

# RIVERWALK APARTMENTS

KNOW ALL PERSONS BY THESE PRESENTS: That Riverwalk Rochester, LLC, a Minnesota limited liability company, owner of the following described property:

The West 98 feet of the East 148 feet of the South 200 feet of Lot Nineteen (19) of State Subdivision, Section Thirty-six (36), Township One Hundred Seven (107), Range Fourteen (14), Olmsted County, Minnesota.

ALSO

The East 50 feet of the South 200 feet of Lot 19, State Plat of Section 36, Township 107, Range 14, all located in the City of Rochester, Olmsted County, Minnesota.

ALSO

The West 50 feet of the South 200 feet of Lot 18, State Plat of Section 36, Township 107, Range 14, in the city of Rochester, Olmsted County, Minnesota.

ALSO

The East 50 feet of the West 100 feet of the South 215 feet of Lot 18, State Sub. of Section 36, Township 107, Range 14, in the City of Rochester, Olmsted County, Minnesota.

Containing in all, 1.16 acres, more or less.

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

In witness whereof, said Riverwalk Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 22<sup>nd</sup> day of August, 2017.

SIGNED: Riverwalk Rochester, LLC

Clark Gieson, Chief Manager  
STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me on August 22, 2017 by Clark Gieson, Chief Manager of Riverwalk Rochester, LLC, a Minnesota limited liability company.

Notary Public, Olmsted County, Minnesota

John C. Beatty  
Notary Printed Name

My commission expires 1-31-22

### 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 22<sup>nd</sup> day of August, 2017.

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

STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me on August 22, 2017 by Jeffrey J. Rolfsen.

Sheri Ryan  
Notary Public, Olmsted County, Minnesota

Sheri Ryan  
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 22 day of August, 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 21<sup>st</sup> day of August, 2017, 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 31<sup>st</sup> day of August, 2017.

Anissa Hollingshead  
Anissa Hollingshead, City Clerk

### PROPERTY RECORDS AND LICENSING

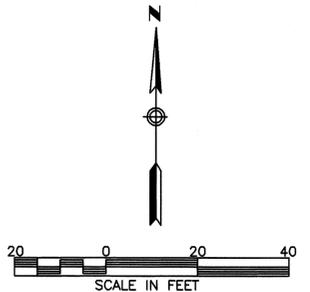
Taxes payable in the year 2017 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 18<sup>th</sup> day of September, 2017.

DOCUMENT NUMBER A1433394

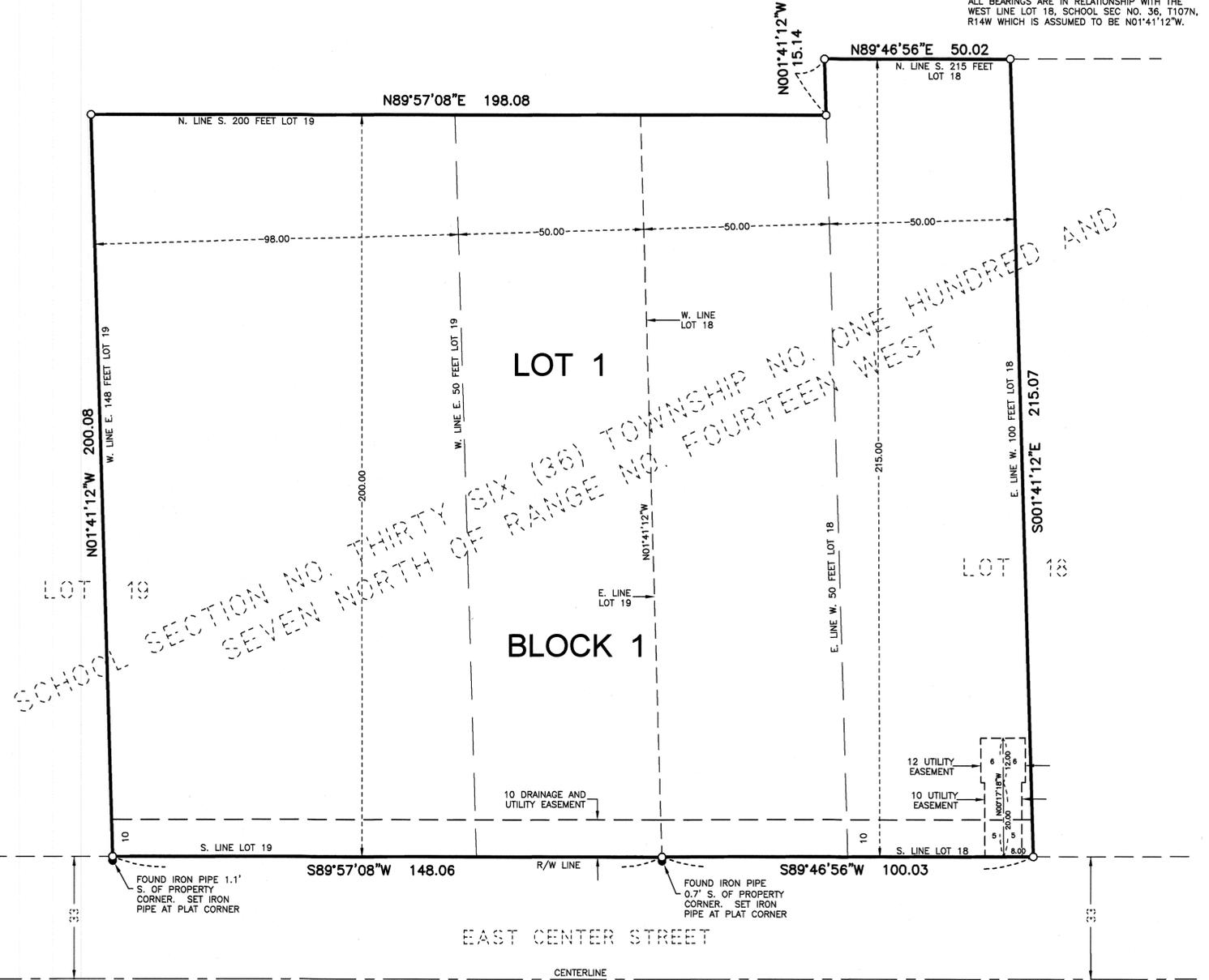
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18<sup>th</sup> day of September, 2017, at 10:12 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski  
Director of Property Records & Licensing

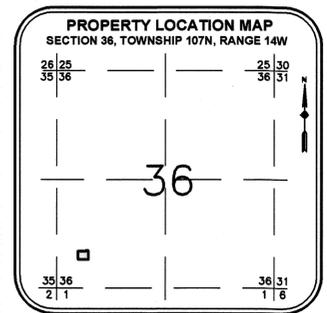
Wendy von Wald  
Deputy



BASIS OF BEARING SYSTEM :  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE  
WEST LINE LOT 18, SCHOOL SEC. NO. 36, T107N,  
R14W WHICH IS ASSUMED TO BE N01°41'12"W.



SCHOOL SECTION NO. THIRTY SIX (36) TOWNSHIP NO. ONE HUNDRED AND SEVEN NORTH OF RANGE NO. FOURTEEN WEST



**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. 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.

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

1407A