PEBBLE CREEK SECOND

KNOW ALL PERSONS BY THESE PRESENTS: That Pebble Creek Rochester, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Northeast Quarter of Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of Lot 10, Block 4, PEBBLE CREEK, according to the recorded plat thereof; thence North 89 degrees 51 minutes 39 seconds West, assumed bearing, along the north line of said Block 4 and its westerly extension, 598.42 feet; thence northerly 273.40 feet along a nontangential curve, concave westerly, central angle of 41 degrees 33 minutes 03 seconds, radius of 377.00 feet and a chord which bears North 07 degrees 57 minutes 41 seconds East, 267.45 feet; thence South 89 degrees 51 minutes 39 seconds East, not tangent to said curve, 562.02 feet to the westerly right of way line of 61st Avenue NW as dedicated on the plat of said PEBBLE CREEK; thence South 00 degrees 08 minutes 21 seconds West, along said westerly right of way line, 264.96 feet to the point of beginning.

Containing 3.43 acres, more or less.

Has caused the same to be surveyed and platted as PEBBLE CREEK SECOND and does hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said Pebble Creek Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 12 day of June, 2020.

SIGNED: Pebble Creek Rochester, LLC

Charles O. DeWitz, President

STATE OF MN
COUNTY OF Wabasha

This instrument was acknowledged before me on 6/12/20 by Charles O. DeWitz, President of Pebble Creek Rochester, LLC, a Minnesota limited liability company.

Notary Public, Olmsted County, Minnesota — Melissa Domnick, Notary Printed Name

My commission expires 1/31/24

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfson 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 12TH day of JUNE, 2020.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on 6/12/20 by Jeffrey J. Rolfson.

Notary Public, Olmsted County, Minnesota — Melissa Domnick, Notary Printed Name

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 16 day of JUNE, 2020.

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 20 day of April, 2020, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Anissa Hollingshead, City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2020 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 9th day of July, 2020.

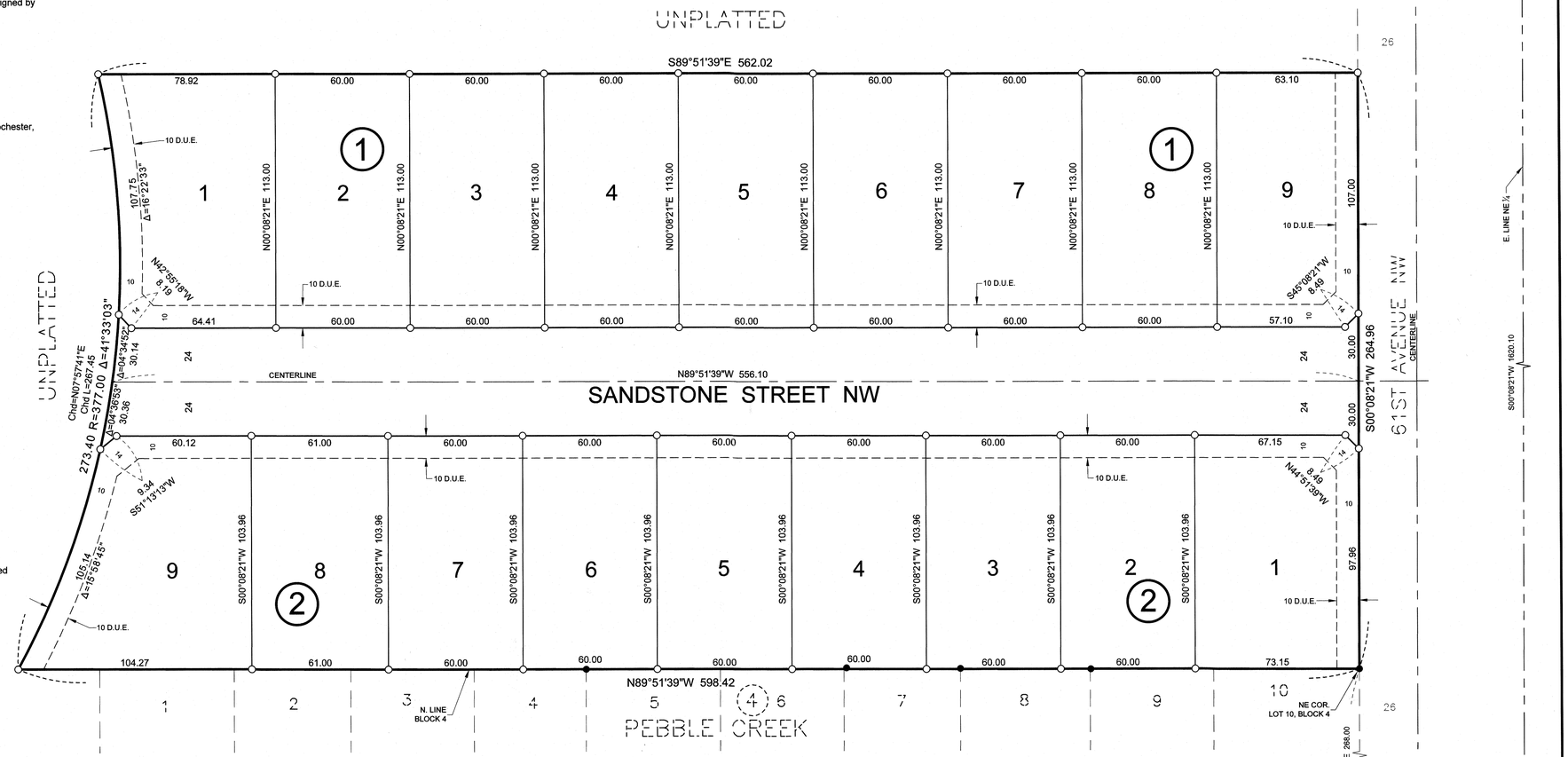
DOCUMENT NUMBER A1504391

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 9th day of July, 2020, at 1 1/2 o'clock P.M., and was duly recorded in the Olmsted County records.

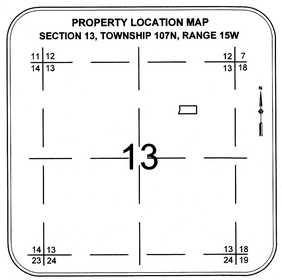
W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy

014176

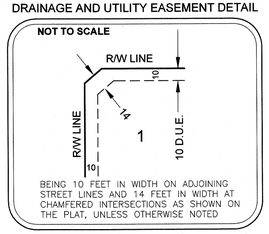


PROPERTY LOCATION MAP
SECTION 13, TOWNSHIP 107N, RANGE 15W



DRAINAGE AND UTILITY EASEMENT DETAIL

NOT TO SCALE



BEING 10 FEET IN WIDTH ON ADJOINING STREET LINES AND 14 FEET IN WIDTH AT CHAMFERED INTERSECTIONS AS SHOWN ON THE PLAT, UNLESS OTHERWISE NOTED

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 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 THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

D.U.E. = DRAINAGE AND UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 107 NORTH, RANGE 15 WEST, OLMSTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BE S00°08'21"W.

1493A

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