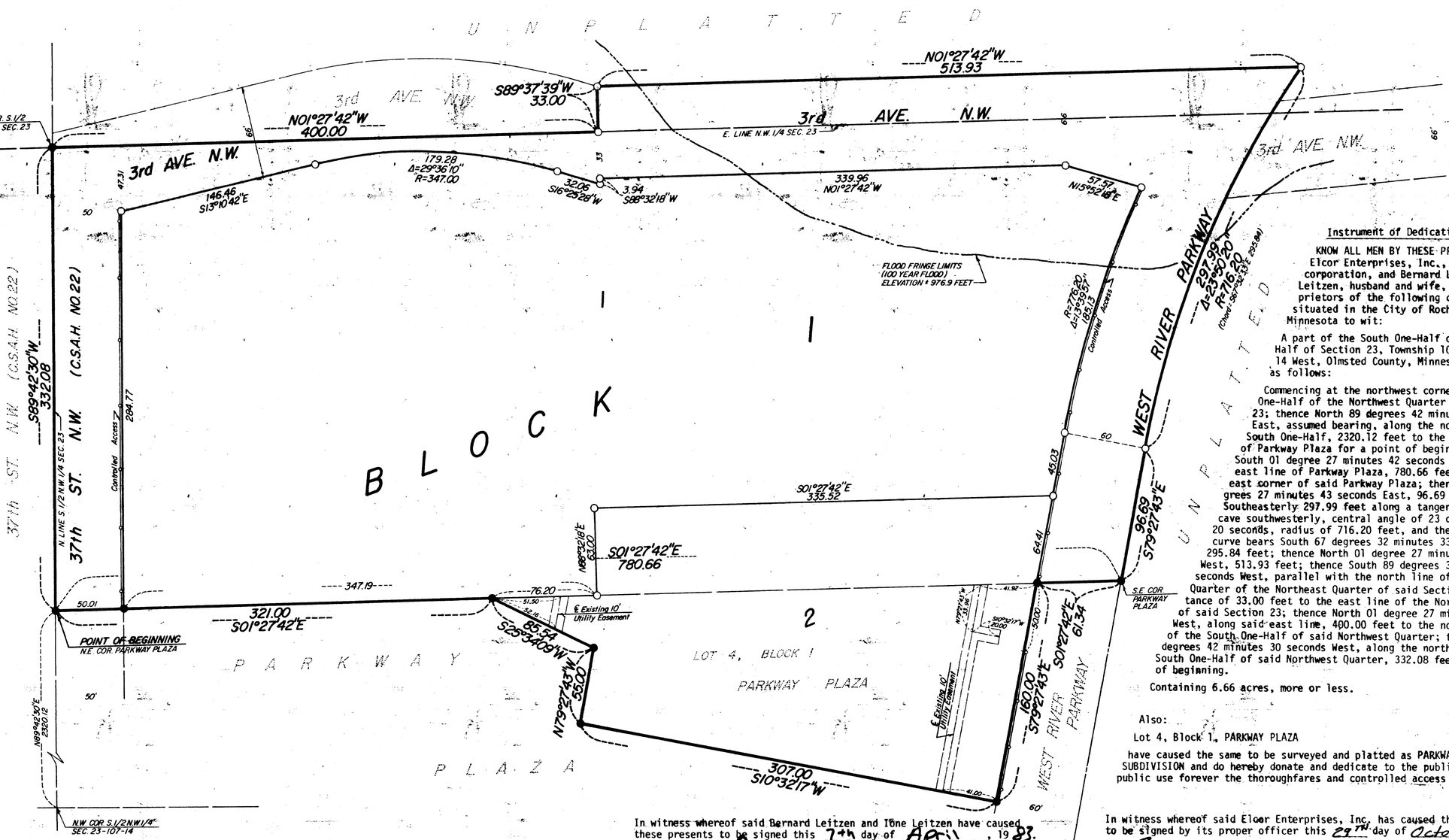
PARKWAY PLAZA SECOND SUBDIVISION

0 25 50 100
SCALE IN FEET

NOTE:
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622.
ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPES. UNLESS OTHERWISE NOTED.
BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE S.1/2 NW 1/4 SEC. 23, WHICH IS ASSUMED TO BE S.89°42'30"W.



Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as PARKWAY PLAZA SECOND SUBDIVISION; that this is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; that there are no wet lands or public highways to be designated on said plat other than as shown thereon; and that a part of said plat has been previously platted as Lot 4, Block 1, PARKWAY PLAZA.

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 29TH day of October, 1982.

Douglas M. Betts
Notary Public, Olmsted County, Minnesota
My commission expires August 4, 1989

DOUGLAS N. BETTS NOTARY PUBLIC—MINNESOTA OLMSTED COUNTY MY COMM. EXP. AUG. 4, 1989

No delinquent taxes due and transfer entered this 26th day of April, 1983.

Gene Browning by
County Auditor Melva Nelson, Deputy

County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 29th day of October, 1982.

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 1st day of November, 1982 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 22 day of April, 1983.

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 26th day of April, 1983, at 8½ O'clock A.M., and was duly recorded in the Olmsted County Records.

By Lois Finstuen
County Recorder

Nancy Johnson
Deputy

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.

Flood Fringe

A portion of the accompanying plat, which lies easterly of the line denoting flood fringe limits, approximate 976.9 feet, N.G.V.D. 1929 contour elevation, is within the flood fringe as defined by Federal Emergency Management Agency prepared for the City of Rochester, Minnesota, and dated August 4, 1980. The flood fringe is a part of a designated flood plain or flood hazard area that may be built upon with certain limitations as enforced by the City of Rochester, Minnesota

Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Elcor Enterprises, Inc., a Minnesota corporation, and Bernard Leitzen and Ione Leitzen, husband and wife, owners and proprietors of the following described property situated in the City of Rochester, State of Minnesota to wit:

A part of the South One-Half of the North One-Half 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 Northwest Quarter of said Section 23; thence North 89 degrees 42 minutes 30 seconds East, assumed bearing, along the north line of said South One-Half, 2320.12 feet to the northeast corner of Parkway Plaza for a point of beginning; thence South 01 degree 27 minutes 42 seconds East, along the east line of Parkway Plaza, 780.66 feet to the southeast corner of said Parkway Plaza; thence South 79 degrees 27 minutes 43 seconds East, 96.69 feet; thence Southeasterly 297.99 feet along a tangential curve concave southwesterly, central angle of 23 degrees 50 minutes 20 seconds, radius of 716.20 feet, and the chord of said curve bears South 67 degrees 32 minutes 33 seconds East, 295.84 feet; thence North 01 degree 27 minutes 42 seconds West, 513.93 feet; thence South 89 degrees 37 minutes 39 seconds West, parallel with the north line of the Southwest Quarter of the Northeast Quarter of said Section 23, a distance of 33.00 feet to the east line of the Northwest Quarter of said Section 23; thence North 01 degree 27 minutes 42 seconds West, along said east line, 400.00 feet to the northeast corner of the South One-Half of said Northwest Quarter; thence South 89 degrees 42 minutes 30 seconds West, along the north line of the South One-Half of said Northwest Quarter, 332.08 feet to the point of beginning.

Containing 6.66 acres, more or less.

Also:

Lot 4, Block 1, PARKWAY PLAZA

have caused the same to be surveyed and platted as PARKWAY PLAZA SECOND SUBDIVISION and do hereby donate and dedicate to the public for the public use forever the thoroughfares and controlled access

In witness whereof said Bernard Leitzen and Ione Leitzen have caused these presents to be signed this 7th day of April, 1983.

Bernard Leitzen
Ione Leitzen

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 7th day of April, 1983 by Bernard Leitzen and Ione Leitzen, husband and wife.

Barbara J. Webb
Notary Public, Olmsted County, Minnesota
My commission expires 6-20-85

BARBARA J. WEBB NOTARY PUBLIC—MINNESOTA OLMSTED COUNTY MY COMMISSION EXPIRES June 20, 1985

In witness whereof said Elcor Enterprises, Inc. has caused these presents to be signed by its proper officer this 29TH day of October, 1982.

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

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 29TH day of October, 1982, by Richard L. Hexum, Jr., President of Elcor Enterprises, Inc., a Minnesota corporation, on behalf of the corporation

Douglas M. Betts
Notary Public, Olmsted County, Minnesota
My commission expires Aug. 4, 1989

DOUGLAS N. BETTS NOTARY PUBLIC—MINNESOTA OLMSTED COUNTY MY COMM. EXP. AUG. 4, 1989

OFFICIAL PLAT

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