

BELLA GROVE SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That Village Capital Corporation, an Indiana corporation, and Pedcor Housing Corporation, a California corporation, owners of the following described property:

Lot 1, Block 2, ALPHA SUBDIVISION, Olmsted County, Minnesota.

Containing 20.02 acres, more or less.

Have caused the same to be surveyed and platted as BELLA GROVE SUBDIVISION.

In witness whereof, said Village Capital Corporation, an Indiana corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2019.

SIGNED: Village Capital Corporation

Alison S. Birge, Senior Vice President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Alison S. Birge, Senior Vice President of Village Capital Corporation, an Indiana corporation.

Notary Public, _____ County, _____ Notary Printed Name

My commission expires _____

In witness whereof, said Pedcor Housing Corporation, a California corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 2019.

SIGNED: Pedcor Housing Corporation

Abigail G. Frantz, Vice President

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____ by Abigail G. Frantz, Vice President of Pedcor Housing Corporation, a California corporation.

Notary Public, _____ County, _____ Notary Printed Name

My commission expires _____

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 _____ day of _____, 2019.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on _____ by Jeffrey J. Rolfsen.

Notary Public, _____ County, Minnesota Notary Printed Name

My commission expires _____

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 _____ day of _____, 2019.

Olmsted County Surveyor

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 _____ day of _____, 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 _____ day of _____, 2019.

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 _____ day of _____, 2019.

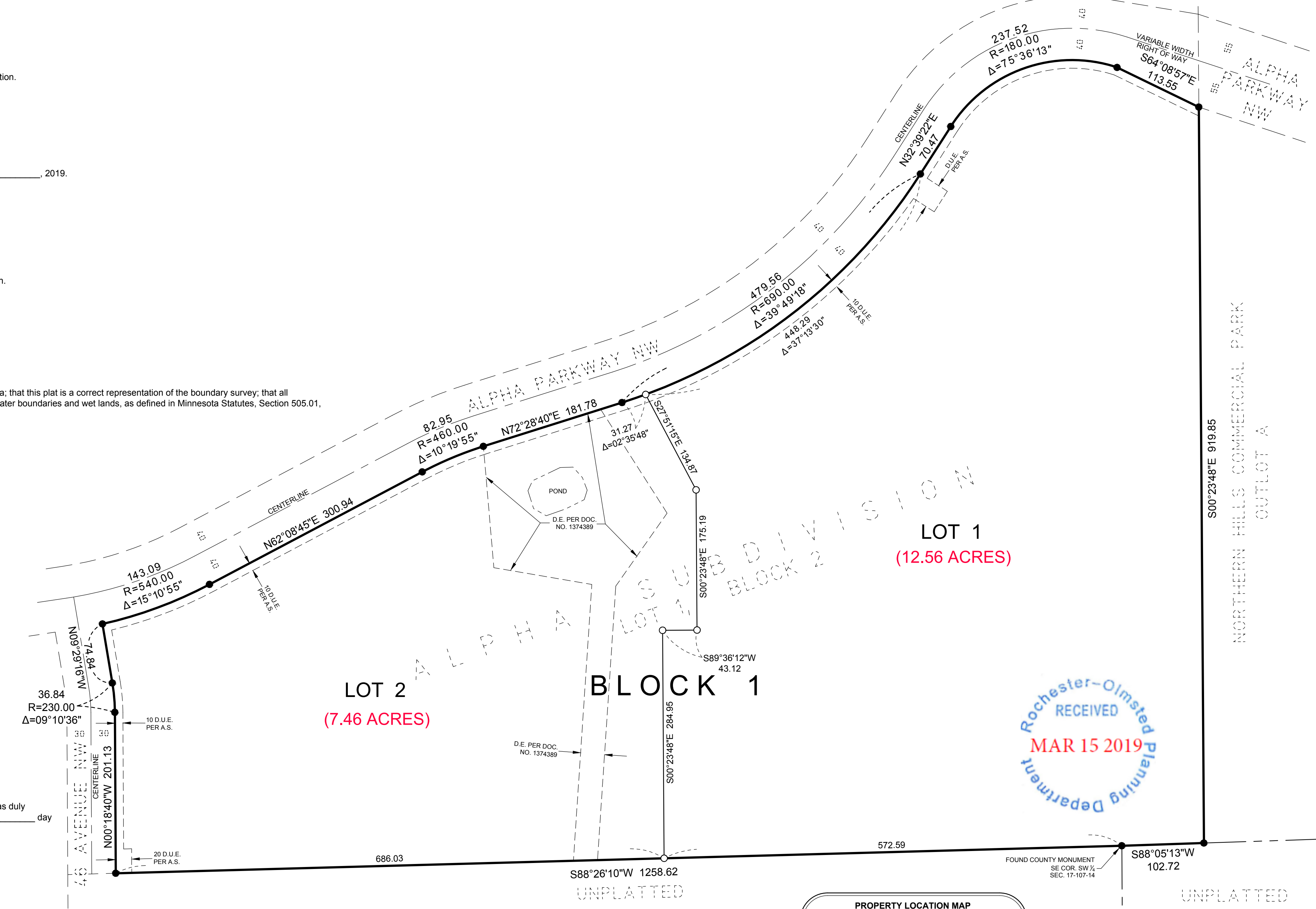
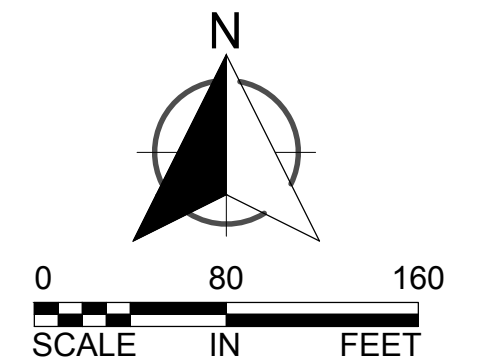
DOCUMENT NUMBER _____

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

Director of Property Records & Licensing

Deputy

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE
SOUTH LINE OF THE SOUTHWEST QUARTER OF SEC.
17-107-14 WHICH IS ASSUMED TO BE S88°26'10"W.



NOTE:

ALL MONUMENTS SHOWN THIS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THIS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

D.U.E. = DRAINAGE AND UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

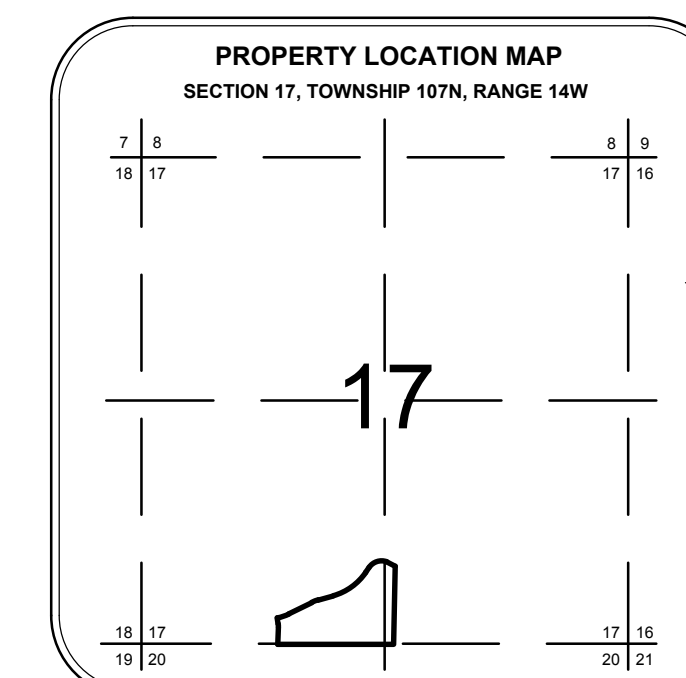
A.S. = ALPHA SUBDIVISION

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.



3701 40th Avenue NW
Rochester, MN 55901



507-218-3745
www.wsbeng.com

BELLA GROVE SUBDIVISION