NORTHERN ADDITION FLATS

INSTRUMENT OF DEDICATION

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

LOTS TWO (2), THREE (3), AND SIX (6), BLOCK TWO (2), OF LEIFERMAN-KOEHNEN SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE REGISTER OF DEEDS, OLMSTED COUNTY, MINNESOTA.

Torrens Certificate of Title No. 39615.0

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

In witness whereof, said TAAC Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26 day of December, 2023

Signed: TAAC Properties, LLC

Travis Wayne Arment, Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 26 day of December, 2023 by Travis Wayne Arment, Manager of TAAC Properties, LLC, a Minnesota limited liability company.

Maribeth Cooper
Notary Printed Name
Maribeth Cooper
Notary Public, Olmsted, MN
My Commission Expires Jan 31, 2027

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.

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

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of NORTHERN ADDITION FLATS 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

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 26 day of DECEMBER 2023.

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.

TORRENS DOCUMENT NUMBER T160498

I hereby certify that this instrument was filed in the Registrar of Titles for the record on this 27th day of December, 2023 at 7 o'clock PM., and was duly recorded in the Olmsted County Records.

Registrar of Titles – Property Records & Licensing

Deputy

NOTE:
PL. = Refers to dimensions as shown on the plat of LEIFERMAN-KOEHNEN SUBDIVISION, recorded in the office of the County Recorder, Olmsted County Minnesota.

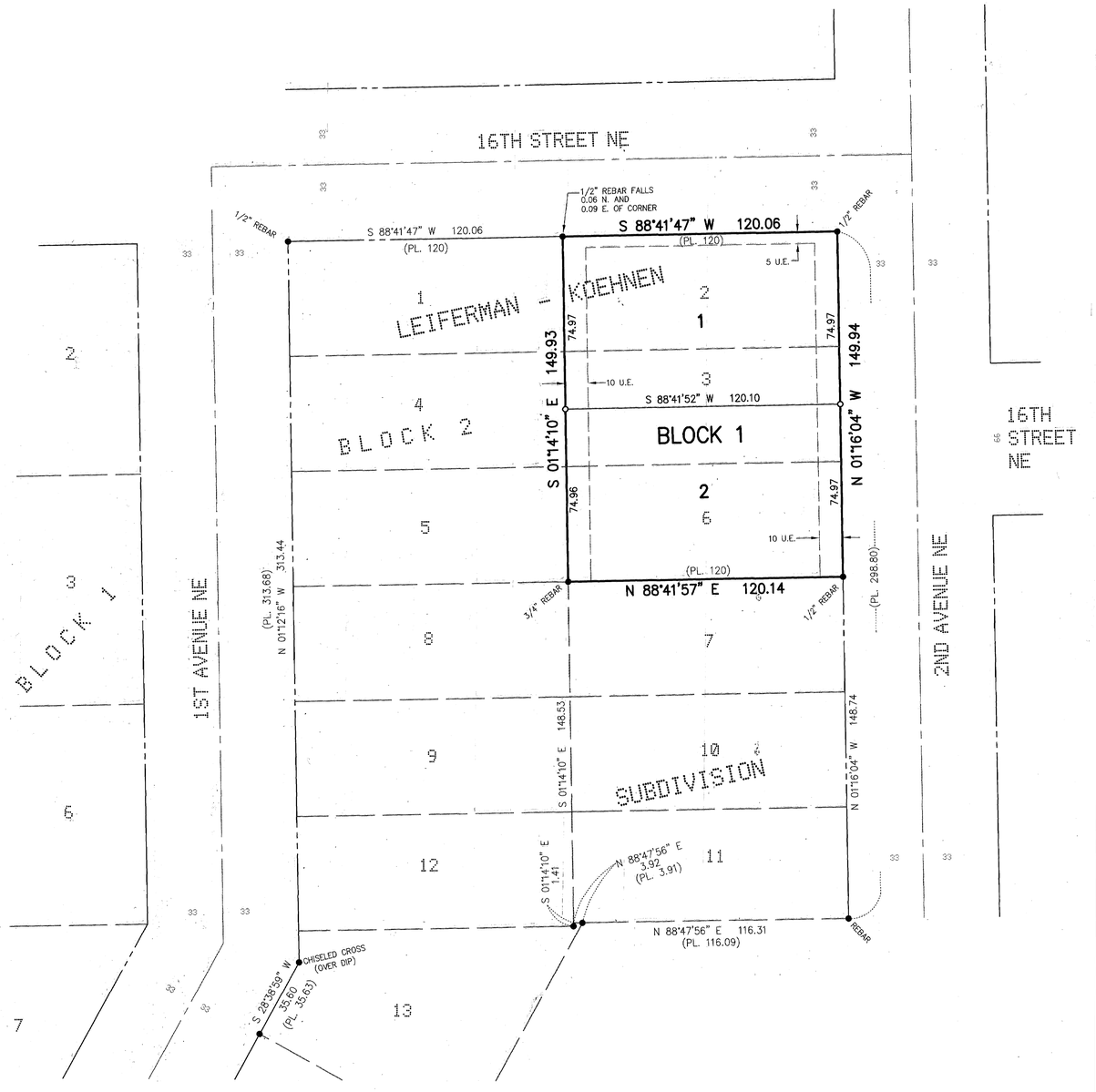
U.E.=UTILITY EASEMENT

0 15 30 45 60
SCALE IN FEET

MONUMENTS
- SET (5/8" PIPE WITH CAP PLS# 594823 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. 26 T. 107 N. R. 14 W.
N.W. 1/4 | N.E. 1/4
26
S.W. 1/4 | S.E. 1/4
No Scale



16090A

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PROJECT NUMBER: 4283 COMPUTER FILE: 4495SF01.DWG