"OFFICIAL PLAT"

AKS DEVELOPMENT

INSTRUMENT OF DEDICATION

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

Lot 9, Block 4, WESTWAY MANOR FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

Said parcel contains 0.85 acres, more or less.

Has caused the same to be surveyed and platted as AKS DEVELOPMENT and does hereby dedicate to the public for public use the utility easements as created by this plat.

In witness whereof said Marquee Construction, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 1st day of DECEMBER, 2021.

SIGNED: Marquee Construction, LLC

Todd Severson
President

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 1st day of December, 2021, by Todd Severson, President of Marquee Construction, LLC, a Minnesota limited liability company.

Melissa Beckman
Printed Notary Public Name

Notary Public, Olmsted County
My Commission Expires 1/31/2026

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 13th day of OCTOBER, 2021.

Richard J. Massey
Minnesota L.S. No. 41814

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 13th day of October, 2021, by Richard J. Massey.

REBECCA ZIEMAN

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

CITY APPROVAL
CITY OF ROCHESTER
COUNTY OF OLMSTED
STATE OF MINNESOTA

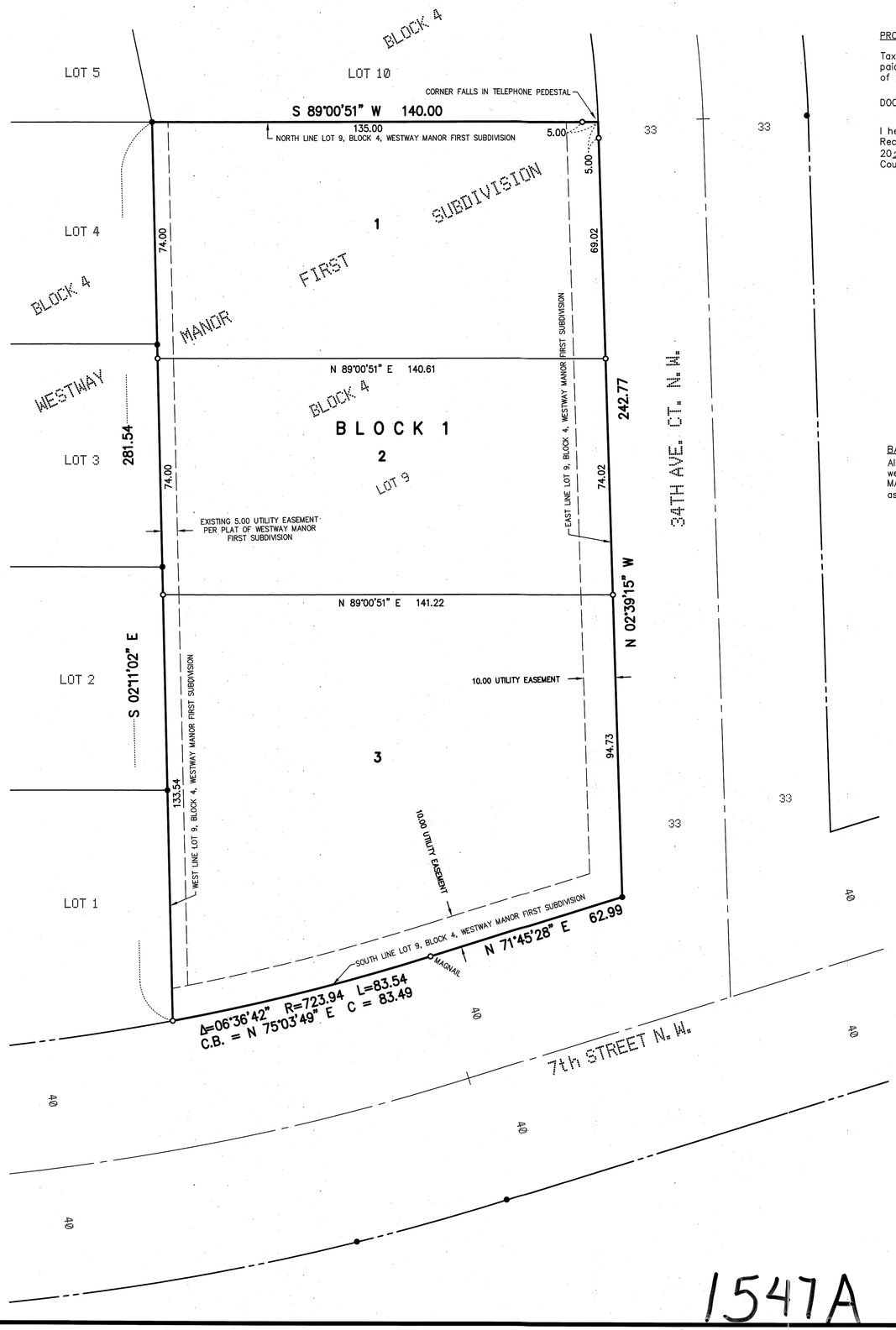
This plat of AKS DEVELOPMENT was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof on the 15th day of November, 2021, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: Kimberly Grissach
Deputy 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 15 day of OCTOBER, 2021.

Mark E. Severtson
Mark E. Severtson
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 29th day of December, 2021.

DOCUMENT NUMBER T-156449

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of December 2021, at 10 o'clock A M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by: Wendy von Wald
Deputy

BASIS OF BEARINGS

All Bearings are in relationship with the west line of Lot 9, Block 4, WESTWAY MANOR FIRST SUBDIVISION which is assumed to be S 02°11'02" E

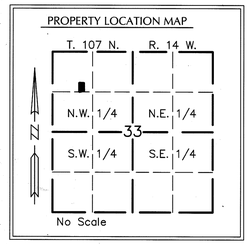
MONUMENTS

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

N

0 10 20 30 40
SCALE IN FEET

PROPERTY LOCATION MAP



COMPUTER FILE: 3646SF01

PROJECT NUMBER: 3646

1547A

AKS DEVELOPMENT

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

SHEET NO. 1 OF 1