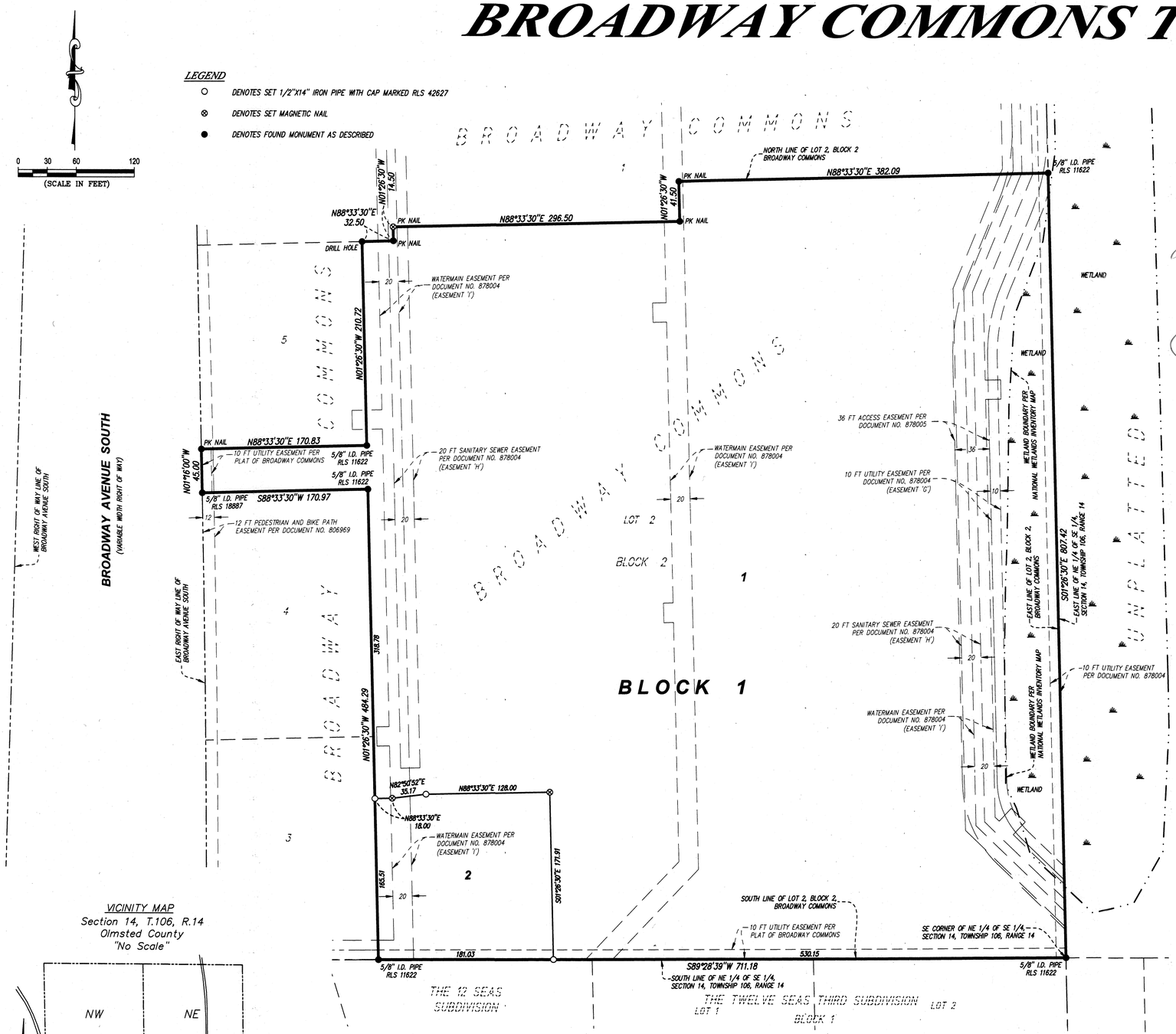
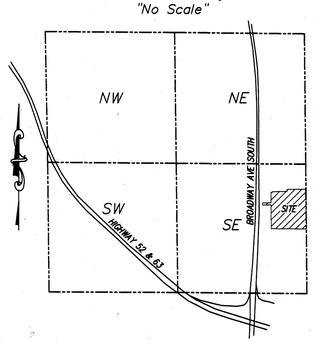
OFFICIAL PLAT

BROADWAY COMMONS THIRD



VICINITY MAP
Section 14, T.106, R.14
Olmsted County
"No Scale"



BEARING NOTE
FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF LOT 2, BLOCK 2, BROADWAY COMMONS, IS ASSUMED TO BEAR SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST PER THE PLAT OF BROADWAY COMMONS.

NOTE REGARDING WETLANDS
THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES, UNITED STATES CORPS OF ENGINEERS AND OTHER WATER MANAGEMENT AGENCIES HAVE CATEGORIZED VARIOUS WETLANDS, WHICH ARE NOT ACKNOWLEDGED BY CHAPTER 505.01, SUBDIVISION 3 OF MINNESOTA STATUTES AND MAY NOT BE SHOWN HEREON. DEVELOPMENT OF LANDS CONTAINING SAID WETLANDS MAY BE SUBJECT TO SPECIAL CONDITIONS OR LIMITATIONS.

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That EREP Broadway Commons I, LLC, a Delaware limited liability company, owners of the following described property in the County of Olmsted, State of Minnesota, to wit:

Lot 2, Block 2, BROADWAY COMMONS, according to the plat of record thereof, Olmsted County, Minnesota.

Has caused the same to be surveyed and platted as BROADWAY COMMONS THIRD.

In witness whereof said EREP Broadway Commons I, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 12 day of November, 2021.

EREP Broadway Commons I, LLC

_____, Vice President
SIGNATURE, TITLE

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 12 day of November, 2021, by Jason Maddox, Vice President of EREP Broadway Commons I, LLC, a Delaware limited liability company.

_____ Fernando Moya
SIGNATURE, PRINTED NAME

Notary Public, Travis County, Texas
My commission expires 02/18/25

SURVEYOR'S CERTIFICATE

I, Kyle J. Roddy, 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 9th day of November, 2021.

_____
Kyle J. Roddy, Licensed Land Surveyor
Minnesota License Number 42627

STATE OF Minnesota
COUNTY OF Ramsey

This instrument was acknowledged before me on November 9, 2021 by Kyle J. Roddy.

_____ ERNEST C OVERBY
SIGNATURE, PRINTED NAME

Notary Public, ISANTI County, Minnesota.
My commission expires 1/31/26

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

This plat was approved by the City Council of Rochester, Minnesota, on the 1st day of November, 2021, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kimberly Greiach
Deputy City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21 day of DECEMBER, 2021.

Mark E. Newton
Olmsted County Surveyor

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 28th day of December, 2021.

DOCUMENT NUMBER A- 1555884

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 28th day of December, 2021, at 12½ 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

1546A

LHB
Cambridge, MN