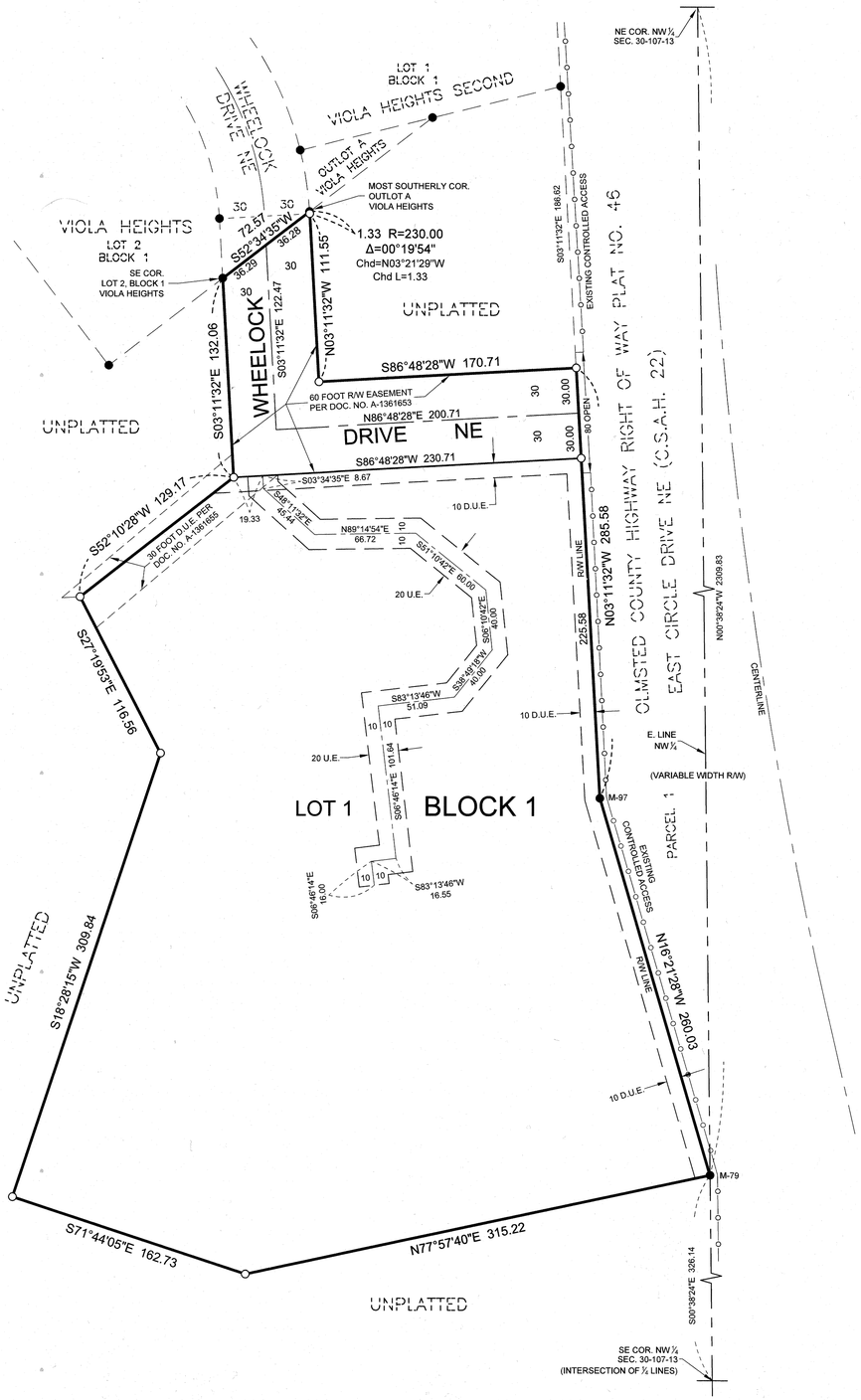
CENTURY HEIGHTS SUBDIVISION



N

0 50 100
SCALE IN FEET

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTHEAST LINE OF VIOLA HEIGHTS WHICH IS ASSUMED TO BE S52°34'35"W.

KNOW ALL PERSONS BY THESE PRESENTS: That Hersh F. Hoaglan and Sally A. Book, husband and wife, owners of the following described property:

That part of the Northwest Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the most southerly corner of Outlot A, VIOLA HEIGHTS, according to the recorded plat thereof; thence South 52 degrees 34 minutes 35 seconds West, assumed bearing, along the southeasterly line of said VIOLA HEIGHTS, 72.57 feet to the southeast corner of Lot 2, Block 1, in said VIOLA HEIGHTS; thence South 03 degrees 11 minutes 32 seconds East, 132.06 feet; thence South 52 degrees 10 minutes 28 seconds West, 129.17 feet; thence South 27 degrees 19 minutes 53 seconds East, 116.56 feet; thence South 18 degrees 28 minutes 15 seconds West, 309.84 feet; thence South 71 degrees 44 minutes 05 seconds East, 162.73 feet; thence North 77 degrees 57 minutes 40 seconds East, 315.22 feet to the west line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 46 (the next 2 courses are along said west line); thence North 16 degrees 21 minutes 28 seconds West, 260.03 feet; thence North 03 degrees 11 minutes 32 seconds West, 285.58 feet; thence North 86 degrees 48 minutes 28 seconds West, 170.71 feet; thence North 03 degrees 11 minutes 32 seconds West, 111.55 feet; thence northerly 1.33 feet along a tangential curve, concave westerly, central angle of 00 degrees 19 minutes 54 seconds, radius of 230.00 feet and a chord which bears North 03 degrees 21 minutes 29 seconds West, 1.33 feet to the point of beginning.

Containing 4.49 acres, more or less.

Have caused the same to be surveyed and platted as CENTURY HEIGHTS SUBDIVISION and do hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said Hersh F. Hoaglan and Sally A. Book, husband and wife, have hereunto set their hands this 26th day of March, 2020.

Hersh F. Hoaglan

Sally A. Book

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on March 26, 20 by Hersh F. Hoaglan and Sally A. Book.

Notary Public, Olmsted County, Minnesota

Melissa Domnick
Notary Printed Name

My commission expires 1/31/24

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfson 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 26TH day of MARCH, 2020.

Jeffrey J. Rolfson, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on March 26, 20 by Jeffrey J. Rolfson.

Notary Public, Olmsted County, Minnesota

Melissa M. Domnick
Notary Printed Name

My commission expires 1/31/24

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 24 day of MARCH, 2020.

Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 24th day of March, 2020.

Olmsted County Engineer

CITY APPROVAL

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 16 day of March, 2020, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name this 2 day of APRIL, 2020.

Anissa Hollingshead, City Clerk, DEPUTY

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2020 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 3RD day of APRIL, 2020.

DOCUMENT NUMBER A1496009

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 3RD day of APRIL, 2020, at 1 o'clock P M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy

CONTROLLED ACCESS DEFINED:

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

UTILITY EASEMENT DEFINED:

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

DRAINAGE EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" IRON PIPES UNLESS OTHERWISE NOTED.

M-79 = OLMSTED COUNTY HIGHWAY R/W CORNER DESIGNATION

D.U.E. = DRAINAGE AND UTILITY EASEMENT

U.E. = UTILITY EASEMENT

PROPERTY LOCATION MAP
SECTION 30, TOWNSHIP 107N, RANGE 13W



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