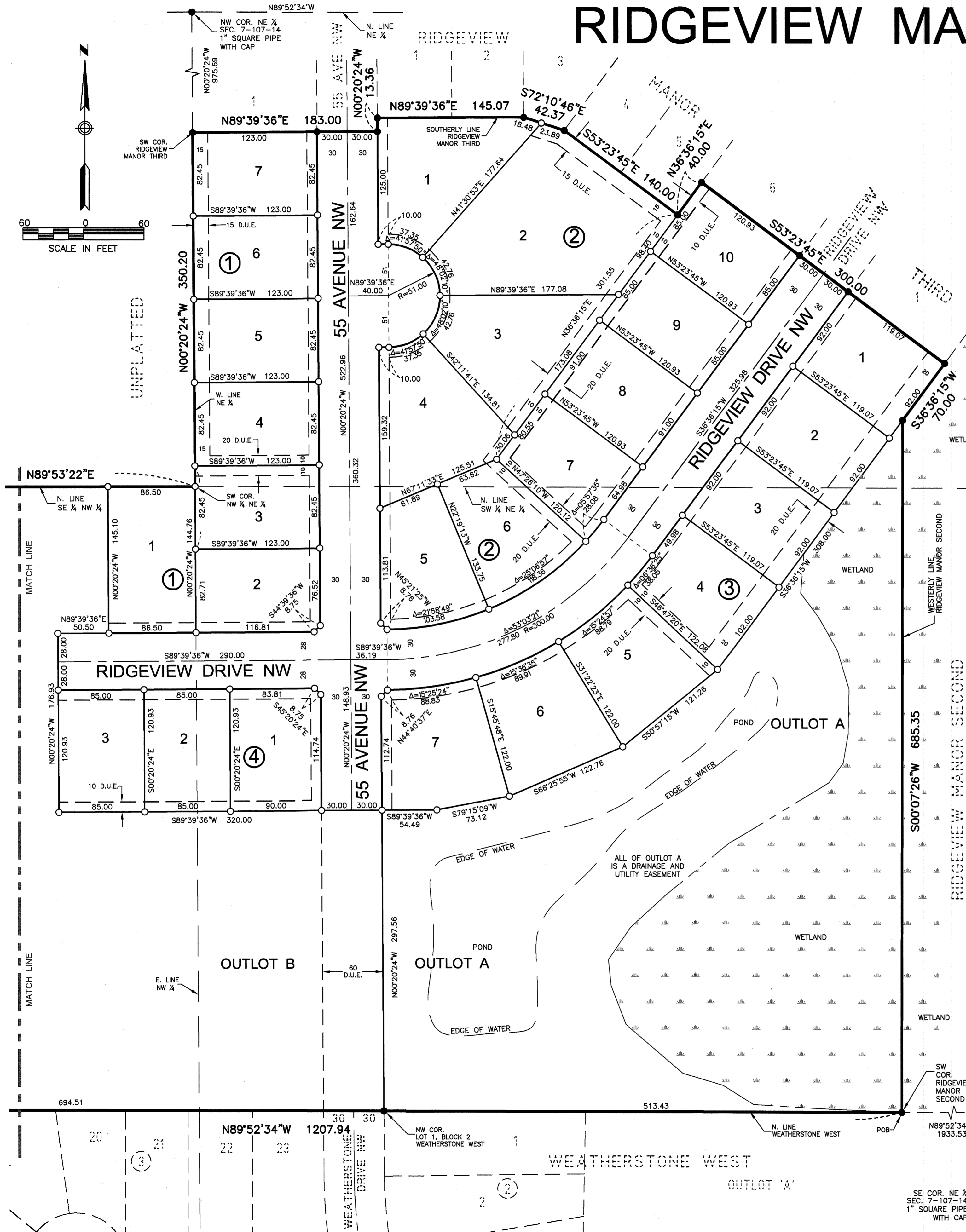


# RIDGEVIEW MANOR SIXTH



KNOW ALL PERSONS BY THESE PRESENTS: That BBB Development, LLC, a Minnesota limited liability company, owner, and Sterling State Bank, mortgagee, of the following described property: That part of the North Half of Section 7, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said North Half; thence North 00 degrees 14 minutes 54 seconds West, assumed bearing, along the east line thereof, 705.63 feet; thence North 89 degrees 52 minutes 34 seconds West, parallel with the north line of the Northeast Quarter of said Section 7, a distance of 1933.53 feet to the southwest corner of RIDGEVIEW MANOR SECOND for the point of beginning; thence continue North 89 degrees 52 minutes 34 seconds West and parallel with the north line of the Northeast Quarter of said Section 7, a distance of 1207.94 feet to the former easterly right of way line of the Chicago and North Western Railway Company (formerly Rochester and Northern Minnesota Railway Company); thence South 54 degrees 55 minutes 28 seconds East along the easterly line thereof, 808.83 feet to the south line of the North Half of the Southeast Quarter of the Northwest Quarter of said Section 7; thence South 89 degrees 58 minutes 47 seconds West, along said south line, 173.93 feet to the easterly line of the Douglas Trail (formerly the Chicago and North Western Railway Company); thence North 54 degrees 55 minutes 28 seconds West, along said easterly line, 841.01 feet to the west line of the Southeast Quarter of the Northwest Quarter of said Section 7; thence North 00 degrees 14 minutes 09 seconds West, along said west line, 177.34 feet to the northwest corner of said Quarter Quarter Section; thence North 89 degrees 53 minutes 22 seconds East, along the north line thereof, 1304.62 feet to the southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 7; thence North 00 degrees 20 minutes 24 seconds West, along the west line thereof, 350.20 feet to the southwest corner of RIDGEVIEW MANOR THIRD (the next seven courses are along the southerly line thereof); thence North 89 degrees 39 minutes 36 seconds East, 163.00 feet; thence North 00 degrees 20 minutes 24 seconds West, 13.36 feet; thence North 89 degrees 39 minutes 36 seconds East, 145.07 feet; thence South 72 degrees 10 minutes 46 seconds East, 42.37 feet; thence South 53 degrees 23 minutes 45 seconds East, 140.00 feet; thence North 36 degrees 36 minutes 15 seconds East, 40.00 feet; thence South 53 degrees 23 minutes 45 seconds East, 300.00 feet to the westerly line of RIDGEVIEW MANOR SECOND (the next two courses are along the westerly line thereof); thence South 36 degrees 36 minutes 15 seconds West, 70.00 feet; thence South 00 degrees 07 minutes 26 seconds West, 685.35 feet to the point of beginning.

Containing 30.50 acres, more or less. Have caused the same to be surveyed and platted as RIDGEVIEW MANOR SIXTH and do 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 BBB Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 3 day of August, 2017.

SIGNED: Joel O. Bigelow  
Joel O. Bigelow, Chief Manager

STATE OF MINNESOTA  
COUNTY OF OLMTSTED

This instrument was acknowledged before me on August 3, 2017 by Joel O. Bigelow, Chief Manager of BBB Development, LLC, a Minnesota limited liability company.

Angela Marie Connolly Notary Public, Olmsted County, Minnesota  
Angela Marie Connolly Notary Printed Name

My commission expires 1-31-2020

In witness whereof, said Sterling State Bank, has caused these presents to be signed by its proper officer this 3 day of August, 2017.

SIGNED: Jerad Faudi  
Jerad Faudi, Vice President

STATE OF MINNESOTA  
COUNTY OF OLMTSTED

This instrument was acknowledged before me on August 3, 2017 by Jerad Faudi, Vice President of Sterling State Bank.

Anthony Higgin Notary Public, Olmsted County, Minnesota  
Anthony Higgin Notary Printed Name

My commission expires 12-31-2022

**SURVEYOR'S CERTIFICATE**

I Jeffrey J. Rolfsen 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 2nd day of August, 2017.

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

STATE OF MINNESOTA  
COUNTY OF OLMTSTED

The instrument was acknowledged before me on August 2, 2017 by Jeffrey J. Rolfsen.

Janice Carlson Notary Public, Olmsted County, Minnesota  
Janice 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 31 day of July, 2017.

Mark E. Swanson  
Mark E. Swanson, Olmsted County Surveyor

**CITY APPROVAL**

STATE OF MINNESOTA  
COUNTY OF OLMTSTED  
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 19 day of June, 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 8 day of September, 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 8th day of September, 2017.

DOCUMENT NUMBER: A1432702

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 8th day of September, 2017, at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski  
W. Mark Krupski, Director of Property Records & Licensing

Wendy von Wald  
Wendy von Wald, Deputy

**NOTE:**

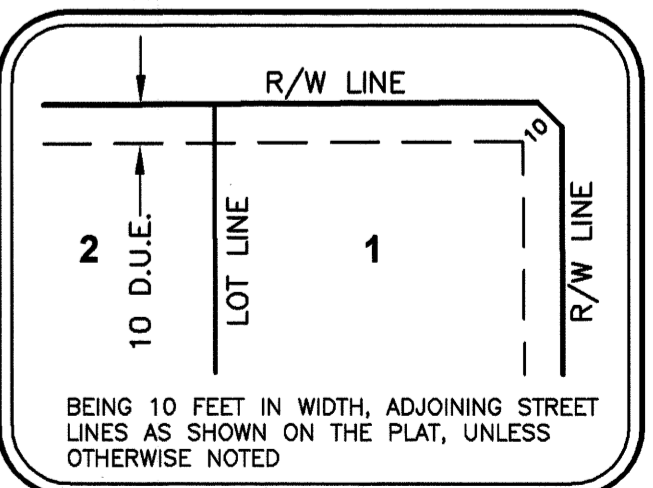
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

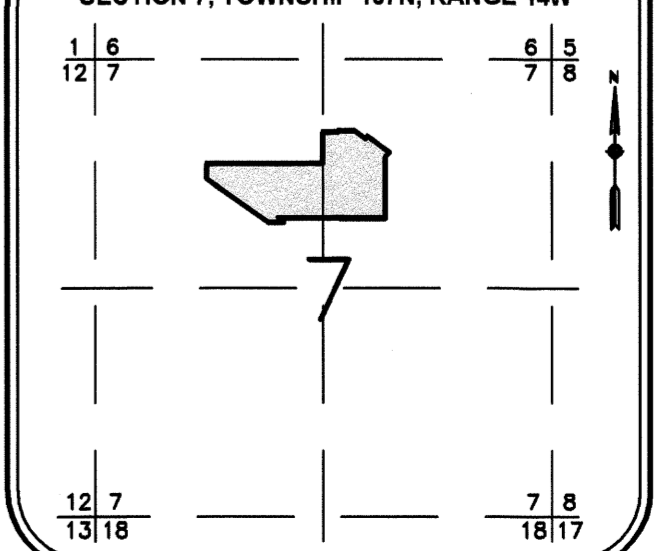
D.U.E. = DRAINAGE AND UTILITY EASEMENT

BASIS OF BEARING SYSTEM: ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE OF THE NE 1/4 OF SEC. 7-107-14 WHICH IS ASSUMED TO BE N00°14'54"W.

**DRAINAGE AND UTILITY EASEMENT DETAIL**



**PROPERTY LOCATION MAP**  
SECTION 7, TOWNSHIP 107N, RANGE 14W



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

1406A

