"OFFICIAL PLAT"

PEBBLE CREEK FOURTH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Western Walls, Inc., a Minnesota corporation, owner and proprietor of the following described property:

That part of the Northeast Quarter of Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of Lot 9, Block 1, PEBBLE CREEK SECOND, according to the recorded plat thereof, thence North 00 degrees 08 minutes 21 seconds East, assumed bearing, along the west right-of-way line of 61ST Avenue NW as dedicated on the plat of PEBBLE CREEK, according to the recorded plat thereof, and its northerly extension, 419.04 feet; thence North 89 degrees 51 minutes 39 seconds West, 407.95 feet; thence South 00 degrees 08 minutes 21 seconds West, 59.00 feet; thence southeasterly 115.24 feet along a tangential curve, concave northeasterly, having a central angle of 31 degrees 08 minutes 44 seconds, radius of 212.00 feet; thence South 58 degrees 59 minutes 37 seconds West, radial to said curve, 150.54 feet; thence South 25 degrees 35 minutes 17 seconds East, 158.21 feet; thence North 89 degrees 51 minutes 39 seconds West, 132.68 feet; thence southeasterly 31.11 feet along a nontangential curve, concave southwesterly, having a central angle of 04 degrees 43 minutes 43 seconds, radius of 377.00 feet and a chord that bears South 15 degrees 10 minutes 39 seconds East, 31.10 feet to the northwest corner of Lot 1, Block 1, of said PEBBLE CREEK SECOND; thence South 89 degrees 51 minutes 39 seconds East, along the north line of said PEBBLE CREEK SECOND, 562.02 feet to the POINT OF BEGINNING.

Containing 4.28 acres, more or less.

Has caused the same to be surveyed and platted as PEBBLE CREEK FOURTH 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, Western Walls, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 8th day of March, 2024.

Western Walls, Inc.

Charles Owen DeWitz, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 8th day of March, 2024 by Charles Owen DeWitz, President of Western Walls, Inc., a Minnesota corporation, on behalf of corporation.

Julie A. Leisen
Notary Printed Name

Julie A. Leisen
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2025

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 8th day of March, 2024.

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 8th day of March, 2024 by Reinhold W. Zieman.

Rebecca M. Zieman

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

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 8 day of MARCH, 2024.

Eric C. Stenman
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2024 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 21ST day of MARCH, 2024.

DOCUMENT NUMBER A1601921

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 21ST day of MARCH, 2024, at 12 o'clock PM., and was duly recorded in the Olmsted County Records.

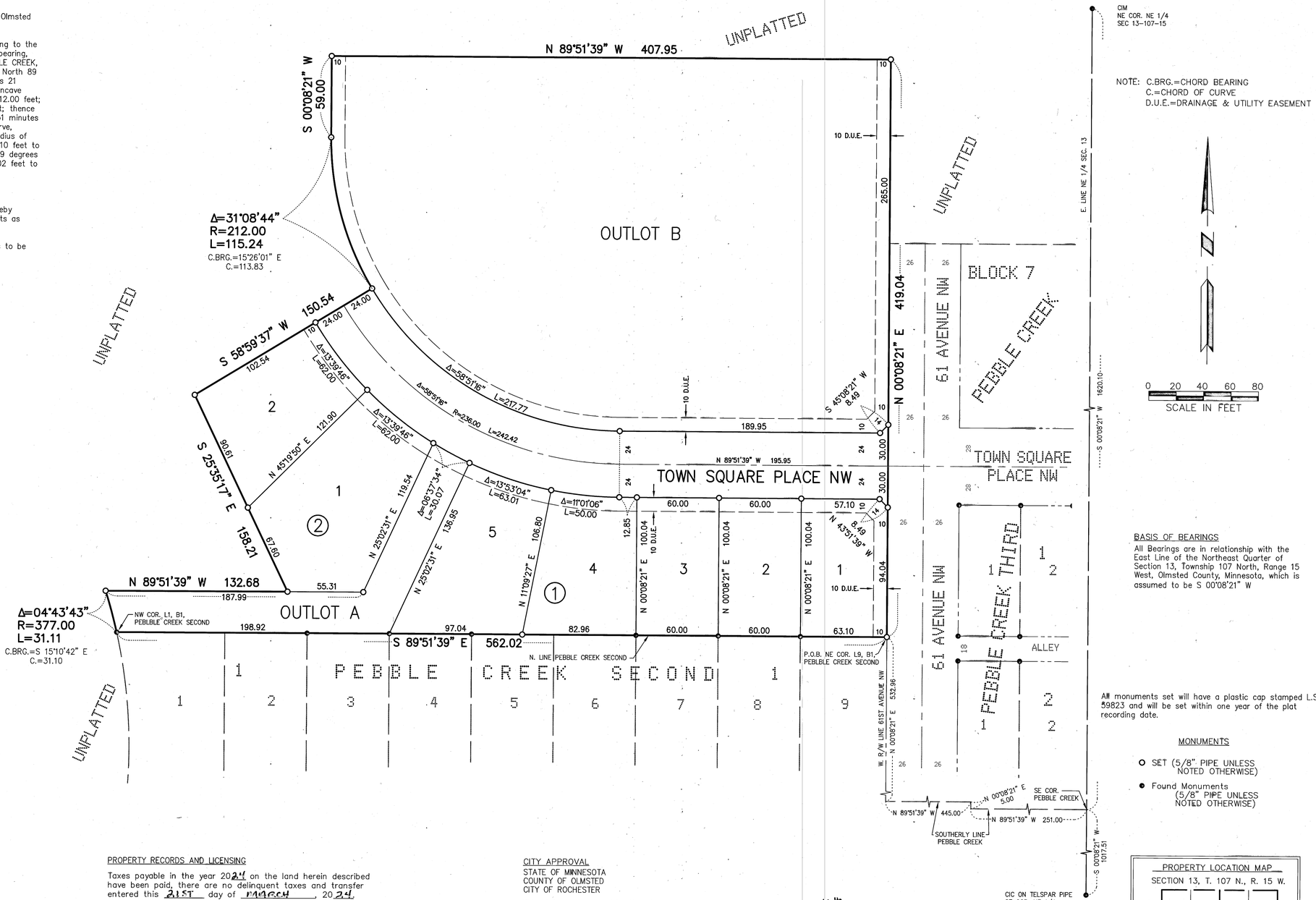
Mary Blair-Hoeft
Director of Property Records & Licensing

Sgt. Wendy von Wald
Deputy

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota on the 16th day of October, 2023, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly V. Dorshorst
City Clerk



BASIS OF BEARINGS

All Bearings are in relationship with the East Line of the Northeast Quarter of Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota, which is assumed to be S 00°08'21" W

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

MONUMENTS

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP

SECTION 13, T. 107 N., R. 15 W.

N.W. 1/4 | N.E. 1/4
13
S.W. 1/4 | S.E. 1/4

No Scale

1610A

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

PROJECT NUMBER: 3851 COMPUTER FILE: 3851SP01.DWG