

ALLEN THIRD SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That Village Capital Corporation, an Indiana corporation, owner of the following described property:

Lot 2, Block 1, ALLEN SECOND SUBDIVISION, Olmsted County, Minnesota.

Containing 23.6 acres, more or less.

Has caused the same to be surveyed and platted as ALLEN THIRD SUBDIVISION and does hereby dedicate to the public for public use, the drainage and utility easements as created by this plat.

In witness whereof, said Village Capital Corporation, an Indiana corporation, has caused these presents to be signed by its proper officer this 30th day of March, 2017.

SIGNED: Village Capital Corporation

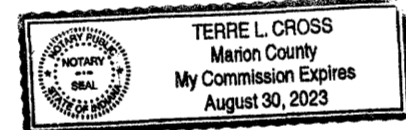
Alison S. Birge
Alison S. Birge, Senior Vice President

STATE OF INDIANA
COUNTY OF HAMILTON

This instrument was acknowledged before me on March 30th, 2017 by Alison S. Birge, Senior Vice President of Village Capital Corporation, an Indiana corporation.

Terre L. Cross
Notary Public, Marion County, Indiana

My commission expires August 30, 2023



Terre L. Cross
Notary Printed Name

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 29th day of MARCH, 2017.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on March 29th, 2017 by Jeffrey J. Rolfson.

Courtney Pierce
Notary Public, Olmsted County, Minnesota

My commission expires January 31, 2021

Courtney Pierce
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 26 day of April, 2017.

Mark E. Swanson
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 6th day of March, 2017, 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 25th day of April, 2017.

Anissa Hollingshead
Anissa Hollingshead, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2017 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 27th day of April, 2017.

DOCUMENT NUMBER A1422476

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 27th day of April, 2017, at 9 1/2 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

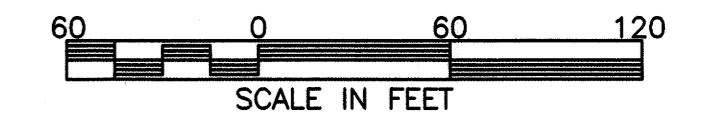
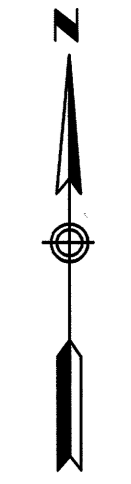
03328-000

1400A

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



ALLEN THIRD SUBDIVISION



BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
SOUTH LINE OF LOT 2, BLOCK 1, ALLEN SECOND
SUBDIVISION WHICH IS ASSUMED TO BE S89°48'16"E.

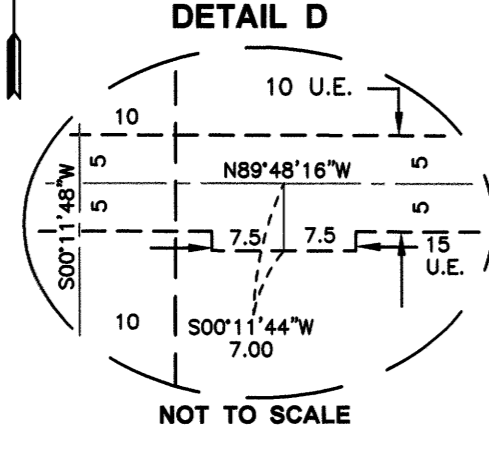
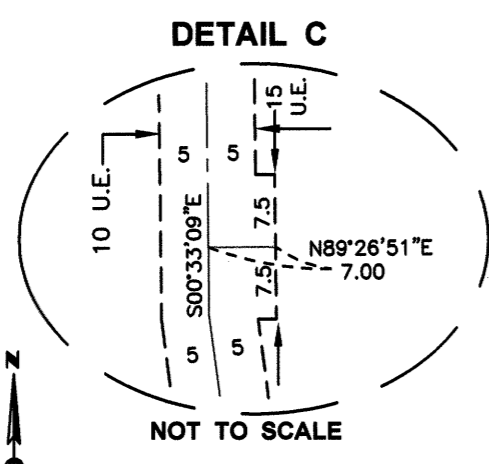
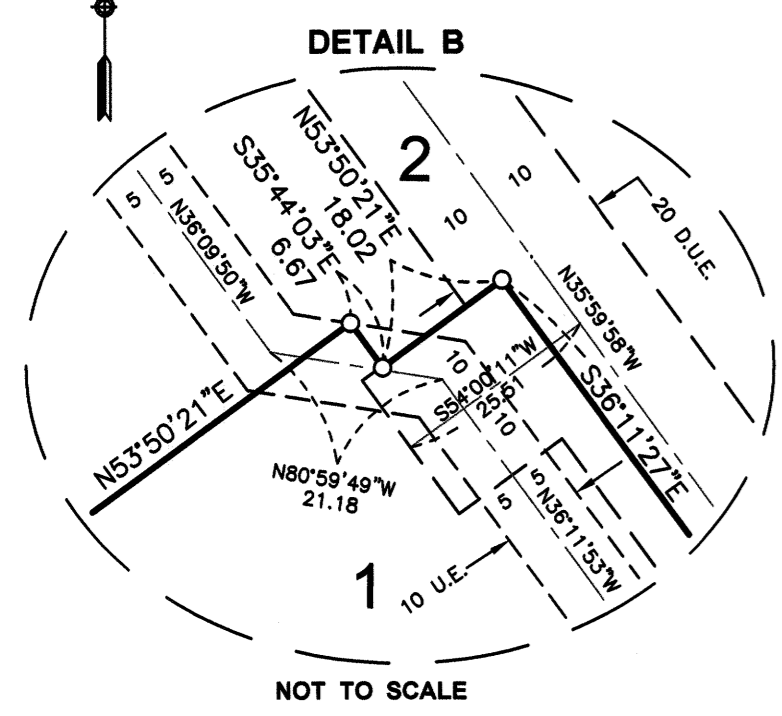
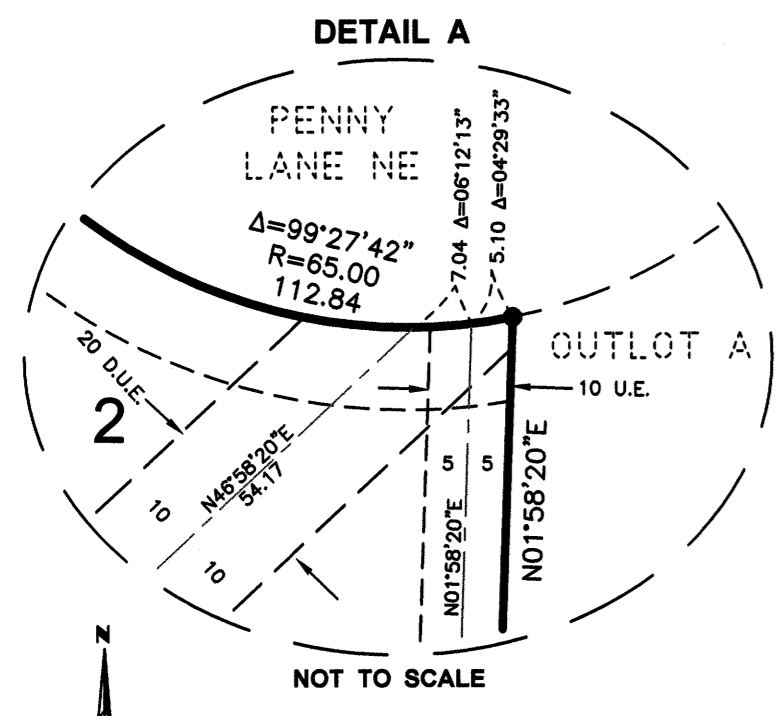
NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO.
49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER
RECORDING OF THIS PLAT.
ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

NOTE:
ALL UTILITY EASEMENTS (U.E.) ARE 10 FEET IN WIDTH
(5 FEET FROM CENTERLINE) UNLESS OTHERWISE
NOTED.
ALL DRAINAGE AND UTILITY EASEMENTS (D.U.E.) ARE
20 FEET IN WIDTH (10 FEET FROM CENTERLINE)
UNLESS OTHERWISE NOTED.

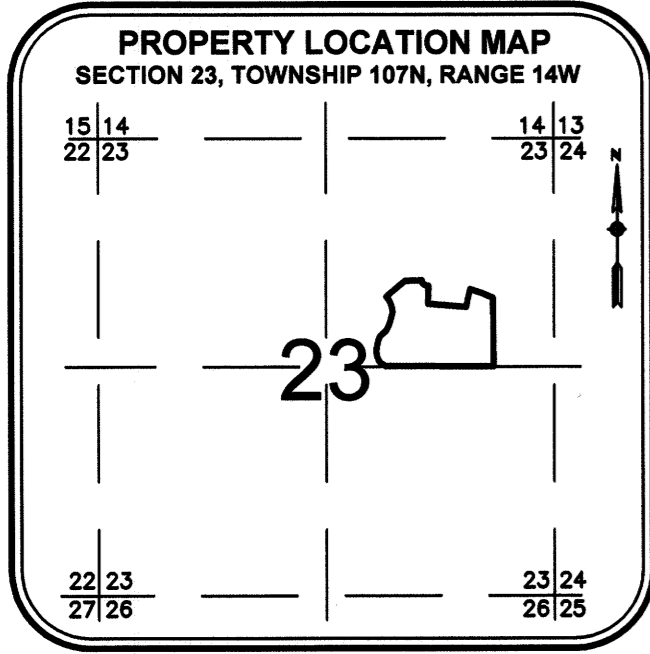
UTILITY EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION
AND MAINTENANCE OF ALL NECESSARY UNDERGROUND
OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO
CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

DRAINAGE EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND
MAINTENANCE OF WATERWAYS, BOTH SURFACE AND
UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER
SAID EASEMENT.

U.E. = UTILITY EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT



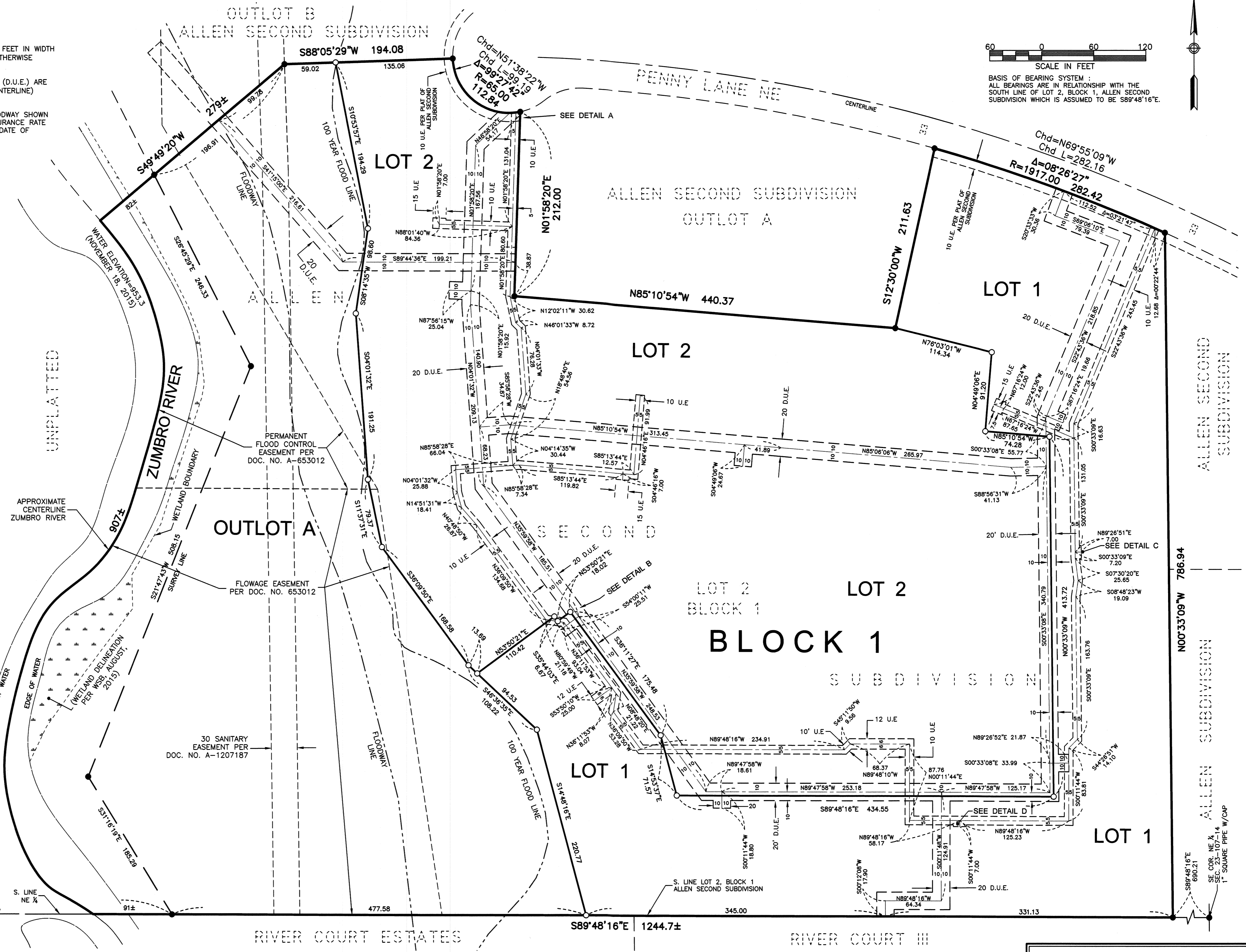
BENCHMARK
ELEVATION = 979.54
(NAVD88)
MNDOT DISC 5510T1



SW COR. NE ¼
SEC. 23-107-14
1" COPPER PLUG
S89°48'16"E 778.72

S. LINE
NE ¼

UNPLATTED



UNPLATTED

APPROXIMATE
CENTERLINE
ZUMBRO RIVER

WETLAND BOUNDARY

WETLAND DELINEATION
PER 1888 AUGUST 2015

EDGE OF WATER

EDGE OF WATER

WETLAND DELINEATION
PER 1888 AUGUST 2015

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RIVER COURT ESTATES

RIVER COURT III

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