

# PARKWAY PLAZA

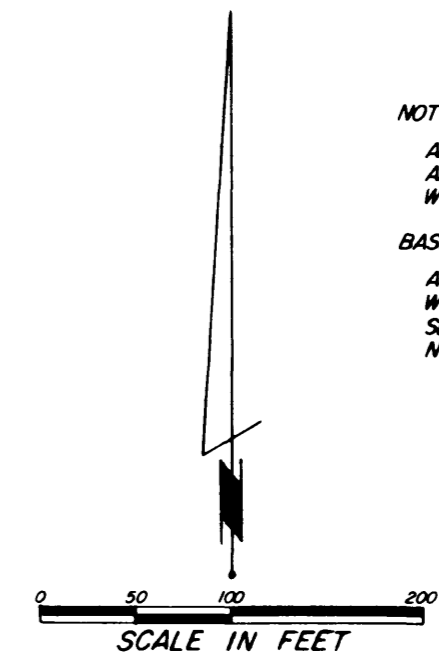
**Utility Easement Defined:**

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.

**CONTROLLED ACCESS defined:**

Ingress or egress to from, or across the abutting roadways, 37th Street NW. and West River Parkway, is restricted by Olmsted County and the City of Rochester and said right of access is hereby dedicated to said road authorities.

NOTE:  
ALL MONUMENTS SHOWN THIS: ○  
ARE 3" I.D. CAPPED PIPES SET  
WITH REGISTRATION NO. 11622.  
BASIS OF BEARING SYSTEM:  
ALL BEARINGS ARE IN RELATIONSHIP  
WITH THE NORTH LINE S 1/2 N.W. 1/4  
SEC. 23, WHICH IS ASSUMED TO BE  
N89°42'30"E.



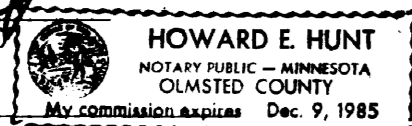
I hereby certify that I have surveyed and platted the property described on this plat as PARKWAY PLAZA: that this is a correct representation of the survey; that all distances are correctly shown on the plat; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands or public highways to be designated on said plat other than as shown thereon.

James E. Swanson  
James E. Swanson R.L.S.  
Minnesota Registration Number 11622

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 31<sup>st</sup> day of March, 1981.

Howard E. Hunt  
Notary Public, Olmsted County



My commission expires \_\_\_\_\_

No delinquent taxes due and transfer entered this 30<sup>th</sup> day of March, 1981.

Carol A. Grimm  
County Auditor  
Melissa Thelander, Deputy

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 5<sup>th</sup> day of March, 1981.

Roger W. Brand  
Olmsted County Surveyor

State of Minnesota  
County of Olmsted  
City of Rochester

I, Carole A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 9 day of MARCH, 1981, 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 19 day of MARCH, 1981.

Carole A. Grimm  
City Clerk

COUNTY RECORDER

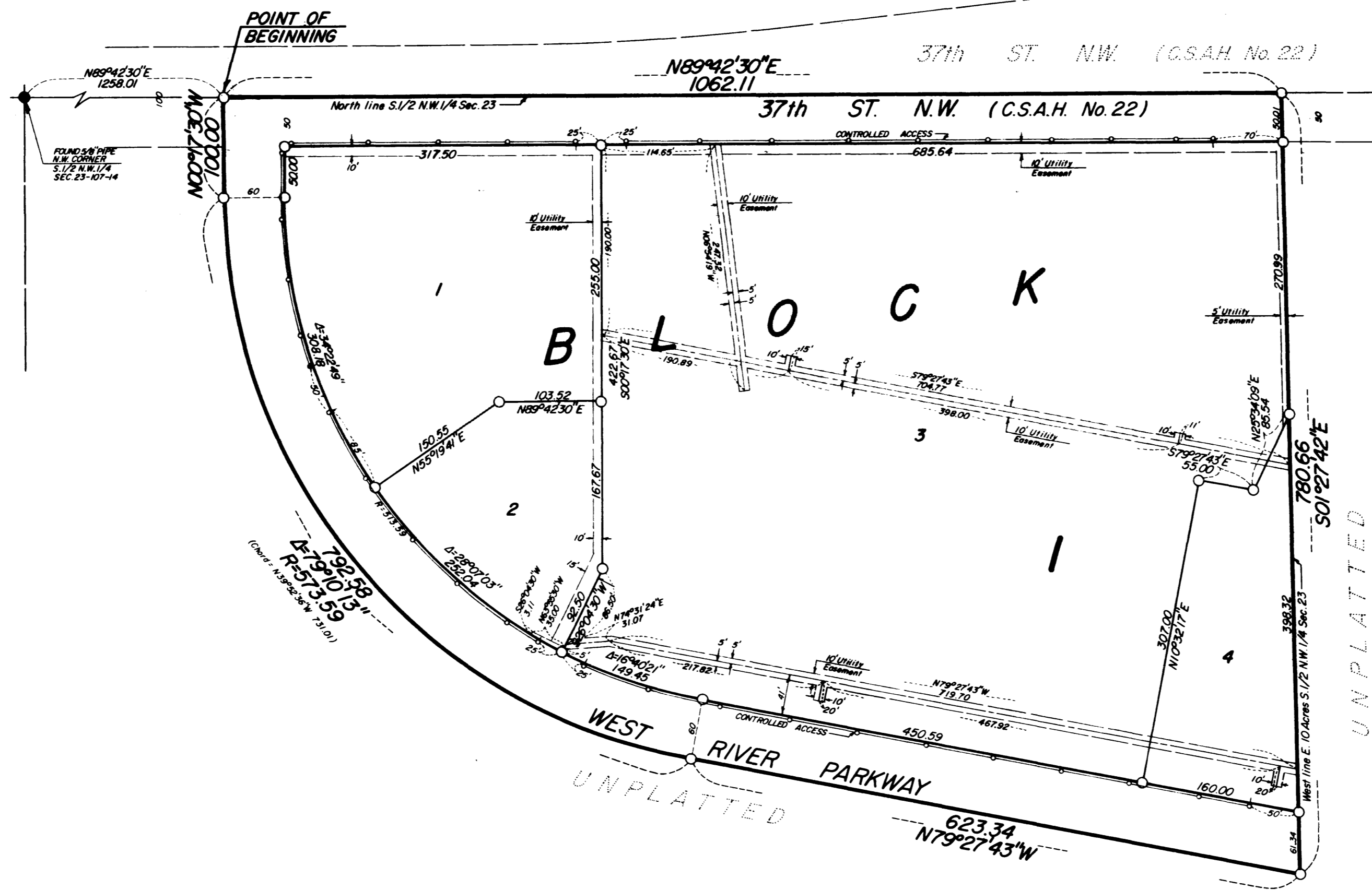
DOCUMENT NUMBER \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 23 day of March, 1981.

at 8 o'clock A.M., and was duly recorded in the Olmsted County records.

Carole M. Ferris  
County Recorder

Carole M. Ferris  
Deputy



**Owner's Dedication**

KNOW ALL MEN BY THESE PRESENTS: That Financial Properties Developers, a Georgia Corporation, and Elcor Enterprises, Inc., a Minnesota Corporation, and the City of Rochester, a Minnesota Municipal Corporation, and Northwestern National Bank of Rochester, a United States Corporation, owners and proprietors of the following described property situated in the City of Rochester, County of Olmsted, State of Minnesota to wit:

A part of the south one-half of the Northwest Quarter of Section 23, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the south one-half of the said Northwest Quarter; thence North 89 degrees 42 minutes 30 seconds East, assumed bearing, along the north line of said south one-half, 1258.01 feet for a point of beginning; thence continue North 89 degrees 42 minutes 30 seconds East along said north line, 1062.11 feet; thence South 01 degree 27 minutes 42 seconds East (said line also known as the west line of the east 10 acres of the south one-half of said Northwest Quarter), 780.66 feet; thence North 79 degrees 27 minutes 43 seconds West, 623.34 feet; thence Northwesterly 792.58 feet along a tangential curve concave to the northeast, central angle of 79 degrees 10 minutes 13 seconds, a radius of 573.59 feet and the chord of said curve bears North 39 degrees 52 minutes 36 seconds West, 731.01 feet; thence North 00 degrees 17 minutes 30 seconds West, 100.00 feet to the point of beginning.

Containing 15.59 acres.

- Lot 1 is owned by Northwestern National Bank of Rochester.
- Lots 2 and 4 are owned by Elcor Enterprises, Inc.
- Lot 3 is owned by Financial Properties Developers, Inc.
- West River Parkway is owned by the City of Rochester.

have caused the same to be surveyed and platted as PARKWAY PLAZA and do hereby donate and dedicate to the public, for the public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof said Financial Properties Developers, Inc., has caused these presents to be signed this 3<sup>rd</sup> day of March, 1981.

Charles Tremel

State of Georgia  
County of Fulton

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 1981, by Arthur Heyman, its President and Charles Tremel, its Vice Pres. officers of Financial Properties Developers, Inc., on behalf of the corporation.

James J. Haralan  
Notary Public, Oliver State County, At Large

My commission expires Feb 8, 1982

Northwestern National Bank of Rochester

In witness whereof said Northwestern National Bank of Rochester has caused these presents to be signed by its proper officers this 5<sup>th</sup> day of MARCH, 1981.

Rex J. Hoelcker

Stephen R. Coleman

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of MARCH, 1981, by Rex Hoelcker, its Ex. Vice Pres. and Stephen Coleman, its Ass. Vice Pres. officers of Northwestern Natl. Bank on behalf of the corporation.

Bette Carson  
Notary Public, Olmsted County, Minnesota

My commission expires \_\_\_\_\_

Elcor Enterprises, Inc.

In witness whereof said Elcor Enterprises, Inc. has caused these presents to be signed by its proper officers this 6<sup>th</sup> day of March, 1981.

Richard L. Hexum, Jr.  
Richard L. Hexum, Jr., President

Lowell Penz  
Lowell Penz, Secretary-Treasurer

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of March, 1981, by Richard L. Hexum, Jr., its President, and Lowell Penz, its Secretary-Treasurer, officers of Elcor Enterprises, Inc., on behalf of the corporation.

Howard E. Hunt  
Notary Public, Olmsted County, Minnesota

My commission expires \_\_\_\_\_

City of Rochester

In witness whereof the City of Rochester has caused these presents to be signed by its proper officials and its corporate seal to be hereunto affixed this 5 day of March, 1981.

R. J. Postide  
Mayor

Carole A. Grimm  
Carole A. Grimm, City Clerk

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of MARCH, 1981, by R. J. Postide, Mayor and Carole A. Grimm, City Clerk, officials of the City of Rochester on behalf of the corporation.

Judy Kay Scherer  
Notary Public, Olmsted County, Minnesota

My commission expires \_\_\_\_\_

PREPARED BY:  
McGHEE & BETTS, INC.  
CONSULTING ENGINEERS  
LAND SURVEYORS  
ROCHESTER, MINNESOTA