

# "OFFICIAL PLAT" VIOLA HILLS TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 250

**INSTRUMENT OF DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: That Todd Ustby and Lisa Ustby, husband and wife, owners and proprietors of the following described property in the City of Rochester, State of Minnesota, to wit:

Outlot "A", VIOLA HILLS SUBDIVISION, according to the recorded plat thereof on file and of record in the office of Property Records & Licensing, Olmsted County, Minnesota containing 2.15 acres.

Have caused the same to be surveyed and platted as VIOLA HILLS TOWNHOMES, COMMON INTEREST COMMUNITY NUMBER 250 and do hereby donate and dedicate to the public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Todd Ustby and Lisa Ustby have hereunto set our hands this 18 day of May, 2004.

Todd Ustby      Lisa Ustby  
Todd Ustby      Lisa Ustby

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 18th day of May, 2004, by Todd Ustby and Lisa Ustby, husband and wife.

Janet G. Lottke  
Notary Public, Olmsted County, Minnesota

My commission expires: 11/31/05

KNOW ALL MEN BY THESE PRESENTS: That Olmsted National Bank, holder of a mortgage on the above described property hereby consents to the plat described herein.

Olmsted National Bank  
By Lyman Grieve Title: President

By Peter E. Erickson Title: Vice-President

State of Minnesota  
County of Olmsted

On May 18th, 2004, before me, a Notary Public with and for said County, personally appeared Lyman Grieve and Peter E. Erickson, both to me personally known, who, being by me duly sworn did say that they are President and Vice President, respectively, of Olmsted National Bank, and that said instrument was signed on behalf of Olmsted National Bank, and acknowledged said instrument to be the free act and deed of said Bank.

Janet G. Lottke  
Notary Public, Olmsted County, Minnesota

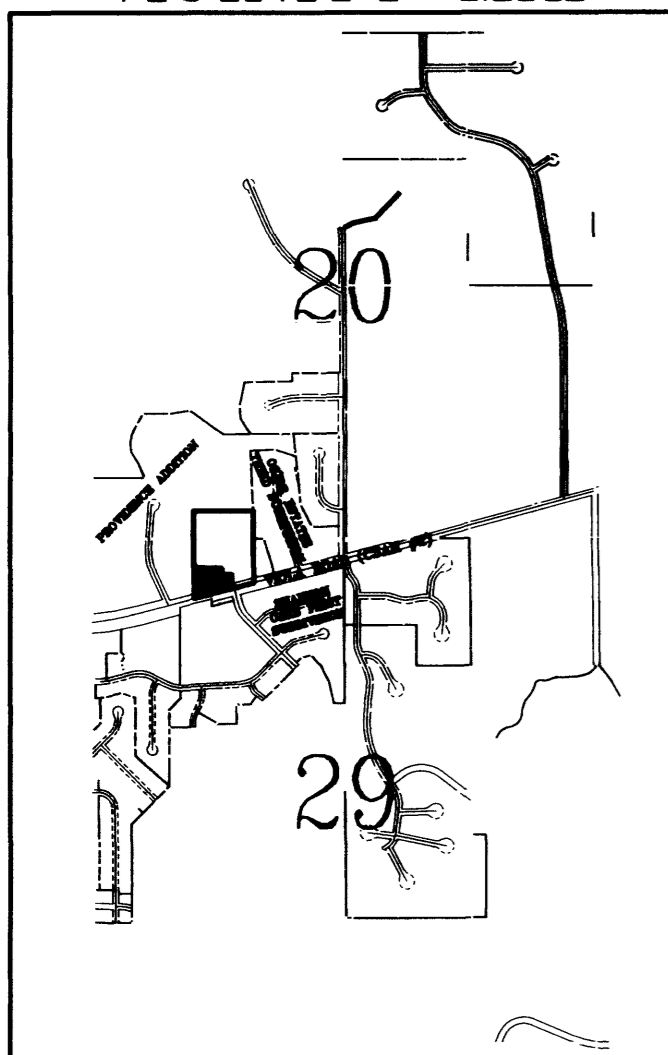
**BEARINGS**  
ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 29 - T107N - R13W WHICH IS ASSUMED TO BEAR DUE WEST.

**CONTROLLED ACCESS DEFINED**  
INGRESS AND EGRESS TO, FROM OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUE 160.08.

**DRAINAGE EASEMENT DEFINED**  
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

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

## VICINITY MAP



SECTION 20 & 29 - TWP. 107 NORTH  
RANGE 13 WEST  
"NOT TO SCALE"

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as VIOLA HILLS TOWNHOMES, COMMON INTEREST COMMUNITY NUMBER 250; that this plat 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; and that there are no wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, L.S.  
Minnesota License Number 21940

State of Minnesota  
County of Olmsted  
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 17th day of May, 2004.

Gregg S. Hummert II  
Notary Public, Olmsted County, Minnesota

My commission expires: 1-31-2008

### COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 18 day of May, 2004.

Edward P. Kinde  
Olmsted County Surveyor

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2004 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 26th day of May, 2004.

DOCUMENT NUMBER A-1023043

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 26th day of May, 2004, at 4 1/2 o'clock P. M., and was duly recorded in the Olmsted County records.

Wendy von Wald  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

### CITY APPROVAL

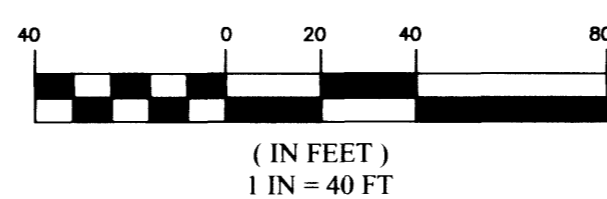
State of Minnesota  
County of Olmsted  
City of Rochester  
I, Judy K. Scherr, in and for the City of Rochester, do hereby certify that on the 18th day of May, 2004, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed by name and affixed the seal of said City of Rochester this 18th day of May, 2004.

Judy K. Scherr  
City Clerk Deputy  
Valori Langseth

### LEGEND

- IRON PIPE WITH PLASTIC CAP  
STAMPED R.L.S.#21940 SET
- FOUND MONUMENT (IRON PIPE  
UNLESS OTHERWISE NOTED)
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- CONTROLLED ACCESS
- EASEMENT LINE
- SECTION LINE

### GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	23.62	S47°22'14"E
L2	23.30	WEST
L3	23.60	S47°19'05"W
L4	18.36	S70°55'25"W
L5	25.45	S62°16'10"W
L6	28.60	N46°19'21"W
L7	18.69	N85°41'42"W
L8	17.70	S75°34'45"W
L9	46.80	N33°41'05"E