

# ALATUS FOLWELL ADDITION

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

Outlot 1 and Lots 1, 2, 3, Block 2, Hammer & Fanning's Addition to the City of Rochester, according to the recorded plat thereof, Olmsted County, Minnesota.

ALSO:

Lots 6, 7, 8, 9, 10, 11 and 12, Block 1, Flathers Addition to Rochester Minnesota, according to the recorded plat thereof, Olmsted County, Minnesota.

ALSO:

Lot 1, Block 1, Blondell's First Subdivision, according to the recorded plat thereof, Olmsted County, Minnesota.

ALSO:

That part of the dedicated alley within Flathers Addition to Rochester Minnesota, according to the recorded plat thereof, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of BLONDELL'S FIRST SUBDIVISION; thence South 00 degrees 35 minutes 33 seconds East, assumed bearing, along the west line of said BLONDELL'S FIRST SUBDIVISION and along the west line of said FLATHERS ADDITION, 361.11 feet; thence South 89 degrees 24 minutes 27 seconds West, parallel with the north line of said BLONDELL'S FIRST SUBDIVISION, 15.00 feet to the east line of HAMMER & FANNING'S ADDITION; thence North 00 degrees 35 minutes 33 seconds West, along said east line, 361.11 feet to the northeast corner of Outlot 1, in said HAMMER & FANNING'S ADDITION; thence North 89 degrees 24 minutes 27 seconds East, 15.00 feet to the point of beginning.

Containing in all, 2.93 acres, more or less.

Has caused the same to be surveyed and platted as ALATUS FOLWELL ADDITION and does hereby dedicate to the public for public use, the public ways and the utility easements as created by this plat.

In witness whereof, said Rochester MN Properties, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

SIGNED: Rochester MN Properties, LLC

Robert C. Lux  
Robert C. Lux, Vice President

STATE OF Minnesota  
COUNTY OF Hennepin

This instrument was acknowledged before me on December 20<sup>th</sup> 2017 by Robert C. Lux, Vice President of Rochester MN Properties, LLC, a Delaware limited liability company.

J. Pike  
Notary Public, Hennepin County, Minnesota  
Jamie L Pike  
Notary Printed Name

My commission expires 01/31/2021

### 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 19<sup>th</sup> day of DECEMBER, 2017.

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

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

This instrument was acknowledged before me on December 19<sup>th</sup> 2017 by Jeffrey J. Rolfsen.

Sheri Ryan  
Notary Public, Goodhue 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 20 day of DECEMBER, 2017.

Mark E. Severson  
Olmsted County Surveyor

### CITY APPROVAL

STATE OF MINNESOTA  
COUNTY OF OLMDSTED  
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk, in and for the City of Rochester, do hereby certify that on the 18 day of December, 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 29 day of December, 2017.

Anissa Hollingshead  
Anissa Hollingshead, City Clerk

### PROPERTY RECORDS AND LICENSING

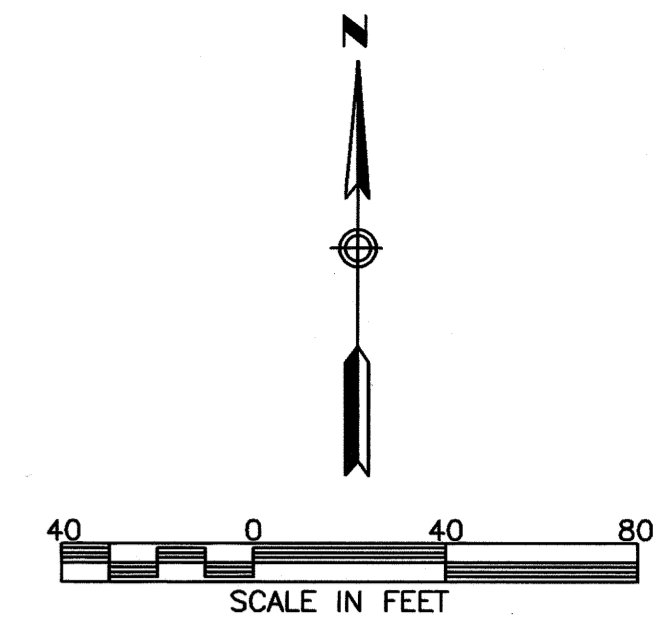
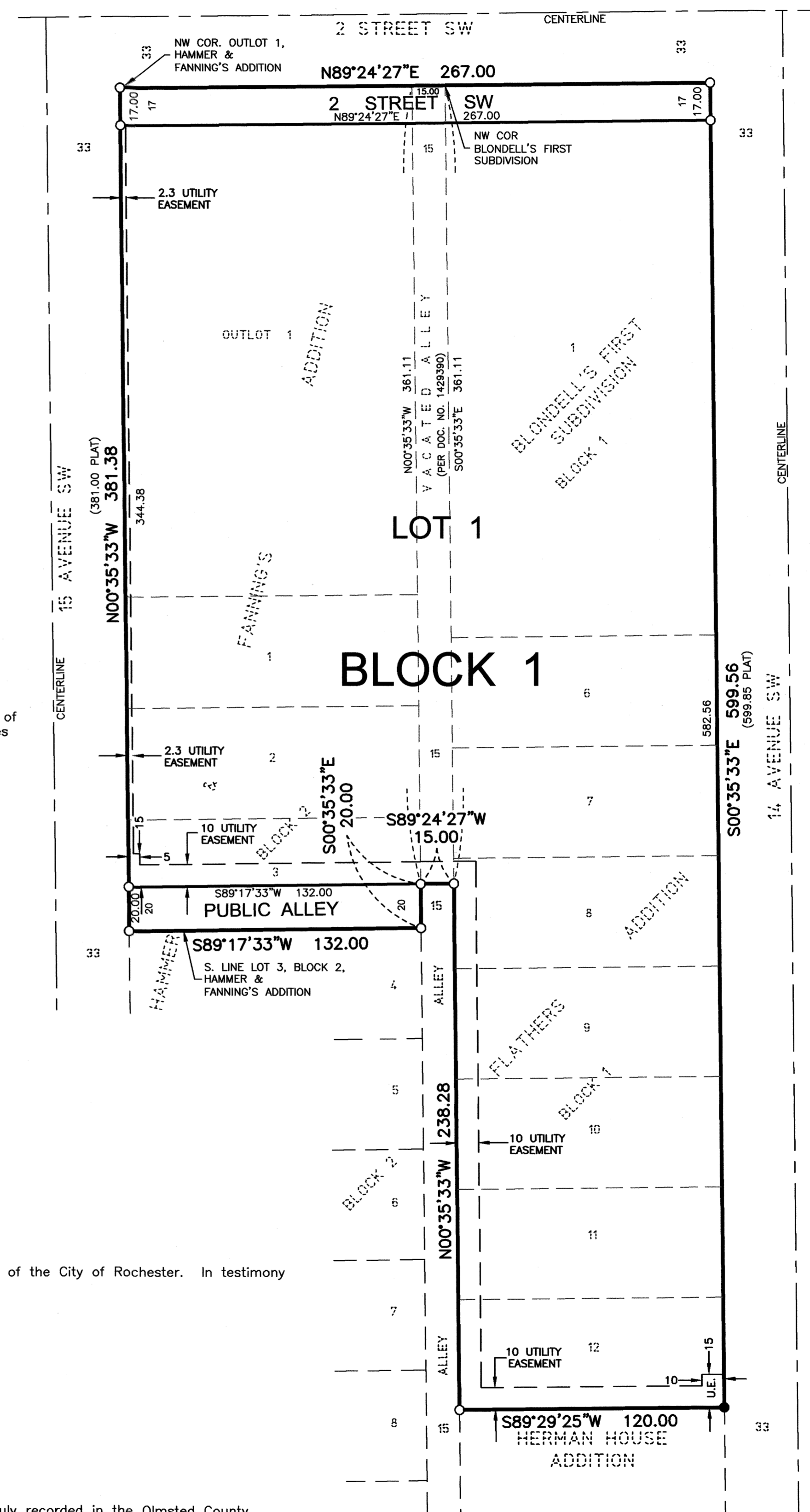
Taxes payable in the year 2018 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 14<sup>th</sup> day of February, 2018.

DOCUMENT NUMBER A-1443395

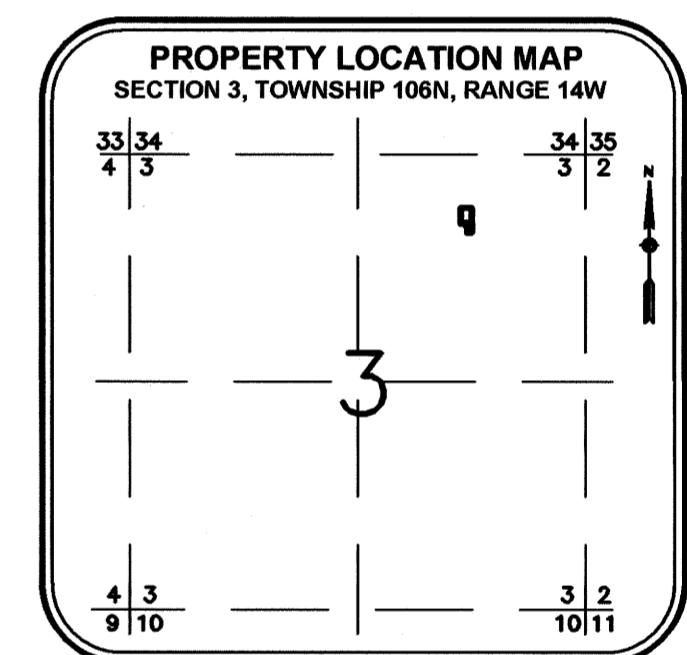
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14<sup>th</sup> day of February, 2018, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Kupski  
Director of Property Records & Licensing

Susan Warner  
Deputy



BASIS OF BEARING SYSTEM :  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE  
EAST LINE OF BLONDELL'S FIRST SUBDIVISION  
WHICH IS ASSUMED TO BE S00°35'33\"/>



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.

NOTE:  
ALL MONUMENTS SHOWN THUS: ○  
ARE SET 5/8\"/>

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