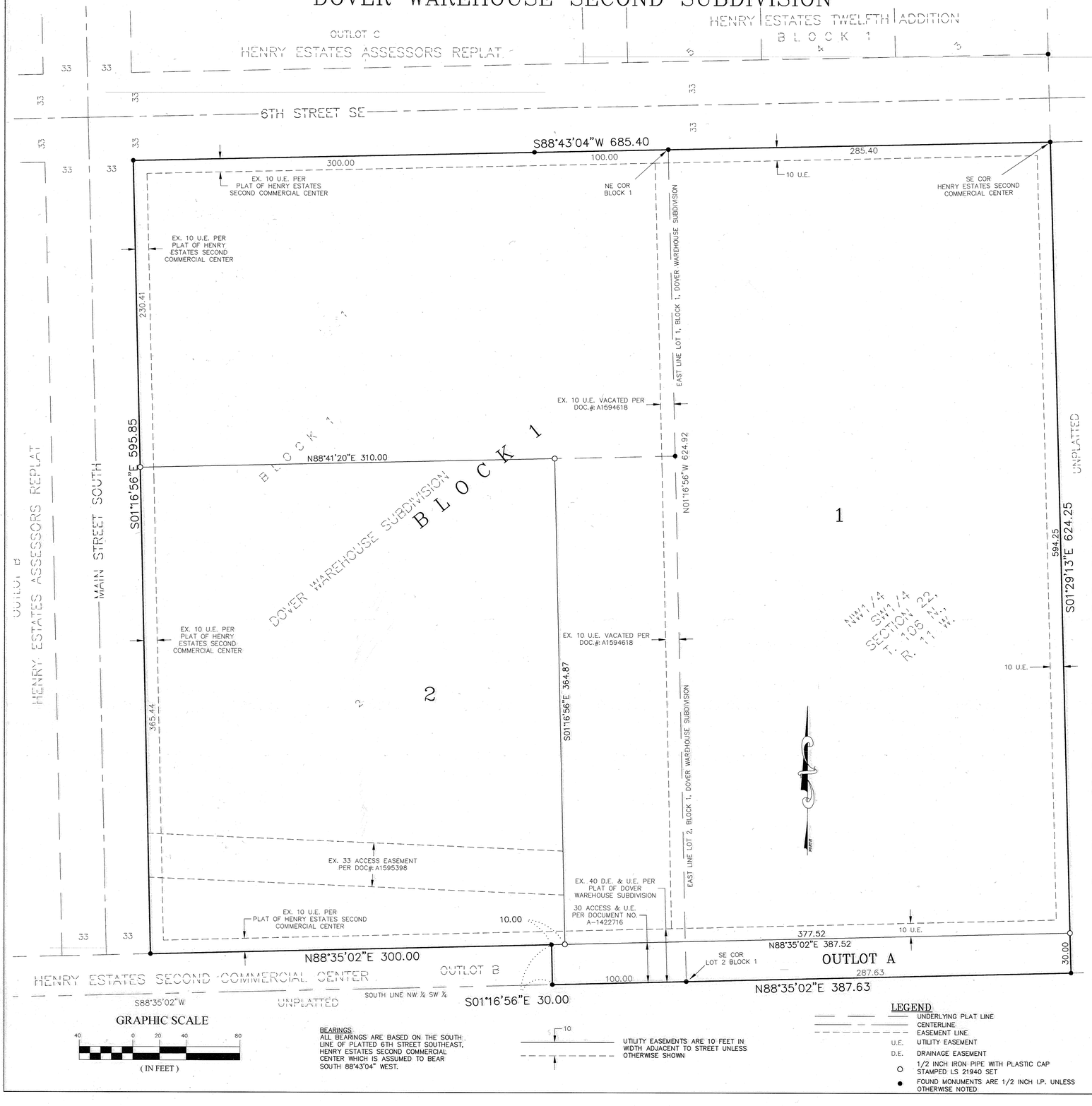
"OFFICIAL PLAT"

DOVER WAREHOUSE SECOND SUBDIVISION



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

BEARINGS:
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF PLATTED 6TH STREET SOUTHEAST, HENRY ESTATES SECOND COMMERCIAL CENTER WHICH IS ASSUMED TO BEAR SOUTH 88°43'04" WEST.

10 — UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET UNLESS OTHERWISE SHOWN

LEGEND

- UNDERLYING PLAT LINE
- CENTERLINE
- EASEMENT LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH I.P. UNLESS OTHERWISE NOTED

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Dexter Warehouse Company, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Dover, County of Olmsted, State of Minnesota:

Lots 1 and 2, Block 1, DOVER WAREHOUSE SUBDIVISION, according to the recorded plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota.

AND

That part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 106 North, Range 11 West, Olmsted County, Minnesota, described as follows:
Beginning at the southeast corner of Lot 2, Block 1, DOVER WAREHOUSE SUBDIVISION, according to the recorded plat thereof on file at the office of the Olmsted County Recorder; thence on an assumed bearing of North 01°16'56" West, along the east line of said Block 1, DOVER WAREHOUSE SUBDIVISION, a distance of 624.92 feet to the northeast corner of said Block 1 which is also the south line of 6th Street SE, as dedicated in HENRY ESTATES SECOND COMMERCIAL CENTER, according to the recorded plat thereof on file at the office of the Olmsted County Recorder; thence North 88°43'04" East, along said south line of said 6th Street SE, 285.40 feet to the southeast corner of said HENRY ESTATES SECOND COMMERCIAL CENTER; thence South 01°29'13" East, along a line which is the southerly extension of the east line of said HENRY ESTATES SECOND COMMERCIAL CENTER, 624.25 feet to the south line of said Northwest Quarter of the Southwest Quarter; thence South 88°35'02" West, along said south line, 287.63 feet to the point of beginning.

Containing 9.64 acres, more or less.

Has caused the same to be surveyed and platted as DOVER WAREHOUSE SECOND SUBDIVISION and does hereby donate and dedicate to the public for the public use the utility easements as created by this plat.

In witness whereof said Dexter Warehouse Company, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 07 day of Nov, 2023

Signed: Dexter Warehouse Company, LLC

Eric Kilen, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted
This instrument was acknowledged before me this 7 day of November, 2023 by Eric Kilen
Chief Manager of Dexter Warehouse Company, LLC, a Minnesota limited liability company.

Andrew Buck
Notary Public, Olmsted County, Minnesota

Andrew Buck
Printed Name

My commission expires: 01/31/2028

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin 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 7 day of November, 2023.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted
This instrument was acknowledged before me this 7 day of November, 2023 by Geoffrey G Griffin, Minnesota Registration No. 21940

Andrew Buck
Notary Public, Olmsted County, Minnesota

Andrew Buck
Printed Name

My commission expires: 01/31/2028

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 8 day of NOVEMBER, 2023

Eric C. Stevens
Olmsted County Surveyor

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 13th day of November, 2023.

DOCUMENT NUMBER A1596117

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 13th day of November, 2023 at 2 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

CITY APPROVAL

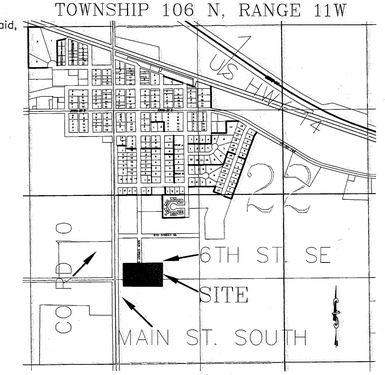
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF DOVER

This plat was approved by the City Council of Dover, Minnesota, on the 7th day of November, 2023, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Dove Ebensperger
Mayor

Gary Pedersen
City Clerk

SECTION 22
TOWNSHIP 106 N, RANGE 11W



VICINITY MAP
"NOT TO SCALE"

1603A

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FILE NO.: 18-161 FP2