"OFFICIAL PLAT"

BOELTER ESTATES

INSTRUMENT OF DEDICATION

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

That part of the Northeast Quarter of Section 34, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 34; thence South 00 degrees 24 minutes 33 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the west line of said Northeast Quarter, 732.98 feet to a point being 70.00 feet south of the southwest corner of the North One-half of the Northwest Quarter of said Northeast Quarter and the POINT OF BEGINNING; thence continue South 00 degrees 24 minutes 33 seconds East along said west line, 1056.92 feet to a point being 862.03 feet north of the southwest corner of said Northeast Quarter; thence South 88 degrees 36 minutes 03 seconds East, 972.90 feet; thence North 78 degrees 16 minutes 32 seconds East, 59.89 feet; thence North 11 degrees 43 minutes 28 seconds West, 116.63 feet; thence North 78 degrees 16 minutes 32 seconds East, 318.96 feet to the east line of the West One-Half of said Northeast Quarter; thence North 00 degrees 24 minutes 31 seconds West, along said east line, 884.59 feet to a point being 70.00 feet south of the southeast corner of the North One-Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 47 minutes 16 seconds West, parallel with the south line of the North One-Half of the Northwest Quarter of said Northeast Quarter, 1321.10 feet to the POINT OF BEGINNING.

Said parcel contains 31.32 acres more or less.

Has caused the same to be surveyed and platted as BOELTER ESTATES 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 JayRey, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 16th day of August, 2023.

JayRey, LLC
Randy Reynolds
Randy Reynolds
Manager

STATE OF MINNESOTA
COUNTY OF Olmsted
This instrument was acknowledged before me this 16th day of August, 2023 by Randy Reynolds, Manager of JayRey, LLC, a Minnesota limited liability company.

Renee T. Rahlf
Notary Printed Name
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2023

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 15 day of August, 2023

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

STATE OF MINNESOTA
COUNTY OF DODGE
This instrument was acknowledged before me on this 15th day of August, 2023 by Reinhold W. Zieman

Rebecca Zieman
Printed Notary Public Name
Notary Public, Dodge County, MN
My Commission Expires Jan. 31 2026

OLMSTED COUNTY BOARD

I do hereby certify that on the 19th day of September, 2023, the Board of Commissioners of Olmsted County, Minnesota, approved this plat of BOELTER ESTATES, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

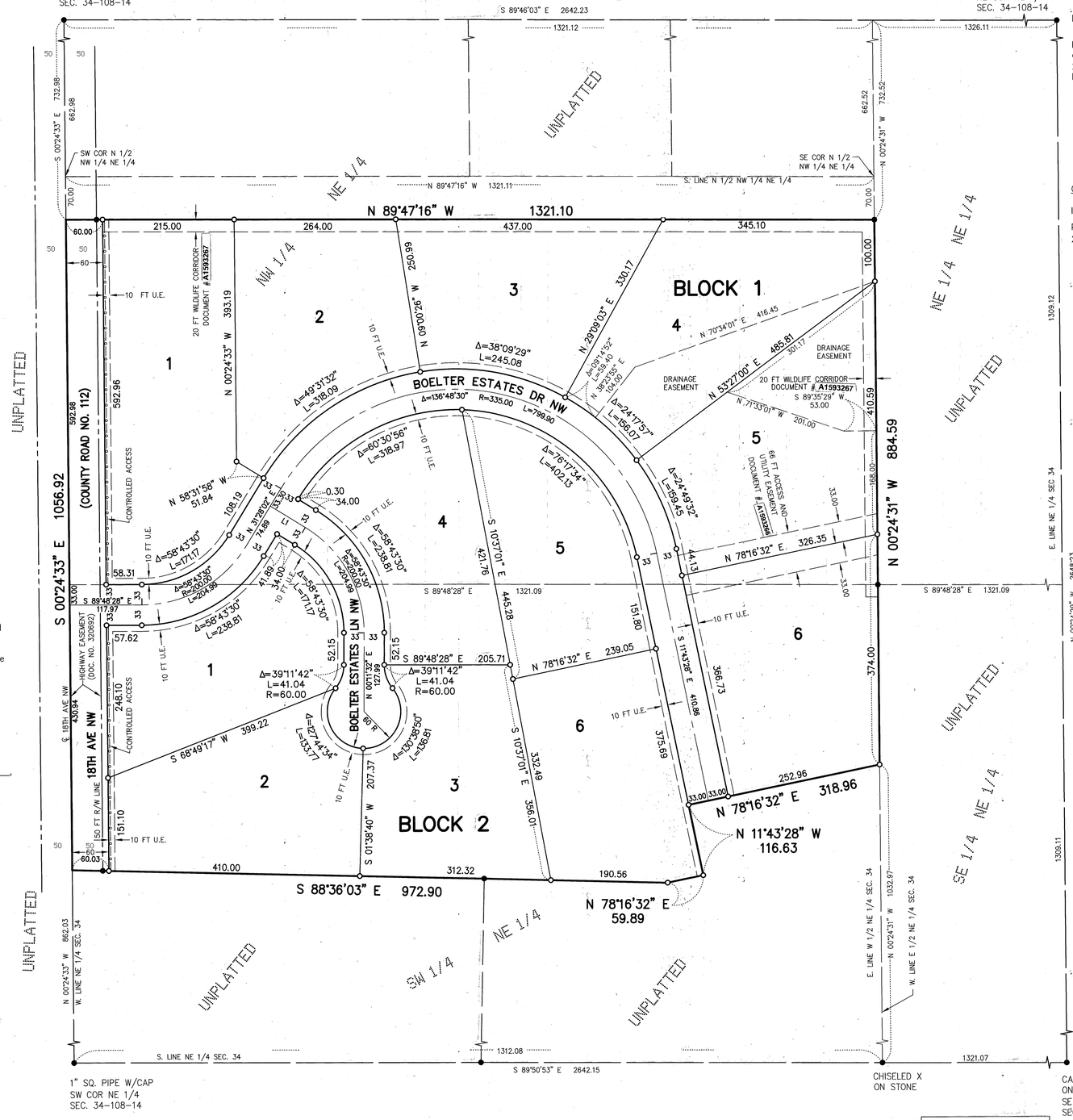
Olmsted County Board Chairperson

ORONOCO TOWNSHIP BOARD

We do hereby certify that on the 30 day of August, 2023 the Board of Supervisors for Oronoco Township, Olmsted County, Minnesota, approved this plat of BOELTER ESTATES, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Chairperson

Town Clerk



PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2023 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 21st day of September, 2023.

DOCUMENT NUMBER A1593268

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21st day of September, 2023, at 1:40 o'clock P M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
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 15 day of AUGUST, 2023

Eric C. Stenger
Olmsted County Surveyor

OLMSTED COUNTY PLANNING DEPARTMENT

The Building, Well and Septic Division of the Olmsted County Planning Department has approved the plans for the water supply and sewage treatment for the plat.

Olmsted County Planning Department
Environmental Specialist

OLMSTED COUNTY ENGINEER

Recommended for approval this 15 day of August, 2023

Olmsted County Engineer

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

0 50 100 150 200
SCALE IN FEET

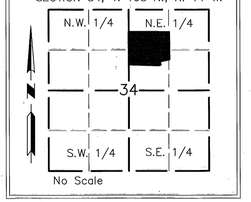
MONUMENTS
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

NOTE:

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

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

PROPERTY LOCATION MAP
SECTION 34, T. 108 N., R. 14 W.



No Scale

CONTROLLED ACCESS DEFINED:

INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

UTILITY EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

DRAINAGE EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

Line Table		
Line #	Direction	Length
L1	N 58°31'58" W	67.00

WSE MASSEY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55944
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1597A
BOELTER ESTATES

PROJECT NUMBER: 3722 COMPUTER FILE: 3722SF01