

DEPARTMENT OF TRANSPORTATION VACANT LAND FOR SALE



1.15 ACRES (49,979 SQUARE FEET)

LOCATED

At 1915 Hwy, 52 No., Rochester, MN
(NW Corner of Hwy. 52 at 19th St. NW)

Sale Number 139400

Conveyance 2008-0040

C.S.: 5508 (52=20) 902

Parcel: 63

Bid Opening
To Be Determined

For further information contact

LandSales.MN.DOT@state.mn.us

Web Site: <http://www.dot.state.mn.us/row/propsales.html>

SITE PHOTOS



SITE SKETCH



NOTE: This map is not part of the bid form. This map is enclosed for the convenience of the bidder, to aid in identifying the general location of the land being offered for sale. Outlines of buildings and other items of construction, which are shown on the map, may not represent current conditions.

Legal Description (Exhibit A)

10
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October 22, 2009
2008-0040-5508

DESCRIPTION FOR RECONVEYANCE

Parcel 03 C.S. 5508 (52=20) 902

All of Tract A described below:

Tract A. That part of the Southeast Quarter of the Northwest Quarter of Section 27, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows: Beginning at Right of Way Boundary Corner B36 as shown on Minnesota Department of Transportation Right of Way Plat No. 55-59 as the same is on file and of record in the office of the County Recorder in and for said County; thence northerly on an azimuth of 00 degrees 27 minutes 02 seconds along the boundary of said plat for 285.90 feet to Right of Way Boundary Corner B37; thence on an azimuth of 91 degrees 17 minutes 02 seconds along the boundary of said plat for 228.04 feet to Right of Way Boundary Corner B38; thence southerly for 183.08 feet on a non-tangential curve, concave to the west, having a radius of 250.18 feet, a delta angle of 41 degrees 55 minutes 46 seconds, and a chord azimuth of 201 degrees 05 minutes 48 seconds, to a point of reverse curvature; thence deflect to the left on a tangential curve, having a radius of 291.16 feet and a delta angle of 26 degrees 58 minutes 31 seconds, for 132.00 feet; thence on an azimuth of 270 degrees 21 minutes 02 seconds for 102.20 feet, more or less, to the point of beginning;

containing 1.15 acres, more or less;

Subject to the following restriction:

No access shall be permitted to Trunk Highway No. 52 from the lands herein conveyed, except that access shall be permitted along the northerly 50 feet of the easterly line thereof (measured along said easterly line).

ADDITIONAL COMMENTS

The Subject Property is vacant land approximately 1.15 acres (49,979 square feet). The site is vacant and unimproved but with all city services available. It is located along the west frontage road of T.H. 52 and 19th St. NW. T.H. 52 west frontage road is paved along the east parameter of the site with a sidewalk; 19th Street NW is along the south end.

The location is in “Part of the Southeast Quarter of the Northwest Quarter of Section 27, Township 107 North, Range 14 West in Olmsted County, Minnesota”.

The topography is mostly flat but falling towards 19th St. NW. More specifically, it is mostly an irregular site with a curved shaped along the east side following the west frontage road to 19th St. NW.

Current zoning is Office B-4 General Commercial District.