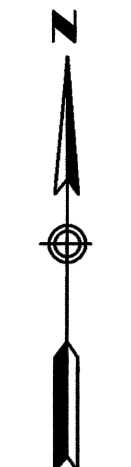


# VIOLA HEIGHTS SECOND



BASIS OF BEARING SYSTEM : ALL BEARINGS ARE IN RELATIONSHIP WITH THE SOUTHEASTERLY LINE OF OUTLOT A, VIOLA HEIGHTS, OLMSTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BE N52°34'35"E.

KNOW ALL PERSONS BY THESE PRESENTS: That City of Rochester, a Minnesota municipal corporation, owner of the following described property:

Lot 1, Block 2, VIOLA HEIGHTS, Olmsted County, Minnesota.

ALSO:

That part of the Northwest Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the most southerly corner of Outlot A, VIOLA HEIGHTS, according to the recorded plat thereof; thence North 52 degrees 34 minutes 35 seconds East, assumed bearing, along the southeasterly plat line of said VIOLA HEIGHTS, 102.43 feet for the point of beginning; thence North 76 degrees 11 minutes 51 seconds East, 87.52 feet to the west line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 46; thence North 03 degrees 11 minutes 32 seconds West, along said west line, 42.42 feet to the southeast corner of Lot 1, Block 2, in said VIOLA HEIGHTS; thence South 52 degrees 34 minutes 35 seconds West, along the southeasterly line of said Lot 1, a distance of 104.05 feet to the point of beginning. Containing in all, 4.49 acres, more or less.

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

In witness whereof, said City of Rochester, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 4th day of December, 2017.

SIGNED: City of Rochester

Ardell F. Brede  
Ardell F. Brede, Mayor

Anissa Hollingshead  
Anissa Hollingshead, City Clerk

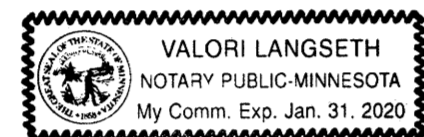
STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me on December 6, 2017 by Ardell F. Brede and Anissa Hollingshead, the Mayor and City Clerk, respectively, of the City of Rochester, a Minnesota municipal corporation, on behalf of the corporation.

Valori Langseth  
Notary Public, Olmsted County, Minnesota

Valori Langseth  
Notary Printed Name

My commission expires 01-31-20



### 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 18th day of OCTOBER, 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 OCTOBER 18, 2017 by Jeffrey J. Rolfsen.

Annie S. Larson  
Notary Public, SONG County, Minnesota

ANNE SUE LARSON  
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 13 day of OCTOBER, 2017.

Mark E. Swanson  
Olmsted County Surveyor

### OLMSTED COUNTY ENGINEER

Recommended for approval this 15th day of October, 2017.

Kaye M. Pienick  
Olmsted County Engineer

### 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 2nd day of October, 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 5th day of December, 2017.

Anissa Hollingshead  
Anissa Hollingshead, City Clerk

### PROPERTY RECORDS AND LICENSING

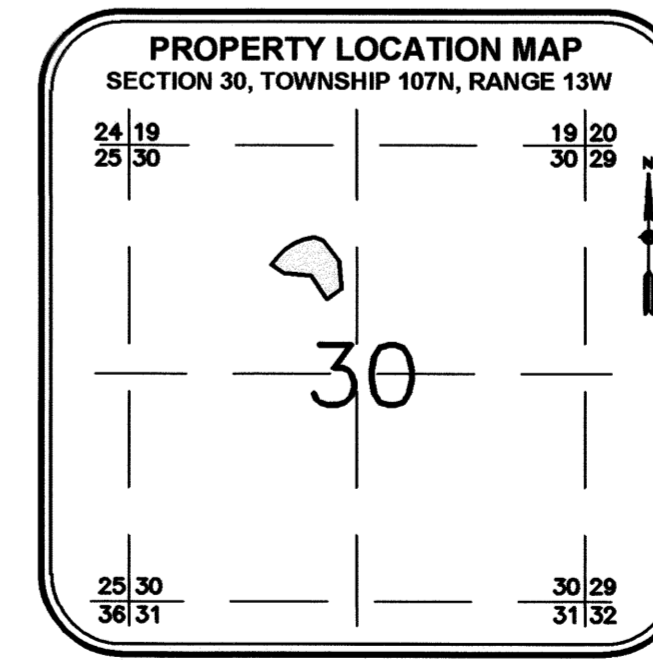
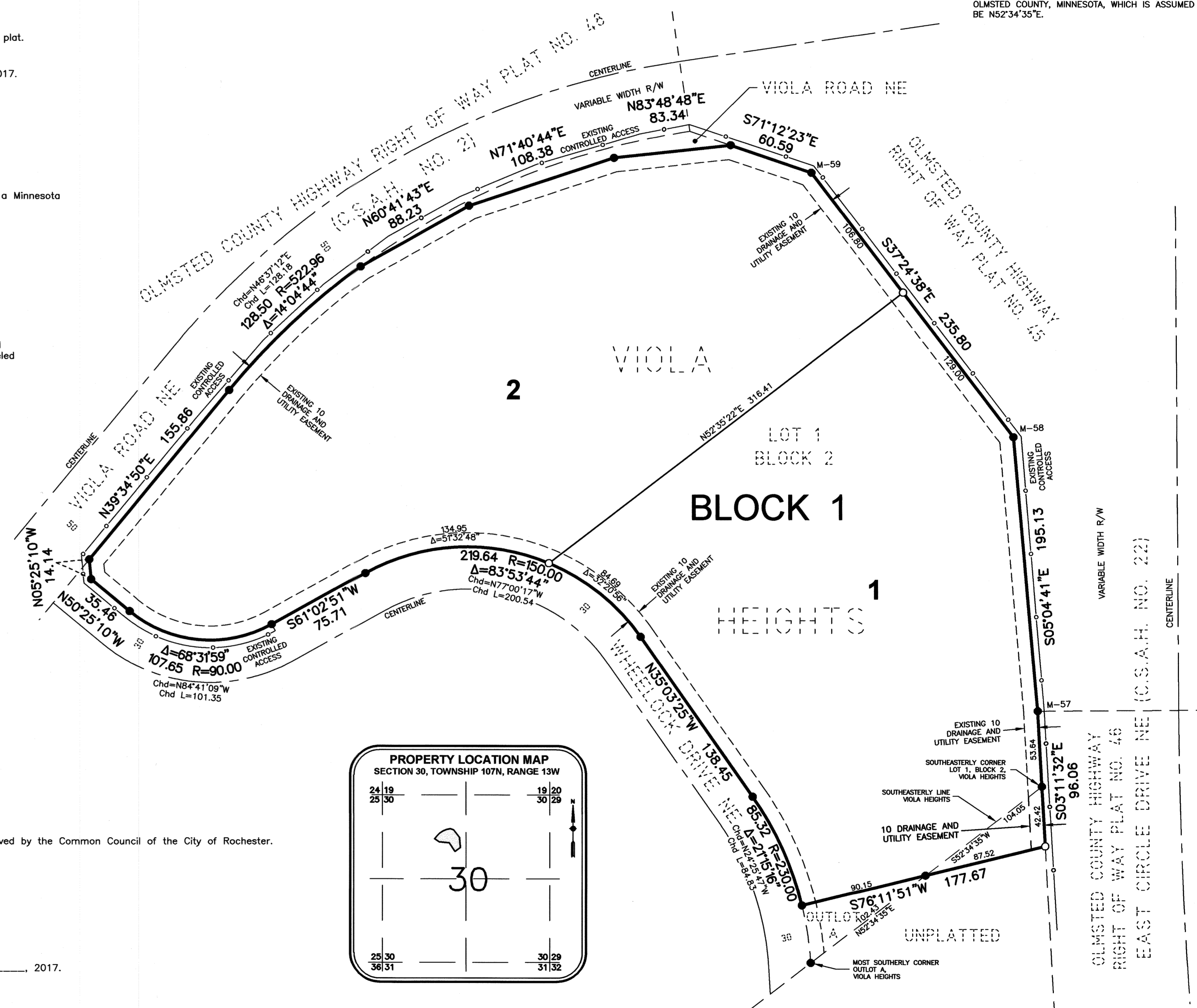
Taxes payable in the year 2017 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 6th day of December, 2017.

DOCUMENT NUMBER A1439051

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 6th day of December, 2017, at 4 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



**CONTROLLED ACCESS DEFINED:**  
INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING 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. 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.  
M-45 = OLMSTED COUNTY HIGHWAY R/W CORNER DESIGNATION

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

1421A