

FALCON HEIGHTS OF ROCHESTER

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Autumn Heights of Rochester, LLC, a Minnesota limited liability company, owners of record, of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

Outlots A, B, C and D, VALLEY SIDE ESTATES THREE, according to the recorded plat thereof, Olmsted County, Minnesota.

AND

That part of Red Hawk Drive Southeast as dedicated in said VALLEY SIDE ESTATES THREE, lying southeasterly of the following described line:

Commencing at the southeast corner of Lot 2, Block 2, said VALLEY SIDE ESTATES THREE, said point also being a northeasterly corner of said Outlot C; thence South 52 degrees 44 minutes 41 seconds West, plat bearing, along the northwesterly line of said Outlot C, a distance of 135.14 feet; thence South 37 degrees 15 minutes 19 seconds East, a distance of 76.59 feet to the point of beginning of the line to be described; thence South 52 degrees 44 minutes 41 seconds West, a distance of 60.00 feet, and said line there terminating.

AND

That part of Falcon Road Southeast as dedicated in said VALLEY SIDE ESTATES THREE, lying southerly of the following described line:

Commencing at the northeast corner of said Outlot D; thence South 89 degrees 34 minutes 27 seconds West, plat bearing, along the north line of said Outlot D, a distance of 120.01 feet, to the point of beginning of the line to be described; thence continue South 89 degrees 34 minutes 27 seconds West, a distance of 60.00 feet, and said line there terminating.

Containing 22.72 Acres More or Less.

Has caused the same to be surveyed and platted as FALCON HEIGHTS OF ROCHESTER and does hereby donate and dedicate to the public for public use forever Outlot A, the thoroughfares and the easements, as shown on this plat for drainage and utility purposes only.


AUTUMN HEIGHTS OF ROCHESTER, LLC

In witness whereof said Autumn Heights of Rochester, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this 25th day of JANUARY, 2017.


Ted R. Schmid, Chief Manager

STATE OF MINNESOTA
COUNTY OF STEARNS

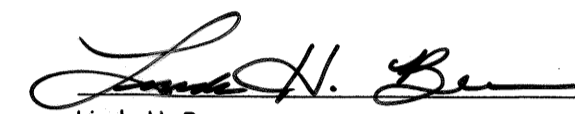
The foregoing instrument was acknowledged before me this 25th day of JANUARY, 2017 by Ted R. Schmid, Chief Manager of Autumn Heights of Rochester, LLC, a Minnesota limited liability company, on behalf of the company.


CHAD A. CARLSON (Notary Printed Name)

Notary Public, STEARNS County, MN
My Commission Expires JANUARY 31, 2022

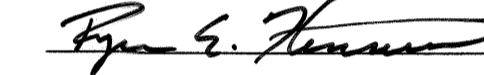
SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as FALCON HEIGHTS OF ROCHESTER; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on this plat.


Linda H. Brown
Minnesota L.S. No. 23682

STATE OF MINNESOTA
COUNTY OF STEARNS


The foregoing Surveyor's Certificate was acknowledged before me this 18th day of JANUARY, 2017 by Linda H. Brown, L.S. No. 23682


RYAN E. HENNIEN (Notary Printed Name)

Notary Public, STEARNS County, MN
My Commission Expires JANUARY 31, 2017

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Anissa N. Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 19th day of September, 2016, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 20th day of March, 2017.


City Clerk City of Rochester

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws. This 3 day of FEBRUARY, 2017.


Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2017 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 21st day of MARCH, 2017.

Document Number A1419982

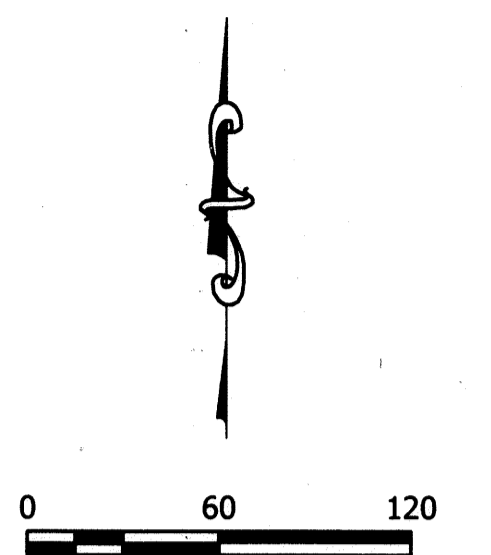
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21st day of MARCH, 2017, at 1 o'clock P. m. and was duly recorded in Olmsted County Records.


Director of Property Records & Licensing

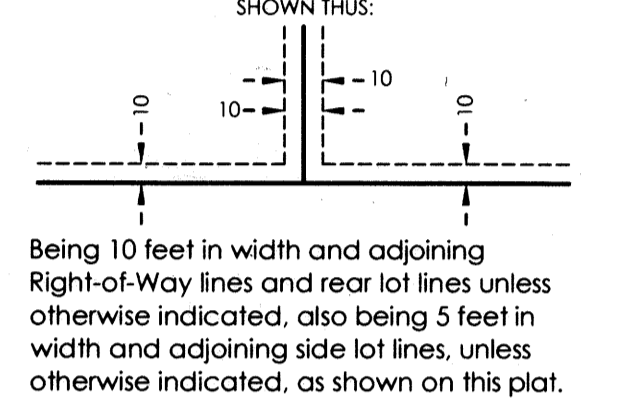
by Wendy von Wald
Deputy

FALCON HEIGHTS OF ROCHESTER

AREA (ACRES)
BLOCK 1
 LOT 1...16.21+/-
BLOCK 2
 LOT 1...2.00+/-
OUTLOT A
 2.81+/-
RIGHT-OF-WAY
 1.70+/-



DRAINAGE & UTILITY EASEMENTS



LEGEND

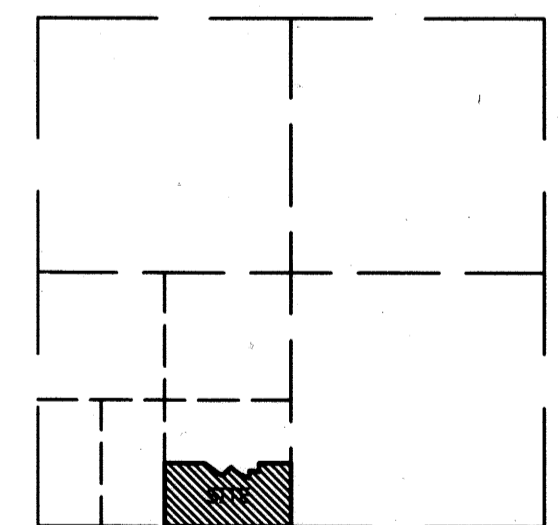
- DENOTES FOUND 1/2 INCH IRON PIPE UNLESS OTHERWISE DESCRIBED
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 23682"
- DENOTES OLMSTED COUNTY CAST IRON MONUMENT

BEARING ORIENTATION

Orientation of this bearing system is based on the south line of the Southwest Quarter of Section 4, Township 106 North, Range 13 West and has an assumed bearing of South 90 degrees 00 minutes 00 seconds West.

VICINITY MAP

SEC. 4, T106N, R13W



LOCAL BENCHMARK

MnDOT Geodetic Marker "BRAUN" with an adjusted elevation of 1065.08. The adjustment matches the City of Rochester's Record Plans for VALLEY SIDE ESTATES THREE.

SE CORNER OF THE SW1/4, SEC. 4, T106N, R13W (OLMSTED CO. MONUMENT) (CAST IRON CAP ON TELSAR PIPE)

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

