"OFFICIAL PLAT"

PEBBLE CREEK FIFTH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Pebble Creek Rochester, LLC, a Minnesota limited liability company, owner and proprietor of the following described property:

Lot 1, Block 7, PEBBLE CREEK, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

Containing 1.67 acres, more or less.

Has caused the same to be surveyed and platted as PEBBLE CREEK FIFTH.

In witness whereof, Pebble Creek Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8th day of March, 2024.

Pebble Creek Rochester, LLC

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 Pebble Creek Rochester, LLC, a Minnesota limited liability company.

Julie A. Leisen
Notary Printed Name

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.

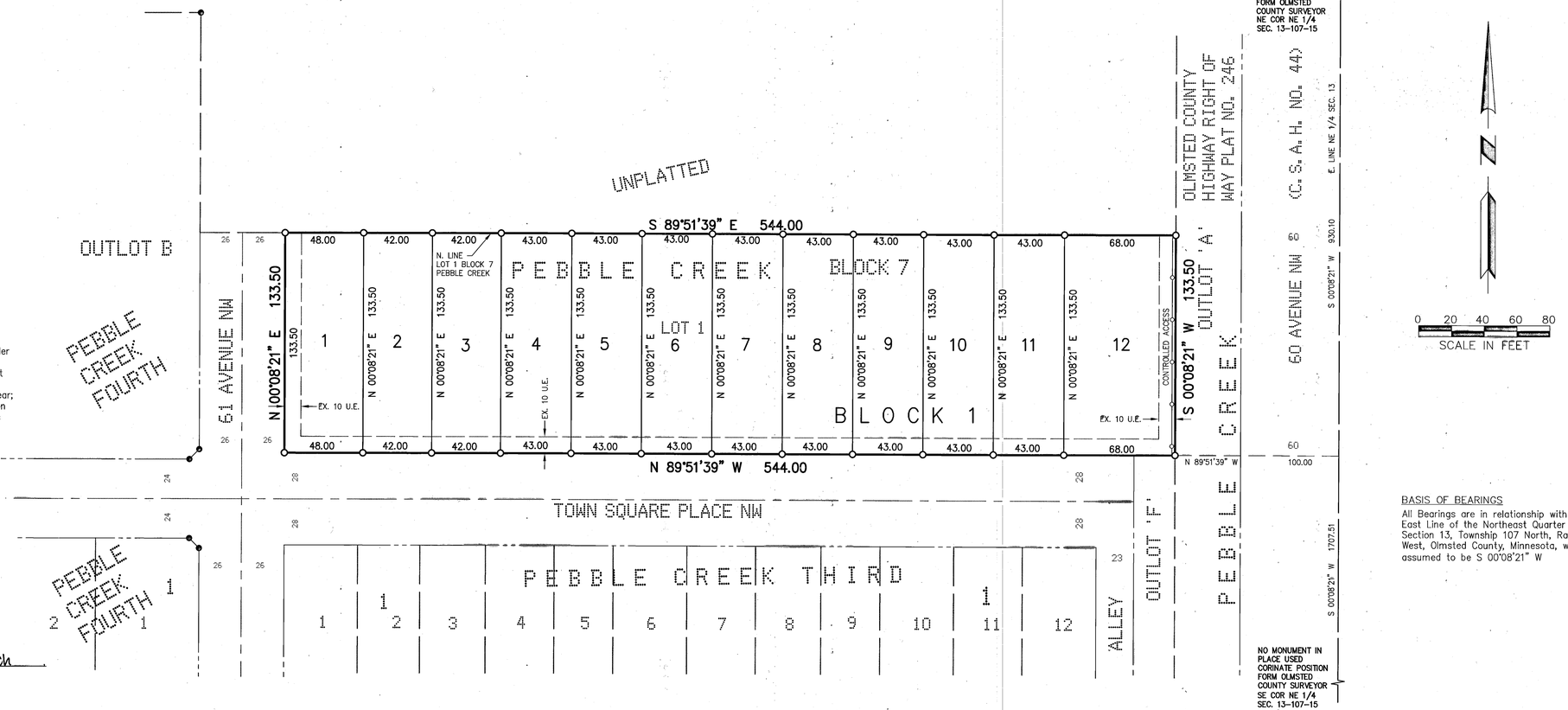
Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 8th day of March, 20 24 by Reinhold W. Zieman.

Rebecca M. Zieman

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



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

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.

Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 12th day of March, 2024.

Olmsted County Engineer

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 A1601922

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 P.M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoelt
Director of Property Records & Licensing

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.

City Clerk

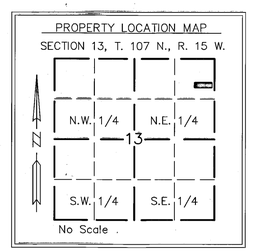
EX. U.E. = EXISTING UTILITY EASEMENT AS RECORDED IN PEBBLE CREEK

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.



WSE MASSEY
ENGINEERING & LAND SURVEYING LTD.
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PROJECT NUMBER: 4099 COMPUTER FILE: 4099SF03.DWG