

VALLEYHIGH FLATS

KNOW ALL PERSONS BY THESE PRESENTS: That Valleyhigh Flats Limited Partnership, a Minnesota limited partnership, owner of the following described property:

Lots 1 and 2, Block 1, BADGER HILLS FOURTH SUBDIVISION, Olmsted County, Minnesota.

Containing in all, 2.60 acres, more or less.

Has caused the same to be surveyed and platted as VALLEYHIGH FLATS.

In witness whereof, said Valleyhigh Flats Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this 22nd day of December, 2016.

SIGNED: Valleyhigh Flats Limited Partnership

J. C. Weis
Joseph C. Weis, Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on December 22, 2016 by Joseph C. Weis, Chief Manager of Valleyhigh Flats Limited Partnership, a Minnesota limited partnership.

Aimee Sue Carlson
Notary Public, SOLIGE County, Minnesota

AIMEE SUE CARLSON
Notary Printed Name

My commission expires JAN 31, 2018

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 22 day of DECEMBER, 2016.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on December 22, 2016 by Mark E. Severson.

Aimee Sue Carlson
Notary Public, SOLIGE County, Minnesota

AIMEE SUE CARLSON
Notary Printed Name

My commission expires JAN 31, 2018

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 23 day of DECEMBER, 2016.

Paul S. Thorsen
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Valori Langseth, Acting City Clerk, in and for the City of Rochester, do hereby certify that on the 19th day of December, 2016, 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 23rd day of December, 2016.

Valori Langseth
Valori Langseth, Acting City Clerk

PROPERTY RECORDS AND LICENSING

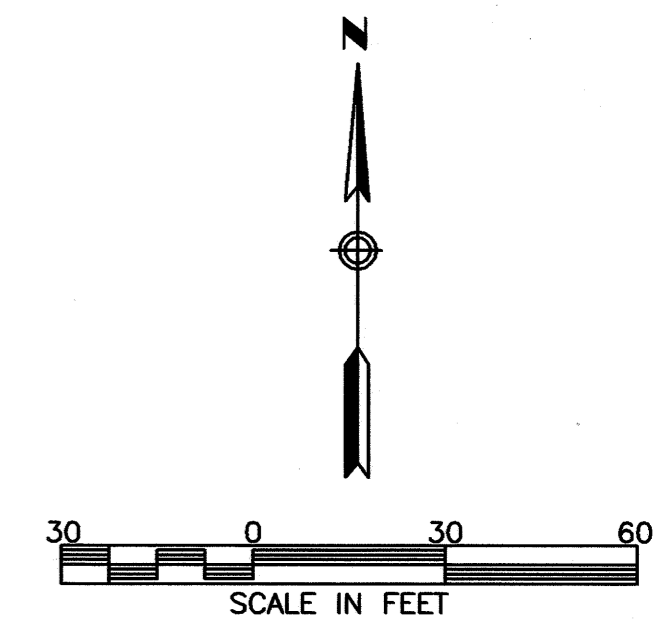
Taxes payable in the year 2016 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 28th day of DECEMBER, 2016.

DOCUMENT NUMBER A1414683

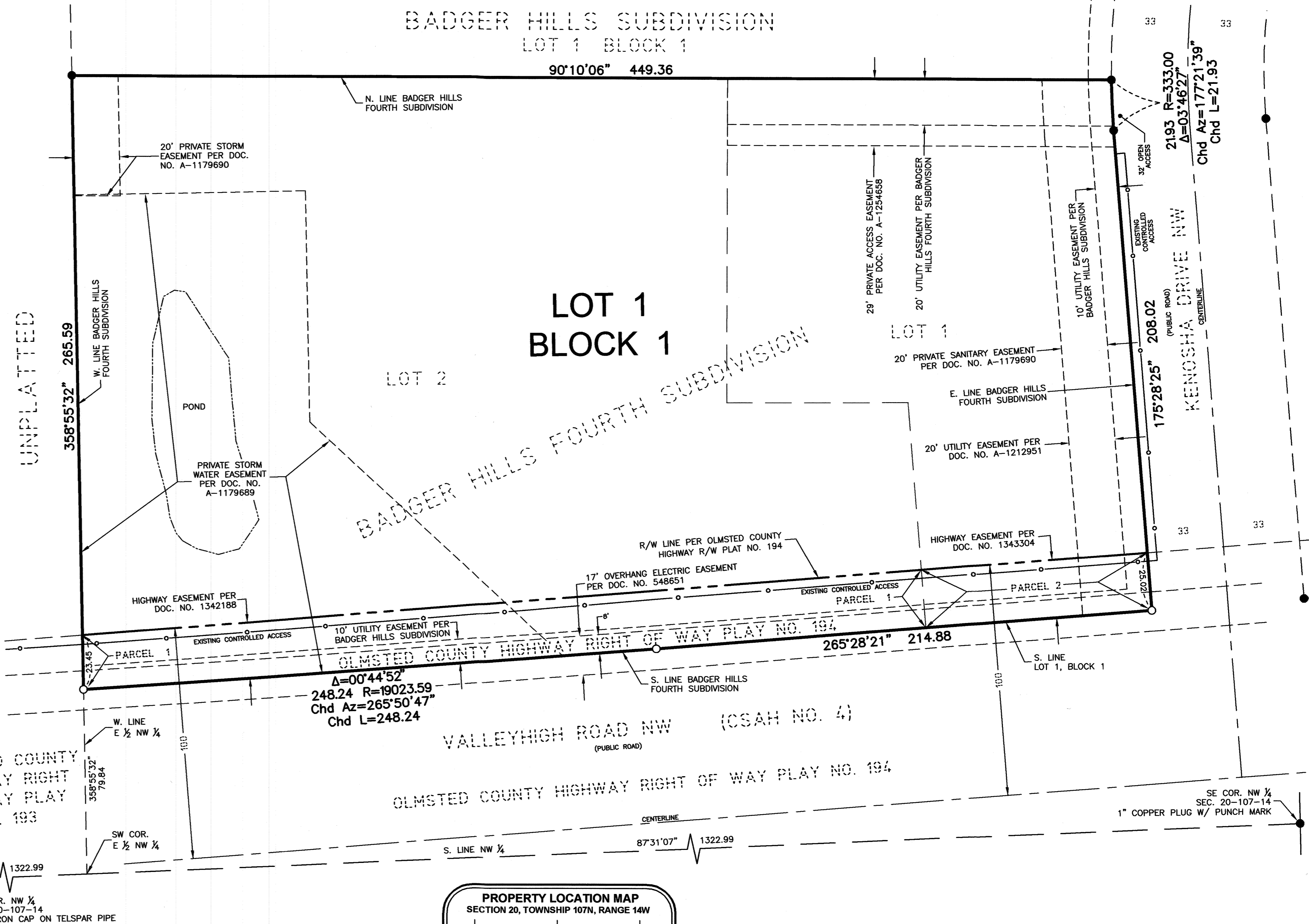
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28th day of DECEMBER, 2016, at 1:42 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

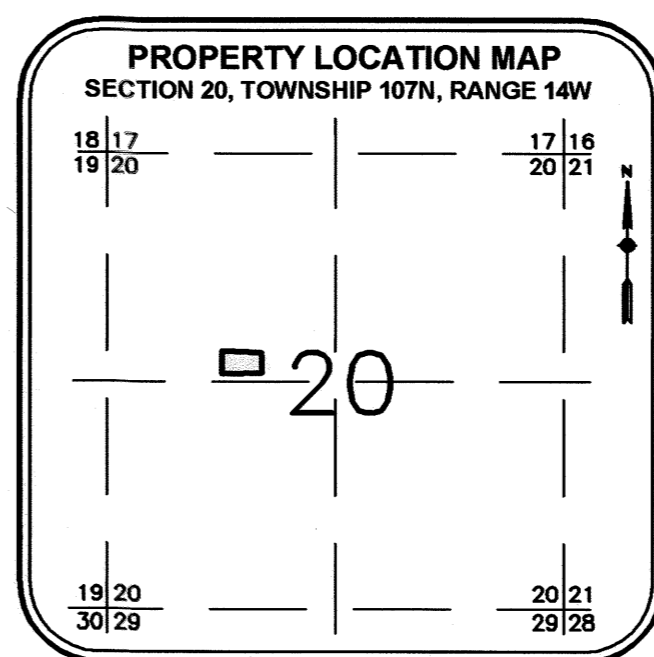
Wendy von Wald
Deputy



BASIS OF BEARING SYSTEM: ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE OF BADGER HILLS FOURTH SUBDIVISION, OLMSTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BE A GRID AZIMUTH FROM NORTH OF 90°10'06".



UNPLATTED



CONTROLLED ACCESS DEFINED:
INGRESS OR EGRESS TO, FROM, OR ACROSS THE ADJACENT 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 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 5/8" PIPES UNLESS OTHERWISE NOTED.

1648 Third Avenue SE
Rochester, MN 55904
507-289-3919
www.wsbg.com

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