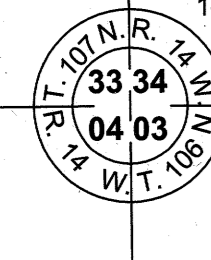


# VALE SUBDIVISION

NW COR. NW 1/4  
SEC. 03, T.106 N. R.14 W.  
1-INCH BRASS PLUG



N. LINE NW 1/4,  
SEC. 03, T106N, R14 W.  
89°50'31" 2149.19

NE COR NW 1/4,  
SEC. 03, T106N, R14 W.  
1-INCH COPPER PLUG

NW COR.  
LOT 8, BLOCK 4  
HIGHLAND ADDITION

NE COR.  
LOT 6, BLOCK 4  
HIGHLAND ADDITION

50.00 EASEMENT  
PER BK. B-1, PG. 221

2ND STREET SW

2ND STREET SW

269°50'31" 153.30

89°50'31" 52.47

LOT 1

BLOCK 2

269°50'31" 52.47

(PLAT 51.1)

3RD STREET SW

33.00

17.00

10 U.E.

147.00

359°45'42"

130.00

17.00

19.50

17.00

80.00

359°45'42"

17.00

19.50

33.00

33.00

33.00

### LEGEND

○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE  
SET AND MARKED BY LICENSE NO. 45818

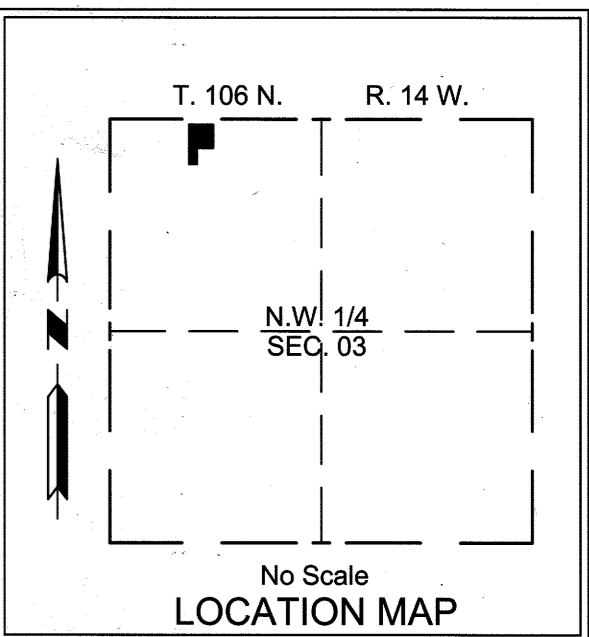
● DENOTES FOUND 5/8 INCH IRON PIPE  
UNLESS NOTED OTHERWISE

PLAT - REFERS TO DIMENSIONS AS SHOWN ON THE  
PLAT OF HIGHLAND ADDITION, RECORDED IN  
THE OFFICE OF THE COUNTY RECORDER,  
OLMSTED COUNTY, MINNESOTA

### UTILITY EASEMENT DEFINED

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

U.E. = UTILITY EASEMENT



### INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Rochester Uptown Investments, LLC, a Minnesota limited liability company, owner; and Bonnie Braasch, an individual, mortgagee; and Sterling State Bank, a Minnesota bank/insurance corporation, mortgagee of the following described property:

Lots 6, 7, 8 and 27, Block 4, HIGHLAND ADDITION, in the City of Rochester, according to the plat thereof, on file and of record in the office of the County Recorder, Olmsted County, Minnesota.

Said tracts contain a total of 0.61 acres, more or less.

Have caused the same to be surveyed and platted as VALE SUBDIVISION and do hereby donate and dedicate to the public for public use forever, the public ways, and also hereby dedicate the easement as shown on this plat for utility purposes only.

In witness whereof said Rochester Uptown Investments, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 4 day of December, 2017

Rochester Uptown Investments, LLC

Robert Gustafson  
Chief Manager

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 2017, by Robert Gustafson, Chief Manager of Rochester Uptown Investments, LLC, a Minnesota limited liability company, on behalf of the company.

Bradley R. King  
Notary printed name

Bradley R. King  
Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/21

In witness whereof said Bonnie Braasch, an individual, has caused these presents to be signed this 4 day of December, 2017

Bonnie Braasch  
Bonnie Braasch

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of December, 2017, by Bonnie Braasch.

Bradley R. King  
Notary printed name

Bradley R. King  
Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/21

In witness whereof said Sterling State Bank, a Minnesota bank/insurance corporation, has caused these presents to be signed by its proper officer this 4 day of December, 2017.

Sterling State Bank  
Lonny J. Hickey  
Lonny J. Hickey  
Executive Vice President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 4 day of December, 2017, by Lonny J. Hickey, Executive Vice President of Sterling State Bank, a Minnesota bank/insurance corporation, on behalf of the company.

Michelle Denny  
Notary printed name

Michelle Denny  
Notary Public, Olmsted County, Minnesota

My Commission Expires 1-31-18

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 6 day of November, 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 7 day of December, 2017.

Anissa Hollingshead  
Anissa Hollingshead  
City Clerk  
City of Rochester

### COUNTY SURVEYOR

I certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 1 day of December, 2017.

Mark E. Austin  
Olmsted County Surveyor

### SURVEYOR'S CERTIFICATE

I, Christopher D. Munn, 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 by November 30, 2018; 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 1 day of December, 2017.

Christopher D. Munn  
Christopher D. Munn, Licensed Land Surveyor  
Minnesota License No. 45818

STATE OF MINNESOTA  
COUNTY OF OLMSTED

This instrument was acknowledged before me this 1 day of December, 2017, by Christopher D. Munn.

Mandy Oelthgen  
Notary printed name

Mandy Oelthgen  
Notary Public, Olmsted County, MN

My Commission Expires 1-31-22

### 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 8<sup>th</sup> day of December, 2017.

Document Number A1439155

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 8<sup>th</sup> day of December, 2017, at 11:42 o'clock A.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski  
Olmsted County Director of Property  
Records and Licensing

By Wendy von Wald  
Deputy

Chris Munn P:\AE\BENAE\143103\9--survey\92--CAD\15--dwg\BE 143103 F-Plat.dwg Wednesday, November 29, 2017

# 1422A

PHONE: 507.288.6464  
717 3RD AVENUE S.E.  
ROCHESTER, MN 55904  
www.sehinc.com