"OFFICIAL PLAT"

NORTH HICKORY

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DK Fox Hill, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of Lot 1, Block 1, EDINA WEST, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, described as follows:

BEGINNING at the northeast corner of said EDINA WEST; thence South 33 degrees 03 minutes 20 seconds West (Note: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the southeasterly line of said EDINA WEST, 153.91 feet; thence South 54 degrees 22 minutes 26 seconds West, along said southeasterly line, 102.74 feet; thence southwesterly 87.17 feet along said southeasterly line on a tangential curve concave southeasterly, having a radius of 333.00 feet and a central angle of 14 degrees 59 minutes 55 seconds; thence South 39 degrees 22 minutes 31 seconds West, along said southeasterly line, 23.95 feet; thence North 50 degrees 37 minutes 29 seconds West, 198.52 feet to a plat corner of said EDINA WEST; thence North 43 degrees 50 minutes 20 seconds East, along the plat line of said EDINA WEST, 194.49 feet to the north line of said EDINA WEST; thence North 89 degrees 52 minutes 50 seconds East along said north line, 264.84 feet to the POINT OF BEGINNING.

Containing 1.33 acres, more or less.

Has caused the same to be surveyed and platted as NORTH HICKORY.

In witness whereof, DK Fox Hill, LLC, a Minnesota liability company has caused these presents to be signed by its proper officer this 15th day of November, 2021.

SIGNED: DK Fox Hill, LLC

John Klopp
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED
This instrument was acknowledged before me this 15th day of November, 2021, by John Klopp, Chief Manager of DK Fox Hill, LLC, a Minnesota limited liability company.

Rebecca Zimmerman
Notary Printed Name

Notary Public, Olmsted County, MN
My Commission Expires Jan. 31 2026

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 on the 1 day of November, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: Kelly K Hensel
City Clerk, Rochester, MN

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 19TH day of OCTOBER, 2021.

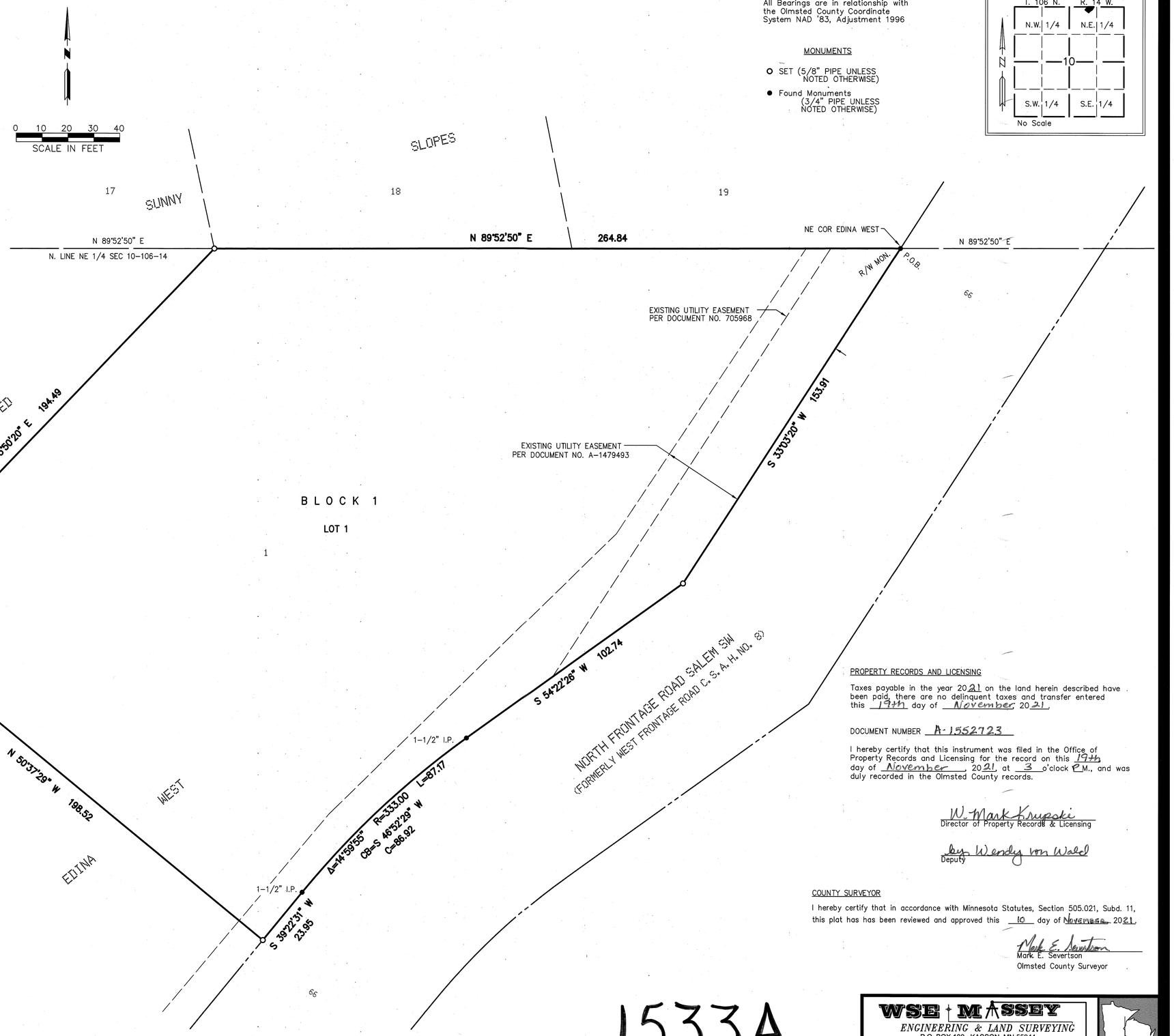
Richard J. Massey, Licensed Land Surveyor
Minnesota License No. 41814

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 19th day of October, 2021 by Richard J Massey.

Rebecca Zimmerman
Notary Printed Name

Notary Public, Dodge County, MN
My Commission Expires Jan. 31 2026



BASIS OF BEARINGS
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjustment 1996

MONUMENTS
- ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- ● Found Monuments (3/4" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2021 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 19th day of November, 2021.

DOCUMENT NUMBER A-1552723

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 19th day of November, 2021, at 3 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

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 10 day of November, 2021.

Mark E. Severtson
Mark E. Severtson
Olmsted County Surveyor

COMPUTER FILE: 3480SF01.DWG
PROJECT NUMBER: 3480

1533A
NORTH HICKORY

WSE | MASSEY
ENGINEERING & LAND SURVEYING
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