OFFICIAL

VALLEY SIDE ESTATES FOUR

NORTH

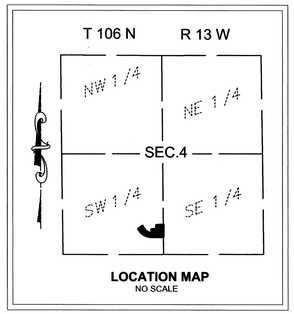
0 40 80

SCALE (IN FEET)

BEARINGS
THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE SW1/4 OF SEC. 4-106-13, WHICH HAS AN ASSUMED BEARING OF N00°28'48"W.

- ● = FOUND 1/2 INCH IRON PIPE WITH NO CAP, UNLESS NOTED OTHERWISE
- ○ = SET A 1/2 INCH BY 14 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 41887

D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
EX. = PER EXISTING PLAT OF VALLEY SIDE ESTATES THREE, UNLESS NOTED OTHERWISE
D.U.E. = DRAINAGE AND UTILITY EASEMENT
W.M.U.E. = WATER MAIN UTILITY EASEMENT



LOCATION MAP
NO SCALE

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	43.41	370.00	6°43'20"	S40°39'54"E	43.39
C2	60.00	370.00	9°17'27"	S48°40'18"E	59.93
C3	60.00	370.00	9°17'27"	S57°57'44"E	59.93
C4	60.00	370.00	9°17'27"	S67°15'11"E	59.93
C5	60.00	370.00	9°17'28"	S76°32'39"E	59.93
C6	57.18	370.00	8°51'18"	S85°37'02"E	57.13
C7	12.09	15.00	46°11'13"	S22°37'08"W	11.77
C8	80.36	50.00	92°05'20"	S00°19'53"E	71.99
C9	62.53	50.00	71°39'20"	S82°12'15"E	58.54
C10	37.12	50.00	42°31'55"	N40°42'07"E	36.27
C11	57.68	50.00	66°05'51"	N13°36'46"W	54.54
C12	8.11	15.00	30°59'29"	N31°09'57"W	8.01
C13	3.98	15.00	15°11'44"	N08°04'20"W	3.97

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That River Bend Development, LLC, a Minnesota limited liability company, owner of the following described property:

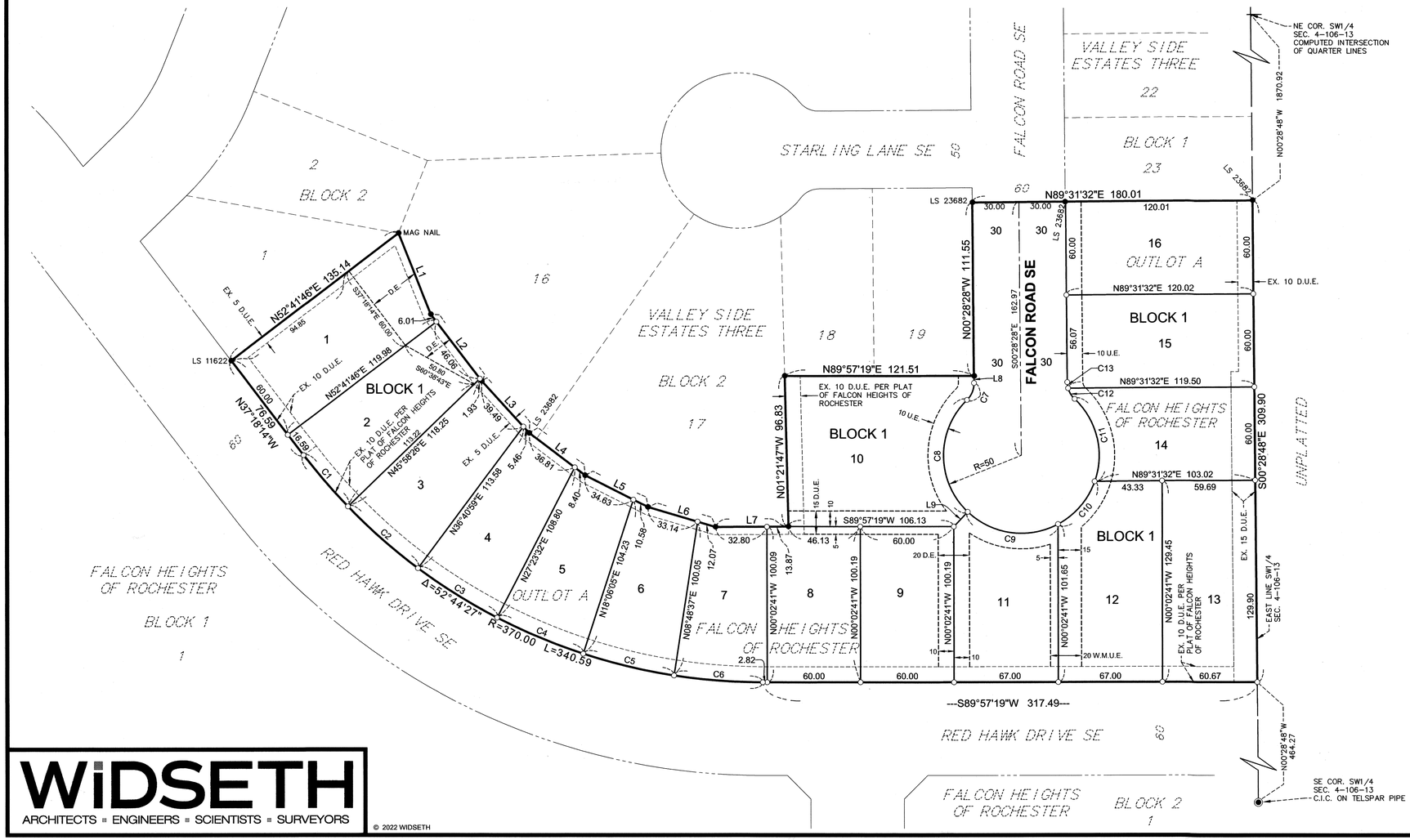
Outlot A, FALCON HEIGHTS OF ROCHESTER, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

Said tract contains 2.81 acres more or less.

Has caused the same to be surveyed and platted as VALLEY SIDE ESTATES FOUR and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by this plat.

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	56.07	S21° 38' 43"E
L2	54.00	S37° 18' 14"E
L3	44.95	S42° 27' 42"E
L4	45.21	S52° 48' 26"E
L5	45.21	S63° 10' 57"E

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L6	45.21	S73° 33' 28"E
L7	46.67	N89° 31' 32"E
L8	4.52	S00° 28' 28"E
L9	13.05	S43° 37' 25"W



IN WITNESS WHEREOF said River Bend Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 18 day of August, 2022

River Bend Development, LLC

By:
Its: Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 18th day of August, 2022, by Paul Meier, Manager of River Bend Development, LLC, a Minnesota limited liability company.

Notary Signature

ANDREA JILL BUTLER
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2023

Andrea Jill Butler
Notary Printed Name

Notary Public Minnesota

My Commission Expires: 01/31/2023

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 18th day of August, 2022.

Peter G. Oetliker

Peter G. Oetliker, Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 18th day of August, 2022, by Peter G. Oetliker, Minnesota Land Surveyor, License No. 41887.

Notary Signature

ANDREA JILL BUTLER
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2023

Andrea Jill Butler
Notary Printed Name

Notary Public Minnesota

My Commission Expires: 01/31/2023

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the Common Council of the City of Rochester on the 18th day of July, 2022, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kimberly Gierach

~~Kelly Geistler~~ Kimberly Gierach
Deputy City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 23 day of August, 2022.

Mark E. Kuntson
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2022 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 29 day of August, 2022.

Document Number A- 1572633

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of August, 2022, at 11 o'clock A.M. and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records and Licensing

by Wendy von Wald
Deputy

1565A

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

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