"OFFICIAL PLAT"

CREEKVIEW MEADOWS SECOND

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, 1194.93 feet to the northwest corner of CREEKVIEW MEADOWS, according to the recorded plat thereof; thence North 90 degrees 00 minutes 00 seconds East, along the north line of said CREEKVIEW MEADOWS, 830.01 feet to the northeast corner of Lot 1, Block 6, of said CREEKVIEW MEADOWS and the POINT OF BEGINNING; thence South 00 degrees 07 minutes 36 seconds East, along the east line of said Lot 1, a distance of 122.10 feet to the north right-of-way line of 18th Street SE according to said plat of CREEKVIEW MEADOWS; thence North 89 degrees 52 minutes 24 seconds East, along said north right-of-way line, 62.50 feet to the northeast corner of 18th Street NE as platted in said CREEKVIEW MEADOWS; thence South 00 degrees 07 minutes 36 seconds East, along the east line of said CREEKVIEW MEADOWS, 60.00 feet to the south right-of-way line of 18th Street SE of said CREEKVIEW MEADOWS; thence North 89 degrees 52 minutes 24 seconds East, along the easterly extension of said south right-of-way line, 31.17 feet; thence North 00 degrees 07 minutes 36 seconds West, parallel with the east line of Lot 1, Block 6, of said CREEKVIEW MEADOWS, 181.89 feet to the easterly extension of the north line of said CREEKVIEW MEADOWS; thence South 90 degrees 00 minutes 00 seconds West, along said easterly extension, 93.67 feet to the POINT OF BEGINNING.

Has caused the same to be surveyed and platted as CREEKVIEW MEADOWS SECOND and does hereby dedicate to the public for public use the public ways and the 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 26th day of December, 2023.

Signed: Creekview Meadows, LLC

Randy Reynolds

Randy Reynolds, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 26th day of December, 2023 by Randy Reynolds, Chief Manager of Creekview Meadows, LLC, a Minnesota limited liability company.

Rebecca Zieman
Printed Notary Public Name

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

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 26th day of December, 2023.

RWZ

Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 26th day of December, 2023 by Reinhold W. Zieman.

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

Notary Public, Dodge County, MN

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 26 day of DECEMBER 2023.

Eric C. Stevens
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

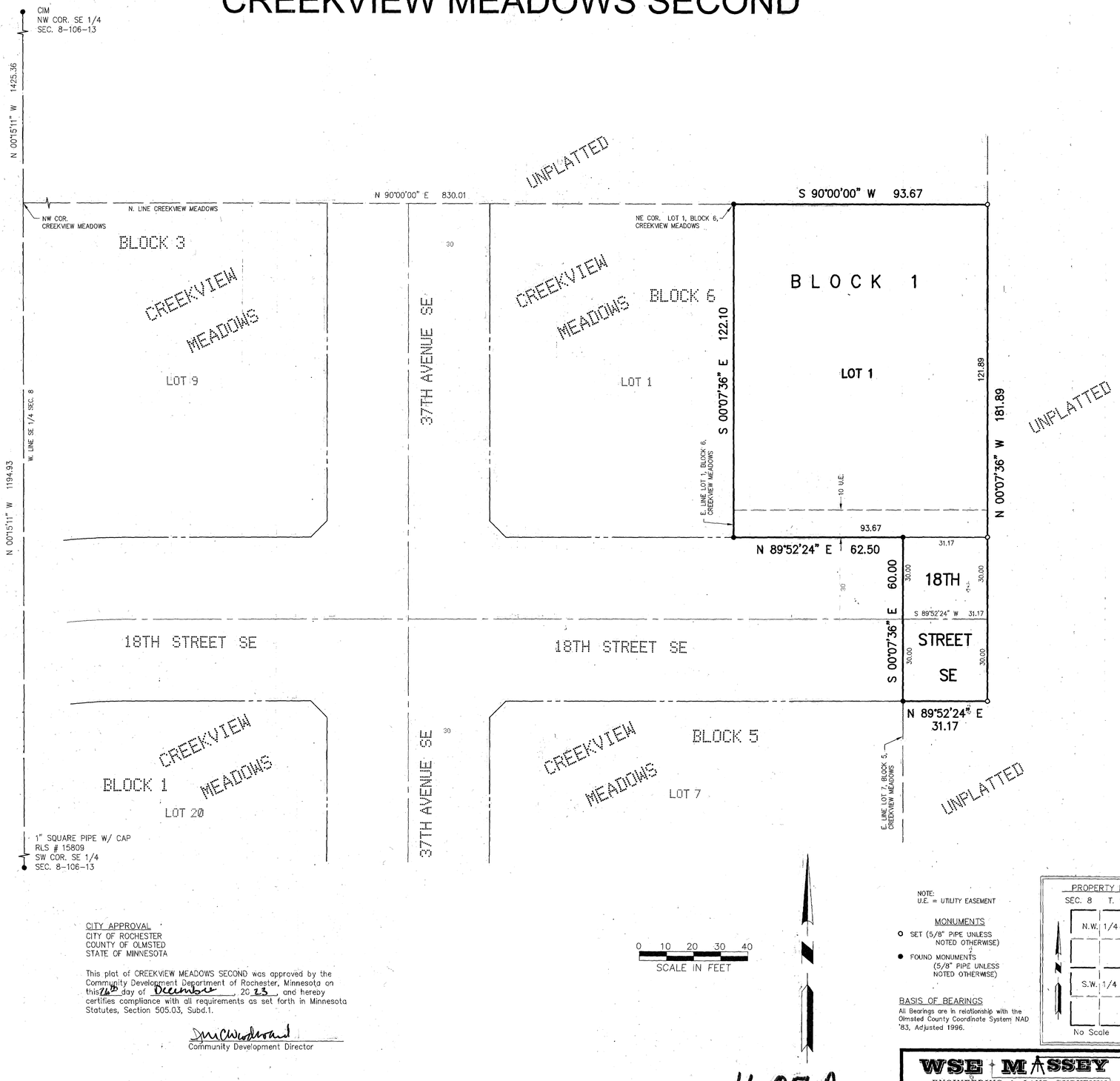
Taxes payable in the year 2023 on the land herein described have been paid, there are no delinquent taxes, and transfer entered this 27th day of December, 2023.

DOCUMENT NUMBER A1598146

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this, 27th day of December, 2023, at 8 o'clock A.M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

Deputy



CITY APPROVAL
CITY OF ROCHESTER
COUNTY OF OLMSTED
STATE OF MINNESOTA

This plat of CREEKVIEW MEADOWS SECOND was approved by the Community Development Department of Rochester, Minnesota on this 26th day of December, 2023, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd.1.

Community Development Director

NOTE:
U.E. = UTILITY EASEMENT

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

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

PROPERTY LOCATION MAP
SEC. 8 T. 106 N. R. 13 W.
N.W. 1/4 N.E. 1/4
8
S.W. 1/4 S.E. 1/4
No Scale

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

1607A

COMPUTER FILE: 3710SF03
PROJECT NUMBER: 3710