

FAIRWAY RIDGE THIRD

KNOW ALL PERSONS BY THESE PRESENTS: That Fairway Rochester LLC, a Minnesota limited liability company, owner of the following described property:
Lots 1, 2, 3, 4, 5, and 6, Block 1, FAIRWAY RIDGE SECOND; and Lots 1 and 2, Block 2, FAIRWAY RIDGE SECOND; and Outlot 'B', FAIRWAY RIDGE SECOND, all in Olmsted County, Minnesota.
Containing in all, 1.88 acres, more or less.

Has caused the same to be surveyed and platted as FAIRWAY RIDGE THIRD and does hereby dedicate to the public for public use, the drainage easement as created by this plat.
In witness whereof, said Fairway Rochester LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 3rd day of September, 2019.
SIGNED: Fairway Rochester LLC

Andrew Chafoulias, Manager
Douglas Brawn, Manager

STATE OF Minnesota
COUNTY OF Olmsted

This instrument was acknowledged before me on 3 September 2019 by Andrew Chafoulias, Manager of Fairway Rochester LLC, a Minnesota limited liability company.

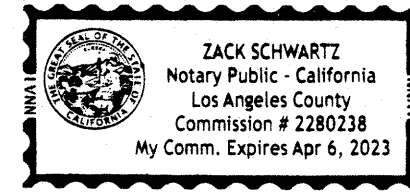
Kyli Staudacher
Notary Public, Olmsted County, Minnesota
My commission expires 31 January 2023



STATE OF California
COUNTY OF La Brea

This instrument was acknowledged before me on 29 Aug 2019 by Douglas Brawn, Manager of Fairway Rochester LLC, a Minnesota limited liability company.

Zack Schwartz
Notary Public, La Brea County, Minnesota
My commission expires 6 April 2023



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 day of August, 2019.

Jeffrey J. Rolfsen
Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on August 19, 19 by Jeffrey J. Rolfsen.

Melissa Domnic
Notary Public, Olmsted County, Minnesota
My commission expires 1/31/24

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 August, 2019.

Mark E. Severson
Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 20th day of August, 2019.

Kate M. Bruenick
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 3rd day of September, 2019, 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 17th day of September, 2019.

Anissa Hollingshead
Anissa Hollingshead, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2019 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 18th day of September, 2019.

DOCUMENT NUMBER A1481467

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18th day of September, 2019, at 10 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krusaki
Director of Property Records & Licensing

Jay Wendy von Wald
Deputy

(C.S.A.H. NO. 22)

CENTERLINE

WEST CIRCLE DRIVE SW

VARIABLE WIDTH R/W

A=19°50'30" R=1332.39 481.41
Chd L=459.11

N84°21'17"W 41.97

N7°40'17"W 32.08

N4°04'23"E 100.12

N86°57'36"E 155.65

S86°57'36"W 115.97

N83°32'28"W 21.03

N81°26'47"E 5.51

S03°02'24"E 273.09

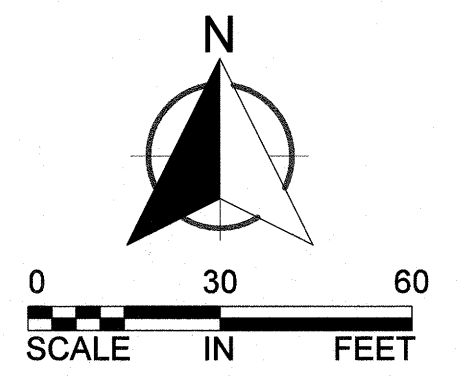
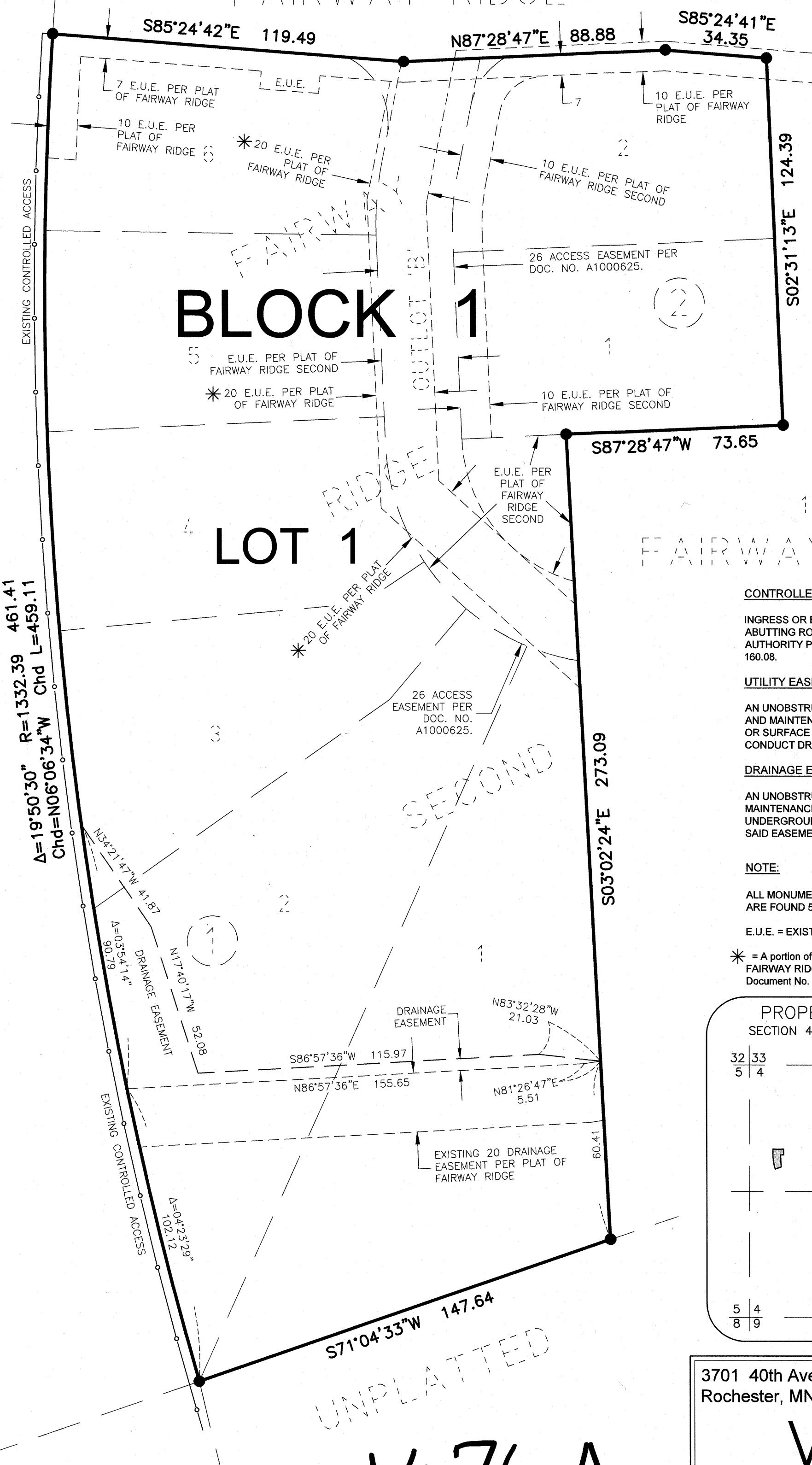
S02°31'13"E 124.39

S87°28'47"W 73.65

S85°24'41"E 34.35

N87°28'47"E 88.88

S85°24'42"E 119.49



BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP
WITH THE EAST LINE OF BLOCK 2,
FAIRWAY RIDGE SECOND, WHICH IS
ASSUMED TO BE S02°31'13"E.

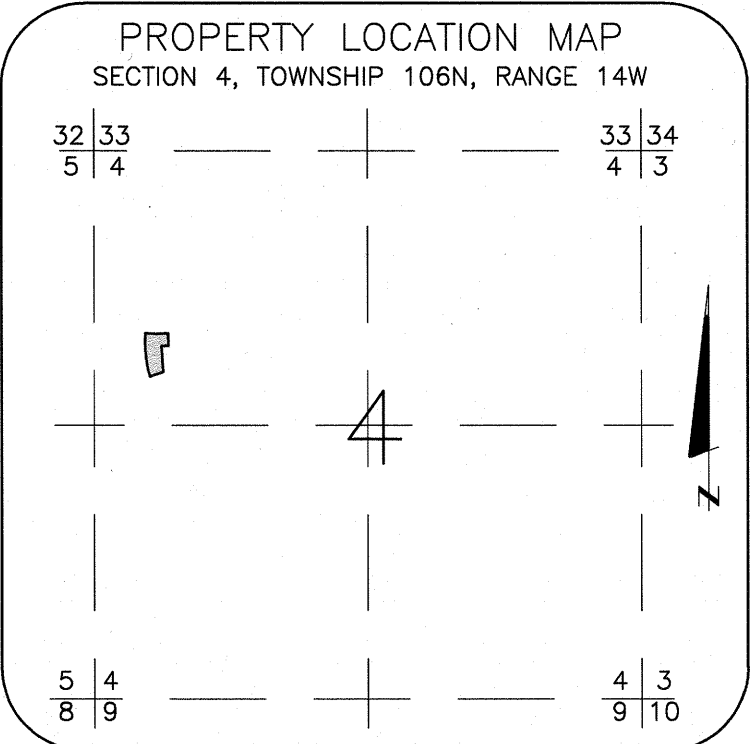
CONTROLLED ACCESS DEFINED:
INGRESS OR EGRESS TO, FROM, OR ACROSS THE ADJUTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

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 FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.
E.U.E. = EXISTING UTILITY EASEMENT

* = A portion of the utility easement dedicated on the plat of FAIRWAY RIDGE was vacated by Resolution recorded as Document No. _____



3701 40th Avenue NW
Rochester, MN 55901
wsb
507-218-3745
www.wsbeng.com

1476A

UNPLATTED