"OFFICIAL PLAT"

PEBBLE CREEK THIRD

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Pebble Creek Rochester LLC. a Minnesota limited liability company, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

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

Commencing at the northeast corner of said Northeast Quarter; thence South 00 degrees 08 minutes 21 seconds West, assumed bearing, along the east line thereof, 986.10 feet; thence North 89 degrees 51 minutes 39 seconds West, 148.00 feet for the POINT OF BEGINNING; thence South 00 degrees 08 minutes 21 seconds West, 81.50 feet to a point hereinafter referred to as Point "A"; thence South 45 degrees 08 minutes 21 seconds West, 19.09 feet; thence North 89 degrees 51 minutes 39 seconds West, 482.50 feet; thence North 00 degrees 08 minutes 21 seconds East, 95.00 feet; thence South 89 degrees 51 minutes 39 seconds East, 496.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Commencing at the above described Point "A"; thence South 00 degrees 08 minutes 21 seconds West, 45.00 feet for the POINT OF BEGINNING; thence continue South 00 degrees 08 minutes 21 seconds West, 81.50 feet; thence North 89 degrees 51 minutes 39 seconds West, 496.00 feet; thence North 00 degrees 08 minutes 21 seconds East, 95.00 feet; thence South 89 degrees 51 minutes 39 seconds East, 482.50 feet; thence South 44 degrees 51 minutes 39 seconds East, 19.09 feet to the POINT OF BEGINNING.

Said parcels contain 2.16 acres, more or less.

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

In witness whereof, Pebble Creek Rochester LLC., a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 25th day of June, 2020.

SIGNED: PEBBLE CREEK ROCHESTER LLC.

Charles O DeWitz

Charles Owen DeWitz, ~~Vice~~ President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 25th day of June, 2020 by Charles Owen DeWitz, ~~Vice~~ President of Pebble Creek Rochester, LLC, a Minnesota limited liability company.

Julie A. Leisen
Notary Printed Name

Julie A. Leisen
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2025

SURVEYOR'S CERTIFICATE

I Richard J. Massey 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.

Richard J. Massey, Licensed Land Surveyor
Minnesota License No. 41814

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 12th day of June, 2020 by Richard J Massey.

Kaye LaVonne Moulton
Notary Printed Name

Kaye LaVonne Moulton
Notary Public, Dodge County, MN
My Commission Expires 1-31-2025

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

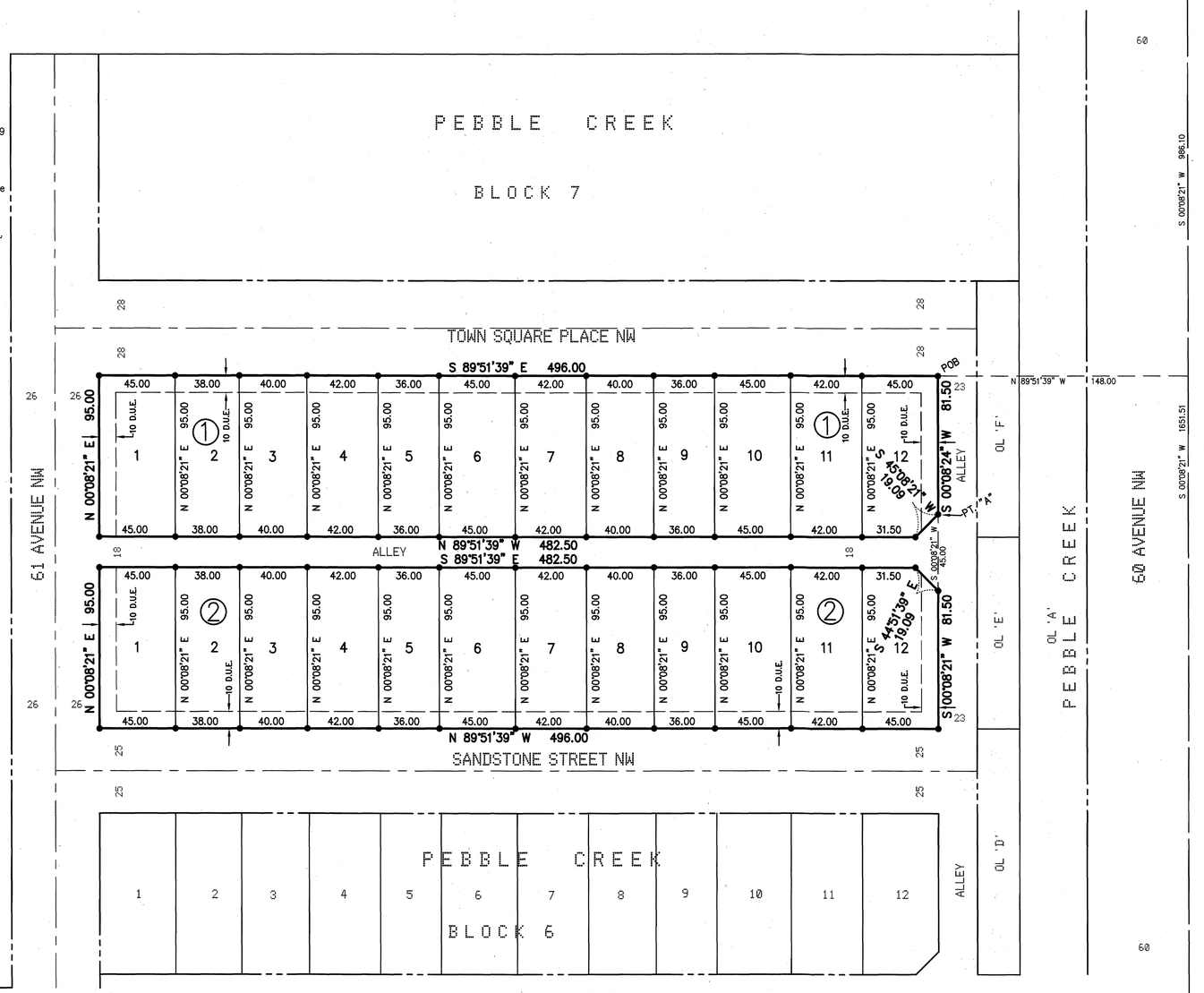
This plat was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof held this 15 day of June, 2020, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: _____
City Clerk, Rochester, MN

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has has been reviewed and approved this 17 day of June, 2020.

Mark E. Severtson
Mark E. Severtson
Olmsted County Surveyor



0 20 40 60 80
SCALE IN FEET

BASIS OF BEARINGS
All Bearings are in relationship with the East Line of the NE 1/4 which is assumed to be S 00°08'21" W

PROPERTY RECORDS AND LICENSING

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

DOCUMENT NUMBER A1504397

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 PM., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy

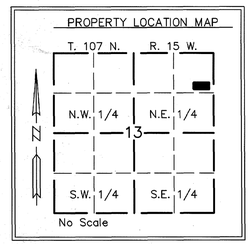
D.U.E. = DRAINAGE AND UTILITY EASEMENT DEFINED

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.

MONUMENTS

- O SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- ● Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP



TELSPAR W/CIC
SE COR NE 1/4
SEC. 13-107-15

WSE MASSEY
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

COMPUTER FILE: 3236SF01.DWG
PROJECT NUMBER: 3236

1494A