"OFFICIAL PLAT"

KADLEC FIRST ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That CD14 LLC, a Minnesota limited liability company, owner of the following described property:

That part of the East one-half of the Southwest Quarter of Section 28, Township 107 North, Range 14 West, Olmsted County, Minnesota, which lies South of the Southerly right-of-way line of the Chicago and Northwestern Railway, as now located excepting therefrom all existing road right-of-way.

And

That part of the West one-half of the Southwest Quarter of Section 28, Township 107 North, Range 14 West, Olmsted County, Minnesota, which lies South of the Southerly right-of-way of the Chicago and Northwestern Railway, as now located excepting therefrom all existing road right-of-way.

And

Outlot B, RADICHEL FIRST SUBDIVISION, according to the recorded plat thereof.

AND

A part of the Southeast Quarter of Section 28, Township 107 North, Range 14 West, described by metes and bounds as follows:
Beginning at the Southwest corner of said quarter section, thence North along the West line of said quarter section a distance of 164.65 feet to the Southerly right-of-way line of the Chicago and Northwestern Railway, thence Southeasterly at a deflection angle of 105 degrees 24-1/2 minutes to the right along said Southerly right-of-way line to its intersection with the South line of Section 28, thence West along the section line to the place of beginning.

AND

A part of the Northeast Quarter of Section 33, Township 107 North, Range 14 West, described by metes and bounds as follows:
Beginning at the Northwest corner of said quarter section, thence East along the section line to its intersection with the Southerly right-of-way line of the Chicago Northwestern Railway, thence Southeasterly along said right-of-way to its intersection with the centerline of 7th Street Northwest, said point being 1511.64 feet Southeasterly of the West line of the Southeast Quarter of Section 28 measured along said right-of-way line, thence Southwesterly at a deflection angle to the right of 142 degrees 47 minutes along the centerline of said 7th Street N.W. a distance of 290.59 feet, thence Northwesterly at right angles a distance of 33 feet, thence Southwesterly on a curve of radius 539.96 feet and delta angle 13 degrees to the right for a distance of 122.51 feet, thence Southwesterly on a line tangent to said curve a distance of 189.31 feet, thence Southwesterly on a curve to the left of radius 414.97 feet for a distance of 138.98 feet, thence Westerly a distance of 180.9 feet to the Northerly right-of-way line of Trunk Highway No. 14, thence Northwesterly along said right-of-way line a distance of 557.4 feet to the West line of the Northeast quarter of Section 33, thence North at a deflection angle to the right of 71 degrees 59 minutes along the quarter line for a distance of 306.3 feet to the place of beginning.

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE SW1/4, SECTION 28, T. 107 N., R. 14 W, WHICH IS ASSUMED TO BEAR N89°40'18"E/S89°40'18"W

THIS PROPERTY IS SUBJECT TO FIRM PANEL 27109C0142F EFFECTIVE 4/19/2017

WET LANDS DETERMINED BY A WETLAND DELINEATION FILE NUMBER R2020-014WET, APPROVED BY OLMSTED COUNTY SOIL WATER CONSERVATION DISTRICT ON 12/3/2020

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

In witness whereof said CD14 LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 11th day of September, 2024.

CD14 LLC

Tyler Kadlec – Chief Executive Officer

STATE OF MN
COUNTY OF Olmsted

This instrument was acknowledged before me on this 11 day of September 2024 by Tyler Kadlec, Chief Executive Officer of CD14 LLC, a Minnesota limited liability company.

Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2029

Zheila Peterson
Notary Printed Name

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 5 day of September, 2024

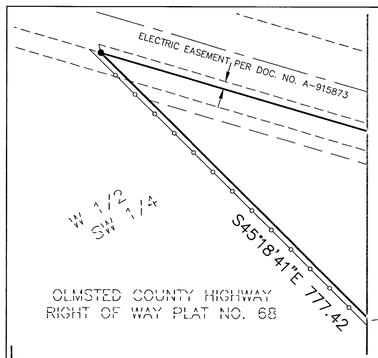
Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

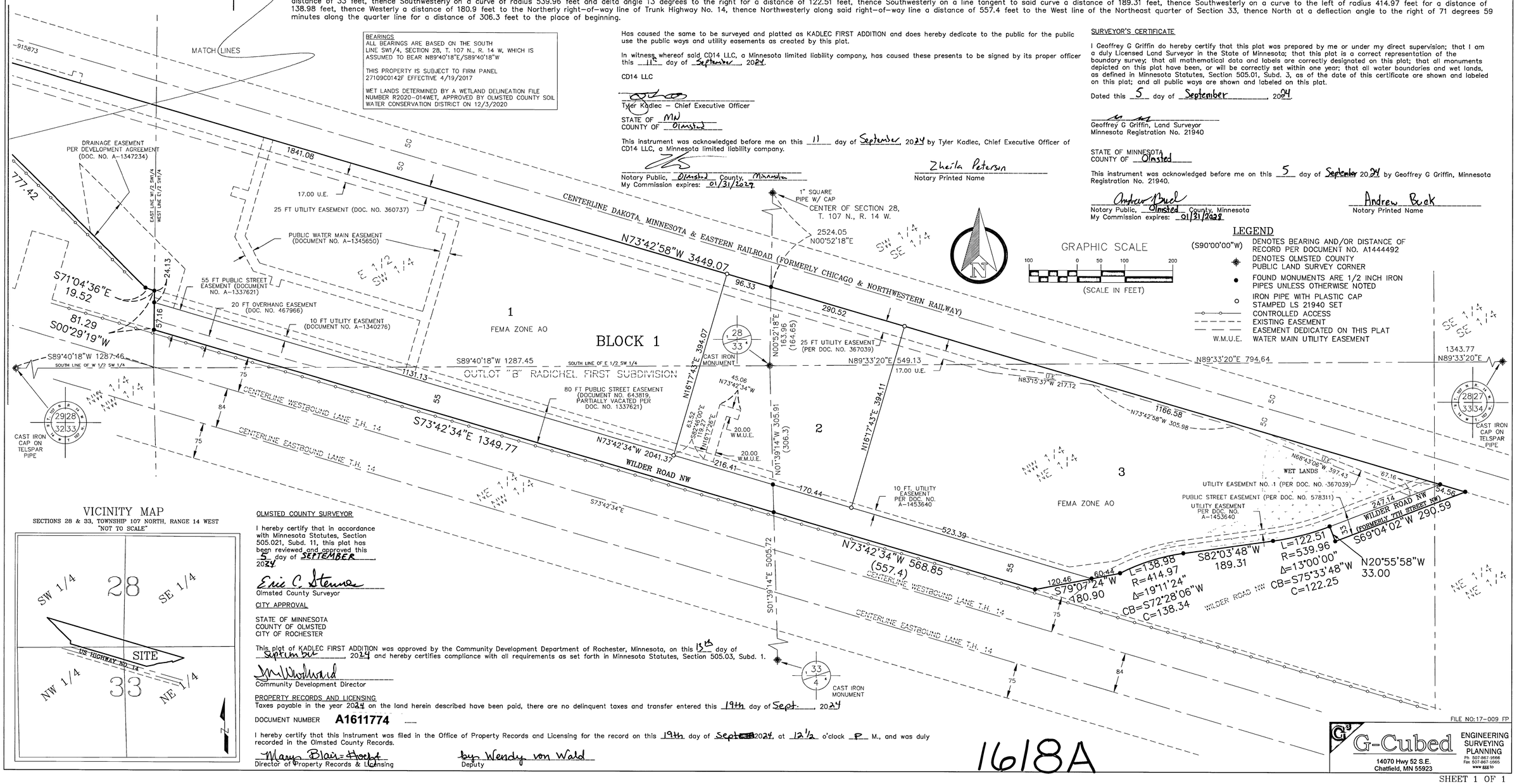
STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 5 day of September 2024 by Geoffrey G Griffin, Minnesota Registration No. 21940.

Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2028

Andrew Buck
Notary Printed Name





GRAPHIC SCALE
100 0 50 100 200
(SCALE IN FEET)

LEGEND

(S90°00'00"W)	DENOTES BEARING AND/OR DISTANCE OF RECORD PER DOCUMENT NO. A1444492
	DENOTES OLMSTED COUNTY PUBLIC LAND SURVEY CORNER
●	FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
○	IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
	CONTROLLED ACCESS
	EXISTING EASEMENT
	EASEMENT DEDICATED ON THIS PLAT
W.M.U.E.	WATER MAIN UTILITY EASEMENT

VICINITY MAP
SECTIONS 28 & 33, TOWNSHIP 107 NORTH, RANGE 14 WEST
"NOT TO SCALE"

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 5 day of SEPTEMBER, 2024

Eric C. Stenner
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of KADLEC FIRST ADDITION was approved by the Community Development Department of Rochester, Minnesota, on this 13th day of September, 2024 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

Community Development Director

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 19th day of Sept., 2024

DOCUMENT NUMBER A1611774

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 19th day of Sept. 2024, at 12½ o'clock P M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoelt
Director of Property Records & Licensing

by: Wendy von Wald
Deputy

1618A

FILE NO:17-009 FP

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