

# VIOLA HEIGHTS

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Rochester, a Minnesota municipal corporation, owner of the following described property:

Parcel A:

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

Commencing at the southwest corner of said Northwest Quarter; thence due East, assumed bearing, along the south line of said Northwest Quarter 755.78 feet to the centerline of C.S.A.H. No. 2; thence along said centerline North 32 degrees 10 minutes East, 198.82 feet; thence northeasterly 490.42 feet along a tangential curve to the southeast, delta angle 09 degrees 48 minutes 30 seconds, and radius 2864.79 feet; thence tangent to said curve North 41 degrees 58 minutes 30 seconds East 201.29 feet; thence northeasterly 345.83 feet along a tangential curve concave to the southeast, delta angle 10 degrees 22 minutes 30 seconds and radius of 1909.86 feet; thence tangent to said curve North 52 degrees 21 minutes East, 439.71 feet for a point of beginning; thence South 37 degrees 36 minutes 30 seconds East, 445.00 feet; thence parallel with the centerline of the now vacated part of C.S.A.H. No. 2, North 52 degrees 21 minutes East, 394.81 feet; thence North 00 degrees 01 minute East 186.58 feet; thence North 37 degrees 39 minutes West 287.31 feet to the centerline of the now vacated part of C.S.A.H. No. 2; thence along said centerline South 52 degrees 21 minutes West 508.50 feet to the point of beginning. Being subject to a 33 foot easement across the northwesterly boundary for C.S.A.H. No. 2 right-of-way, LESS that part of the Northwest Quarter shown as Parcel 6 on Olmsted County Highway Right-of-Way Plat No. 45 and ALSO LESS that part of the Northwest Quarter shown as Parcel 3 on Olmsted County Highway Right-of-Way Plat No. 46.

Parcel B:

Commencing at the Southwest corner of the Northwest Quarter of Section 30 in Township 107 North of Range 13 West, Olmsted County, Minnesota, running thence East a distance of 753.9 feet to the centerline of State Aid Road No. 2, running thence Northeasterly along the centerline of State Aid Road No. 2 a distance of 1510 feet for the place of beginning, running thence Southeasterly at a right angle to said State Aid Road a distance of 297 feet, running thence Northeasterly parallel with said road a distance of 165 feet, running thence Northwesterly at a right angle to the last course a distance of 297 feet to the center of said road, running thence Southwesterly along the center of said road a distance of 165 feet to the place of beginning; subject to a highway easement over the southwesterly 45.05 feet to the northwesterly 33 feet thereof.

Parcel C:

Commencing at the Southwest corner of the Northwest Quarter of Section 30 in Township 107 North of Range 13 West, Olmsted County, Minnesota, running thence East a distance of 753.9 feet to the centerline of State Aid Road No. 2, running thence Northeasterly along the centerline of State Aid Road No. 2 a distance of 1345 feet to the point of beginning, running thence Southeasterly at right angles with State Aid Road No. 2 for a distance of 297 feet, running thence Northeasterly parallel with said road for a distance of 165 feet, running thence Northwesterly at right angle with the last course for a distance of 297 feet to the center line of said road, running thence Southwesterly along the road center line for a distance of 165 feet to the point of beginning; subject to the highway easement on the northwesterly 33 feet thereof.

Parcel D:

That part of the Northwest Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, designated as Parcels 5a, 5b, 6a and 6b on Olmsted County Highway Right of Way Plat No. 48 on file and of record in the office of the Olmsted County Recorder as Document No. 515476 in Book W-4 of Misc. Records, Page 701. Subject to access controls as shown on the Right of Way Plat No. 48.

Parcel E:

That part of Parcels 6, 6c and 7, Olmsted County Highway Right of Way Plat No. 48 which lies southeasterly of a line which is 50.00 feet southeasterly of and parallel to the centerline of County State Aid Highway No. 2, as described in said Right of Way Plat No. 48, being a part of the Northwest Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota.

Containing in all, 9.01 acres, more or less.

Has caused the same to be surveyed and platted as VIOLA HEIGHTS and does 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 City of Rochester, a Minnesota municipality, has caused these presents to be signed by its proper officers this 30 day of December, 2014.

SIGNED: CITY OF ROCHESTER

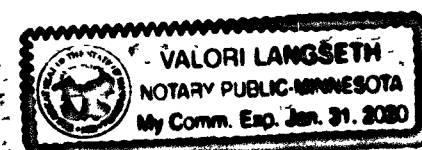
Randy Staver  
Ardell F. Breda, Mayor Acting  
Randy Staver  
STATE OF MINNESOTA  
COUNTY OF OLMSTED

Aaron S. Reeves  
Aaron S. Reeves, City Clerk

This instrument was acknowledged before me on Dec. 30, 2014 by Randy Staver and Aaron S. Reeves, the Mayor and City Clerk, respectively, of the City of Rochester, a Minnesota municipal corporation, on behalf of the corporation.

Valori Langseth  
Notary Public, Olmsted County, Minnesota  
My commission expires 01-31-20

Valori Langseth  
Notary Printed Name



### SURVEYOR'S CERTIFICATE

I, Mark E. Severson 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 26 day of DECEMBER, 2014.

Mark E. Severson  
Mark E. Severson, Professional Surveyor  
Minnesota License No. 18887

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The instrument was acknowledged before me on December 26, 2014 by Mark E. Severson.

Amber Sue Larson  
Notary Public, Olmsted County, Minnesota  
My commission expires JAN 31, 2018

AMBER SUE LARSON  
Notary Printed Name

### 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 29 day of DECEMBER, 2014.

Paul A. Thorson  
Olmsted County Surveyor

### CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Rochester

I, Aaron S. Reeves, City Clerk, in and for the City of Rochester, do hereby certify that on the 4 day of August, 2014, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 29 day of December, 2014.

Aaron S. Reeves  
Aaron S. Reeves, City Clerk

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2014 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 30th day of December, 2014.

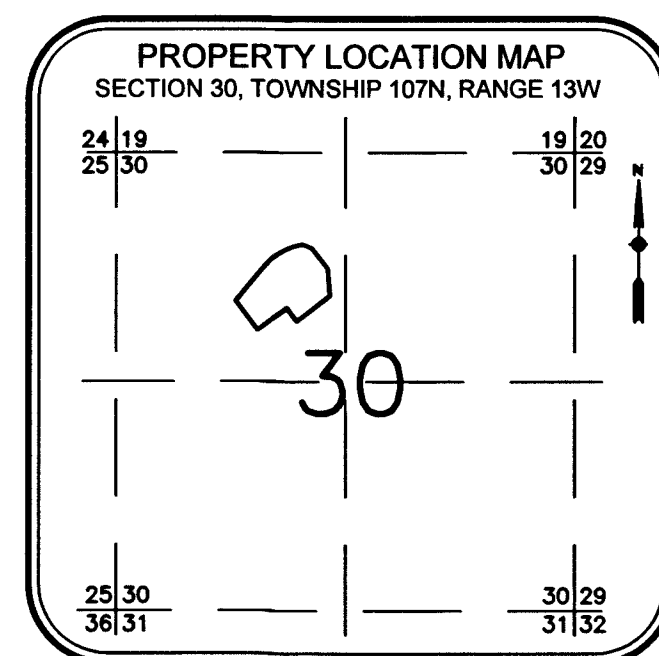
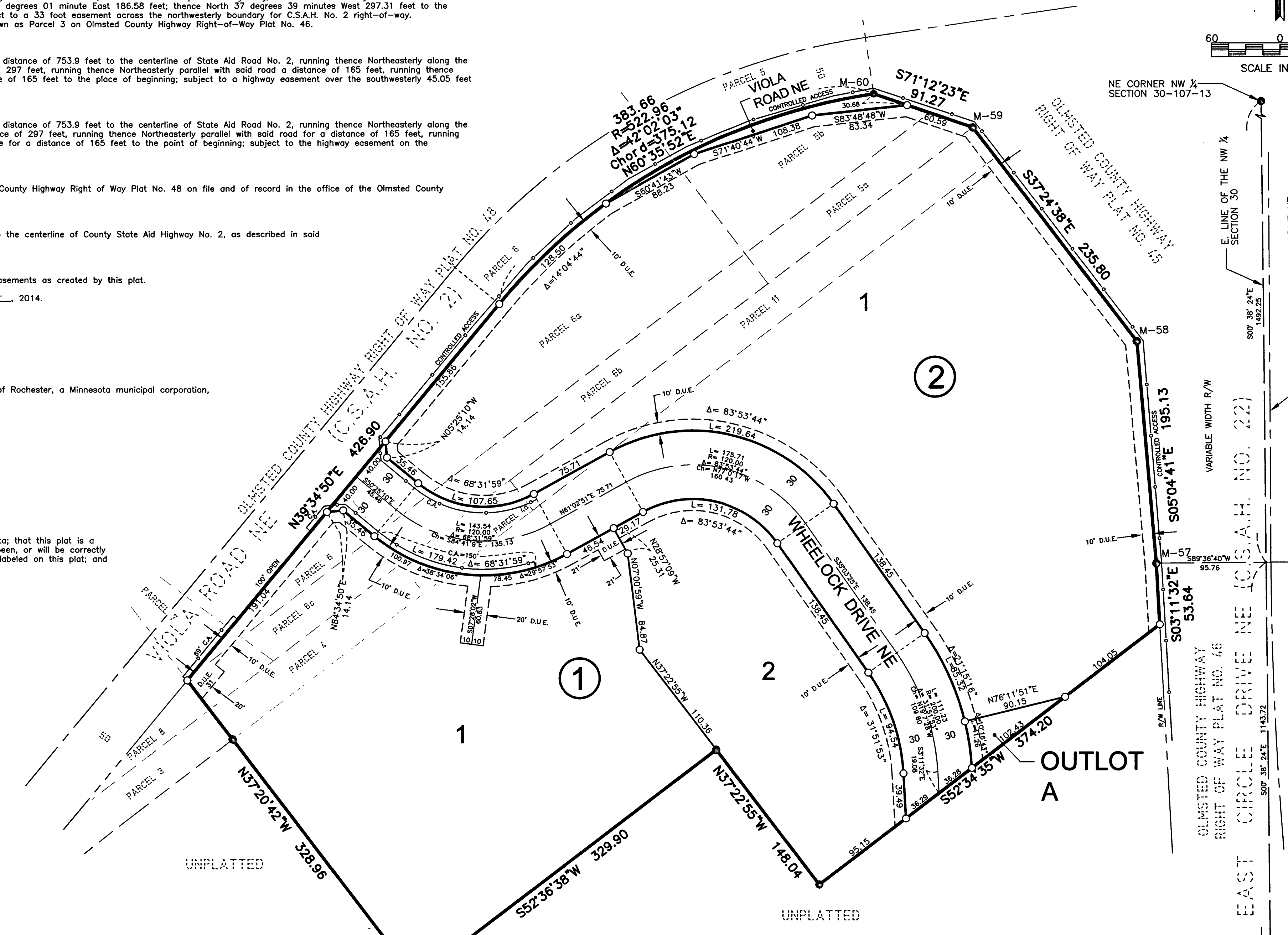
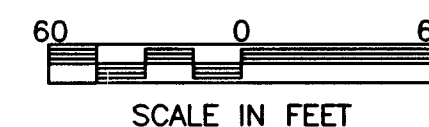
DOCUMENT NUMBER A1361649

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of December, 2014, at 11:22 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

BASIS OF BEARING SYSTEM :  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST  
LINE OF THE NW 1/4 OF SECTION 30-T107N-R13W  
WHICH IS ASSUMED TO BE S00°38'24"E.



NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO.  
18887 WHICH WILL BE SET WITHIN 1 YEAR AFTER  
RECORDING OF THIS PLAT.  
ALL MONUMENTS SHOWN THUS: ●  
ARE FOUND IRON MONUMENTS UNLESS OTHERWISE  
NOTED.  
D.U.E. = DRAINAGE AND UTILITY EASEMENT  
C.A. = CONTROLLED ACCESS  
OLMSTED COUNTY HIGHWAY R/W CORNER DESIGNATION ● M-57 (TYP.)

McGhie & Betts  
1648 Third Avenue S.E.  
Rochester, MN 55904  
Telephone: 507-289-3919  
Fax: 507-289-7333  
mbi@mcgchiebetts.com

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