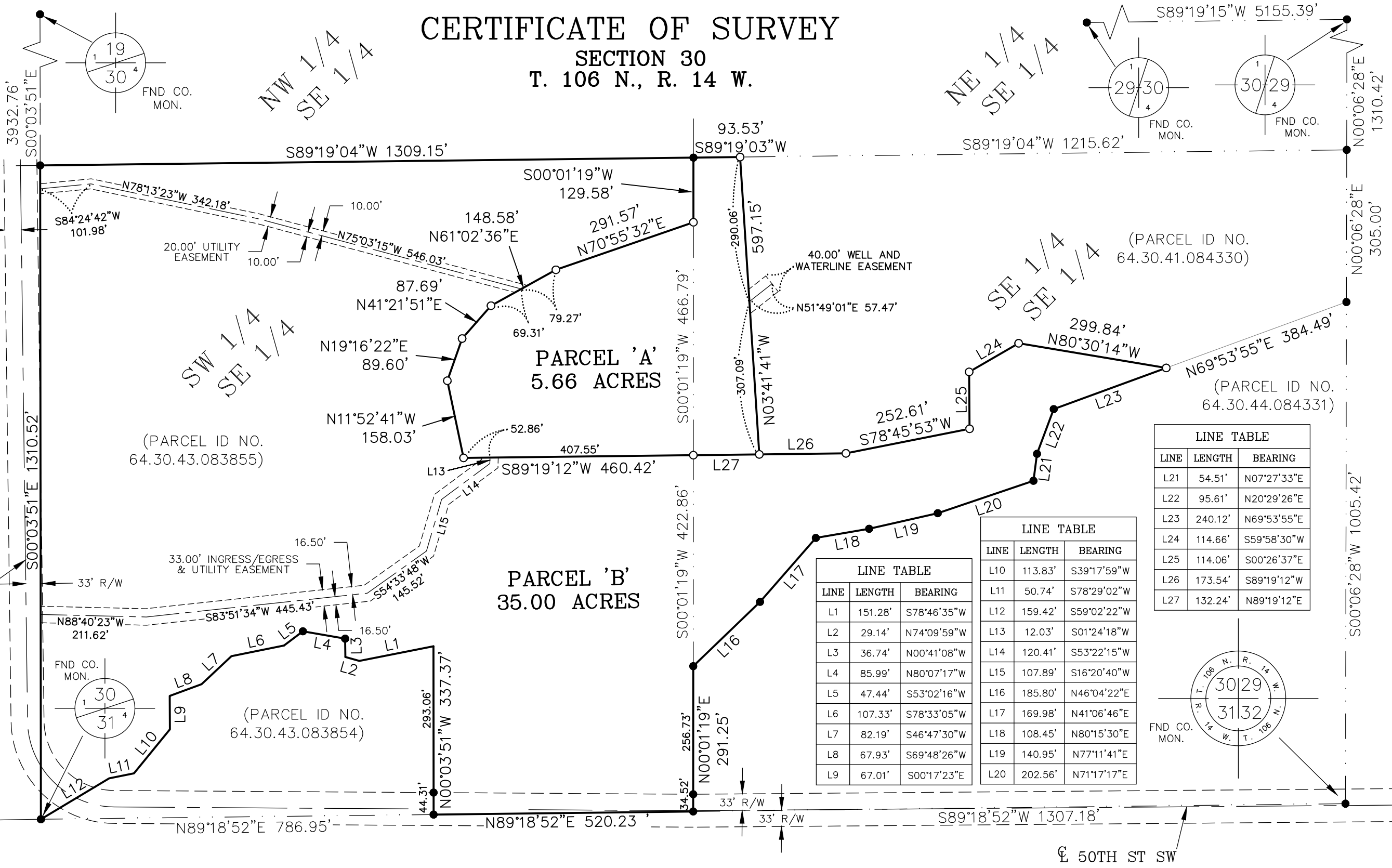
**ENGINEERING  
 SURVEYING  
 PLANNING**  
 Ph. 507-867-1666  
 Fax 507-867-1665  
 www.ggg.to

DATE: 6/2/2020	
Prepared For: GMB LLC	
2314 SCENIC PARK PLACE	
ROCHESTER, MN 55902	
SHEET 1 OF 1	FILE NO:17-082GDP2

# CERTIFICATE OF SURVEY

## SECTION 30

### T. 106 N., R. 14 W.



LINE TABLE		
LINE	LENGTH	BEARING
L21	54.51'	N07°27'33"E
L22	95.61'	N20°29'26"E
L23	240.12'	N69°53'55"E
L24	114.66'	S59°58'30"W
L25	114.06'	S00°26'37"E
L26	173.54'	S89°19'12"W
L27	132.24'	N89°19'12"E

LINE TABLE		
LINE	LENGTH	BEARING
L10	113.83'	S39°17'59"W
L11	50.74'	S78°29'02"W
L12	159.42'	S59°02'22"W
L13	12.03'	S01°24'18"W
L14	120.41'	S53°22'15"W
L15	107.89'	S16°20'40"W
L16	185.80'	N46°04'22"E
L17	169.98'	N41°06'46"E
L18	108.45'	N80°15'30"E
L19	140.95'	N77°11'41"E
L20	202.56'	N71°17'17"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	151.28'	S78°46'35"W
L2	29.14'	N74°09'59"W
L3	36.74'	N00°41'08"W
L4	85.99'	N80°07'17"W
L5	47.44'	S53°02'16"W
L6	107.33'	S78°33'05"W
L7	82.19'	S46°47'30"W
L8	67.93'	S69°48'26"W
L9	67.01'	S00°17'23"E



- IRON PIPE WITH PLASTIC CAP  
STAMPED LS 21940 SET
- FOUND MONUMENT

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT 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

Geoffrey G Griffin

DATE 6/3/2020 REG. NO. 21940

**ENGINEERING SURVEYING PLANNING**

Ph. 507-867-1666  
Fax 507-867-1665  
www.ggg.to

14070 Hwy 52 S.E.  
Chatfield, MN 55923

DATE OF SURVEY: 5/21/2020

Prepared For:  
R & M Development  
2314 Scenic Park PL SW  
Rochester, MN 55902

SHEET 1 OF 2 FILE NO: 17-082

# CERTIFICATE OF SURVEY

SECTION 30  
T. 106 N., R. 14 W.

## LAND DESCRIPTIONS:

### PARCEL 'A'

That part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of South 00°01'19" West, along the east line of said Southwest Quarter of the Southeast Quarter, 129.58 feet to the point of beginning; thence continuing South 00°01'19" West, along said east line 466.79 feet; thence South 89°19'12" West 460.42 feet; thence North 11°52'41" West 158.03 feet; thence North 19°16'22" East 89.60 feet; thence North 41°21'51" East 87.69 feet; thence North 61°02'36" East 148.58 feet; thence North 70°55'32" East 291.57 feet to the point of beginning, containing 4.11 acres.

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 00°01'19" West, along the west line of said Southeast Quarter of the Southeast Quarter, 596.37 feet; thence North 89°19'12" East 132.24 feet; thence North 03°41'41" West 597.15 feet to the north line of said Southeast Quarter of the Southeast Quarter; thence South 89°19'03" West, along said north line, 93.53 feet to the point of beginning, containing 1.55 acres.

The above described Parcel 'A' contains 5.66 acres and is subject to any easements, covenants and restrictions of record.

### PARCEL 'B'

That part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 00°01'19" West, along the west line of said Southeast Quarter of the Southeast Quarter, 596.37 feet to the point of beginning; thence continuing South 00°01'19" West, along said west line, 422.86 feet to a point 291.25 feet north of the southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 46°04'22" East 185.80 feet; thence North 41°06'46" East 169.98 feet; thence North 80°15'30" East 108.45 feet; thence North 77°11'41" East 140.95 feet; thence North 71°17'17" East 202.56 feet; thence North 07°27'33" East 54.51 feet; thence North 20°29'26" East 95.61 feet; thence North 69°53'55" East 240.12 feet; thence North 80°30'14" West 299.84 feet; thence South 59°58'30" West 114.66 feet; thence South 00°26'37" East 114.06 feet; thence South 78°45'53" West 252.61 feet; thence South 89°19'12" West 305.78 feet to the point of beginning.

AND

The Southwest Quarter of the Southeast Quarter of Section 30, Township 106 North, Range 14 West, Olmsted County, Minnesota.

EXCEPT

That part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of South 00°01'19" West, along the east line of said Southwest Quarter of the Southeast Quarter, 129.58 feet to the point of beginning; thence continuing South 00°01'19" West, along said east line 466.79 feet; thence South 89°19'12" West 460.42 feet; thence North 11°52'41" West 158.03 feet; thence North 19°16'22" East 89.60 feet; thence North 41°21'51" East 87.69 feet; thence North 61°02'36" East 148.58 feet; thence North 70°55'32" East 291.57 feet to the point of beginning, containing 4.11 acres.

ALSO EXCEPT

That part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of North 89°18'52" East, along the south line of said Southwest Quarter of the Southeast Quarter, 786.95 feet; thence North 00°03'51" West 337.37 feet; thence South 78°46'35" West 151.28 feet; thence North 74°09'59" West 29.14 feet; thence North 00°41'08" West 36.74 feet; thence North 80°07'17" West 85.99 feet; thence South 53°02'16" West 47.44 feet; thence South 78°33'05" West 107.33 feet; thence South 46°47'30" West 82.19 feet; thence South 69°48'26" West 67.93 feet; thence South 00°17'23" East 67.01 feet; thence South 39°17'59" West 113.83 feet; thence South 78°29'02" West 50.74 feet; thence South 59°02'22" West 159.42 feet to the point of beginning, containing 4.35 acres.

The above described Parcel 'B' contains 35.00 acres and is subject to any easements, covenants and restrictions of record.

## INGRESS AND EGRESS EASEMENT

Together with a perpetual easement for ingress and egress, over, under and across that part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 106 North, Range 14 West, Olmsted County, Minnesota, being a strip of land 33.00 feet in width, lying 16.50 feet on each side of, parallel with, adjacent and contiguous to the following described centerline:

Commencing at the northeast corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of South 00°01'19" West, along the east line of said Southwest Quarter of the Southeast Quarter, 596.37 feet; thence South 89°19'12" West 407.55 feet to the point of beginning of the centerline to be described; thence South 01°24'18" West 12.03 feet; thence South 53°22'15" West 120.41 feet; thence South 16°20'40" West 107.89 feet; thence South 54°33'48" West 145.52 feet; thence South 83°51'34" West 445.43 feet; thence North 88°40'23" West 211.62 feet to the west line of said Southwest Quarter of the Southeast Quarter and there terminating.

The above described easement shall be prolonged or shortened to begin on a line that bears South 89°19'12" West / North 89°19'12" East from the point of beginning. The above described easement shall terminate on the west line of said Southwest Quarter of the Southeast Quarter of Section 30.

## UTILITY EASEMENT

Together with a perpetual easement for utility purposes, over, under and across that part of the Southwest Quarter of the Southeast Quarter of Section 30, Township 106 North, Range 14 West, Olmsted County, Minnesota, being a strip of land 20.00 feet in width, lying 10.00 feet on each side of, parallel with, adjacent and contiguous to the following described centerline:

Commencing at the northeast corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of South 00°01'19" West, along the east line of said Southwest Quarter of the Southeast Quarter, 596.37 feet; thence South 89°19'12" West 460.42 feet; thence North 11°52'41" West 158.03 feet; thence North 19°16'22" East 89.60 feet; thence North 41°21'51" East 87.69 feet; thence North 61°02'36" East 69.31 feet to the point of beginning of the centerline to be described; thence North 75°03'15" West 546.03 feet; thence North 78°13'23" West 342.18 feet; thence South 84°24'42" West 101.98 feet to the west line of said Southwest Quarter of the Southeast Quarter and there terminating.

The above described easement shall be prolonged or shortened to begin on a line that bears North 61°02'36" East / South 61°02'36" West from the point of beginning. The above described easement shall terminate on the west line of said Southwest Quarter of the Southeast Quarter of Section 30.

## WELL AND WATERLINE EASEMENT

Together with a perpetual easement for a well and water line over, under and across that part of the Southeast Quarter of the Southeast Quarter of Section 30, Township 106 North, Range 14 West, Olmsted County, Minnesota, being a strip of land 40.00 feet in width, lying 20.00 feet on each side of, parallel with, adjacent and contiguous to the following described centerline:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 00°01'19" West, along the west line of said Southeast Quarter of the Southeast Quarter, 596.37 feet; thence North 89°19'12" East 132.24 feet; thence North 03°41'41" West 307.09 feet to the point of beginning of the centerline to be described; thence North 51°49'01" East 57.47 feet and there terminating.

The above described easement shall be prolonged or shortened to begin on a line that bears North 03°41'41" West / South 03°41'41" East from the point of beginning. The above described easement shall terminate on a line perpendicular to the point of termination.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT 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

Geoffrey G Griffin

DATE 6/3/2020 REG. NO. 21940

G<sup>3</sup>

G-Cubed

14070 Hwy 52 S.E.  
Chatfield, MN 55923

ENGINEERING  
SURVEYING  
PLANNING

Ph. 507-867-1666  
Fax 507-867-1665  
www.ggg.to

DATE OF SURVEY: 5/21/2020

Prepared For:

R & M Development

2314 Scenic Park PL SW

Rochester, MN 55902

SHEET 2 OF 2

FILE NO:17-082