"OFFICIAL PLAT"

CREEKVIEW MEADOWS



INSTRUMENT OF DEDICATION

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

That part of the West One-Half of the Southeast Quarter of Section 8, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 8; thence North 00 degrees 15 minutes 11 seconds West (Note: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the west line of said Southeast Quarter, 233.01 feet to the north line of the South 233 feet of said Southeast Quarter and the northwest corner of LAKE'S SUBDIVISION, according to the recorded plat thereof, for the POINT OF BEGINNING; thence continue North 00 degrees 15 minutes 11 seconds West, along said west line, 961.92 feet; thence North 90 degrees 00 minutes 00 seconds East, 830.01 feet; thence South 00 degrees 07 minutes 36 seconds East, 122.10 feet; thence North 89 degrees 52 minutes 24 seconds East, 62.50 feet; thence South 00 degrees 07 minutes 36 seconds East, 140.00 feet; thence South 12 degrees 47 minutes 46 seconds West, 91.91 feet; thence South 17 degrees 55 minutes 28 seconds West, 245.98 feet; thence South 12 degrees 05 minutes 51 seconds West, 80.26 feet; thence North 73 degrees 14 minutes 55 seconds West, 72.96 feet; thence South 00 degrees 23 minutes 38 seconds West, 135.67 feet; thence South 89 degrees 36 minutes 22 seconds East, 375.00 feet; thence South 29 degrees 03 minutes 48 seconds East, 80.00 feet; thence South 00 degrees 23 minutes 38 seconds West, 51.00 feet; thence South 45 degrees 20 minutes 47 seconds West, 95.16 feet to the north line of the South 233 feet of said Southeast Quarter and the north line of said LAKE'S SUBDIVISION; thence North 89 degrees 36 minutes 22 seconds West, along said north line, 1051.00 feet to the POINT OF BEGINNING.

Said parcel contains 19.45 acres, more or less.

Has caused the same to be surveyed and platted as CREEKVIEW MEADOWS 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 Creekview Meadows, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 2nd day of June, 2022.

Signed: Creekview Meadows, LLC

Randy Reynolds, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 2nd day of June, 2022 by Randy Reynolds, Chief Manager of Creekview Meadows, LLC, a Minnesota limited liability company.

Rebecca Ziemann
Printed Notary Public Name

Notary Public, Olmsted County
My Commission Expires Jan 31 2026

CITY APPROVAL
CITY OF ROCHESTER
COUNTY OF OLMSTED
STATE OF MINNESOTA

This plat of CREEKVIEW MEADOWS was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof on the 16 day of May, 2022 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 1 day of JUNE, 2022.

Mark E. Severtson
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I, Reinhold W. Zieman, 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 31 day of May, 2022.

Reinhold W. Zieman
Minnesota L.S. No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 31 day of May, 2022 by Reinhold W. Zieman.

Rebecca Ziemann
Printed Notary Public Name

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

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2022 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 6th day of July, 2022.

DOCUMENT NUMBER A- 1569059

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 6th day of July, 2022 at 3:12 o'clock PM., and was duly recorded in the Olmsted County records.

Mary Blair-Hoeft
Director of Property Records & Licensing

Jay Wendy von Wald
Deputy

PROPERTY LOCATION MAP

T. 106 N. R. 13 W.

N.W. 1/4 | N.E. 1/4
S.W. 1/4 | S.E. 1/4
8

No Scale

COMPUTER FILE: 3710SF02
PROJECT NUMBER: 3710

1558A

WSE + MASSEY
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