CHATEAU CIRCLE THIRD

KNOW ALL PERSONS BY THESE PRESENTS: That 55th Street Holdings LLC, a Minnesota limited liability company, owner, and Manufacturers Bank & Trust Company, mortgagee of the following described property:

Lot 1, Block 1, CHATEAU CIRCLE SECOND, according to the recorded plat thereof, Olmsted County, Minnesota.

Containing 2.57 acres, more or less.

Have caused the same to be surveyed and platted as CHATEAU CIRCLE THIRD and do hereby dedicate to the public for public use, the utility easements as created by this plat.

In witness whereof said 55th Street Holdings LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12 day of August, 2020.

SIGNED: 55th Street Holdings LLC

Ricky T. Penz, Chief Manager/President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on August 12, 2020 by Ricky T. Penz, Chief Manager/President of 55th Street Holdings LLC, a Minnesota limited liability company.

Sheri Ryan
Notary Public, Goodhue County, Minnesota

Sheri Ryan
Notary Printed Name

My commission expires Jan. 31, 2023

In witness whereof, said Manufacturers Bank & Trust Company, has caused these presents to be signed by its proper officer this 12th day of August, 2020.

SIGNED: Manufacturers Bank & Trust Company

~~Thomas Heepke, Community President~~
JAY WANGEN, VICE PRESIDENT

STATE OF MINNESOTA
COUNTY OF OLMSTED

Jay Wangen, Vice President

This instrument was acknowledged before me on August 12, 2020 by ~~Thomas Heepke, Community President~~ of Manufacturers Bank & Trust Company.

Nancy Lee Appel
Notary Public, Olmsted County, Minnesota

Nancy Lee Appel
Notary Printed Name

My commission expires 1-31-2022

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 10TH day of AUGUST, 2020.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on August 10th 2020 by Jeffrey J. Rolfson.

Chelsi Flinn
Notary Public, Olmsted County, Minnesota

Chelsi Flinn
Notary Printed Name

My commission expires 11/31/2022

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 11 day of August, 2020.

Mark E. Iverson
Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 10th day of August, 2020.

Kevin M. Brenner
Olmsted County Engineer

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 6th day of July, 2020, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

~~Anissa Hollingshead~~, City Clerk

PROPERTY RECORDS AND LICENSING

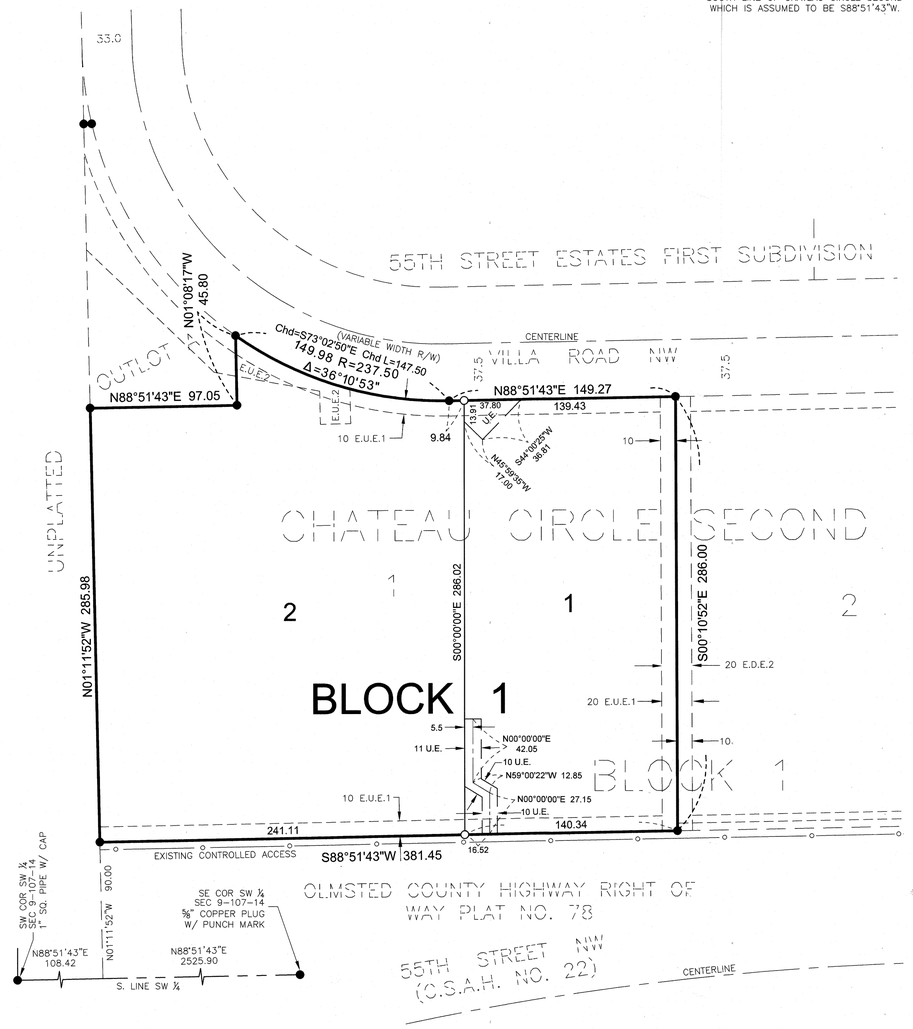
Taxes payable in the year 2020 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 26th day of August, 2020.

DOCUMENT NUMBER A1509155

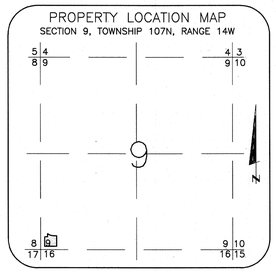
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 26th day of August, 2020, at 3 o'clock P M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy



PROPERTY LOCATION MAP
SECTION 9, TOWNSHIP 107N, RANGE 14W



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" PIPES UNLESS OTHERWISE NOTED.

U.E. = UTILITY EASEMENT

E.U.E.1 = EXISTING UTILITY EASEMENT PER PLAT OF CHATEAU CIRCLE

E.U.E.2 = EXISTING UTILITY EASEMENT PER PLAT OF CHATEAU CIRCLE SECOND

E.D.E.2 = EXISTING DRAINAGE EASEMENT PER PLAT OF CHATEAU CIRCLE SECOND

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.

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