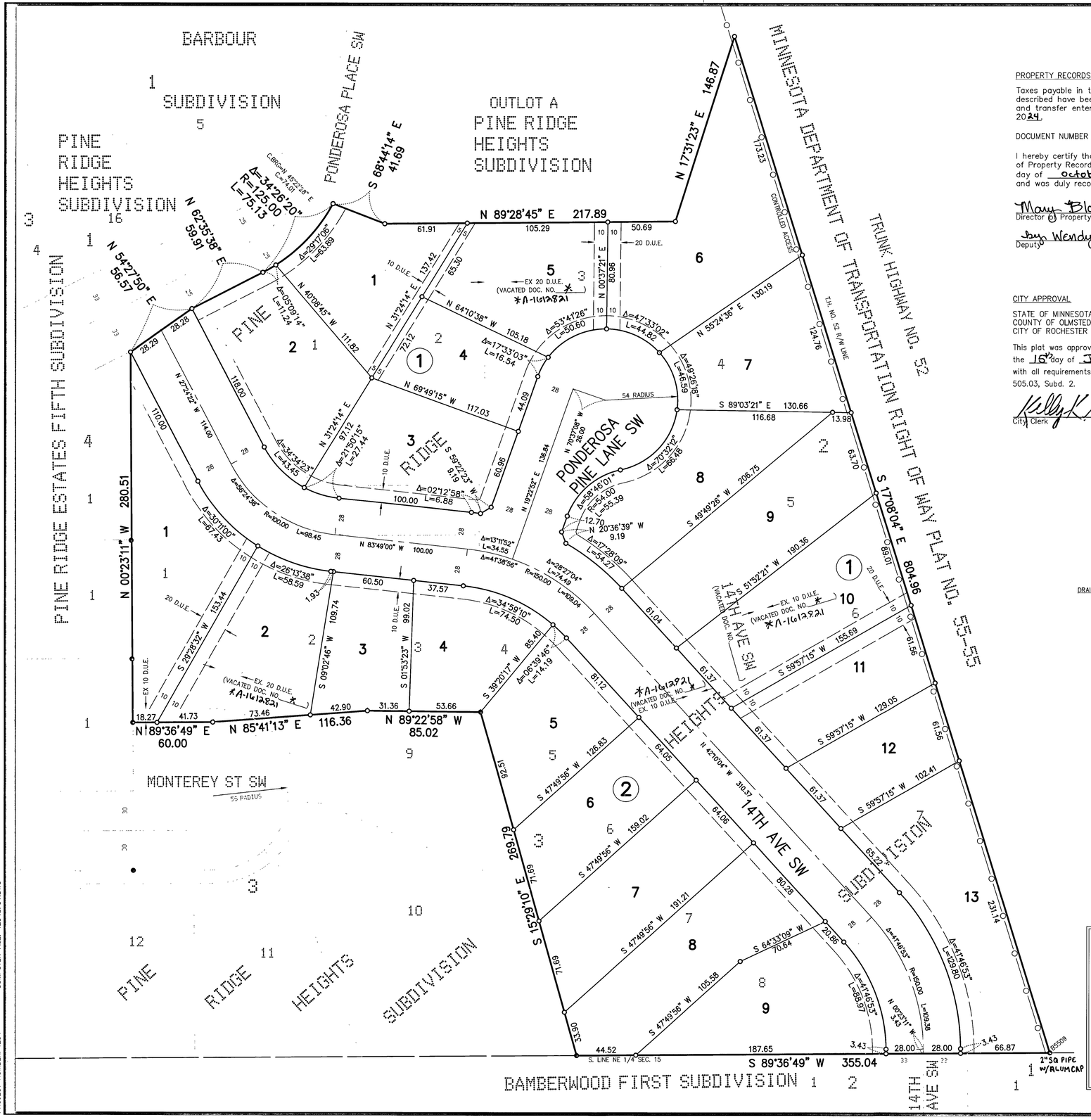
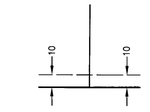
"OFFICIAL PLAT"

PONDEROSA PINE



EX. D.U.E. = EXISTING DRAINAGE AND UTILITY EASEMENT PER PLAT OF PINE RIDGE HEIGHTS SUBDIVISION
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED.

BASIS OF BEARINGS

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

0 20 40 60 80
SCALE IN FEET

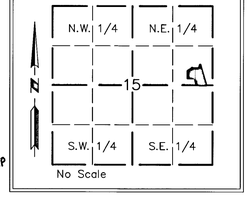
All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

MONUMENTS

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

PROPERTY LOCATION MAP

SEC. 15 T. 106 N. R. 14 W.



No Scale

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 10th day of OCTOBER, 2024.

DOCUMENT NUMBER A1612884

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this, 10th day of October, 2024 at 8 o'clock AM., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoelt
Director of Property Records & Licensing

by 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 15th day of JULY, 2024 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly K. Smith
City Clerk

INSTRUMENT OF DEDICATION

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

Lots 1, 2, 3, 4, 5, 6, and 7, Block 2, and Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 3 all in PINE RIDGE HEIGHTS SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

TOGETHER WITH:

All of platted 14th Avenue SW, in the city of Rochester, Minnesota, lying southeasterly of the southeast right-of-way line of Ponderosa Place SW, all in PINE RIDGE HEIGHTS SUBDIVISION according to the plat thereof on file and of record in the County Recorder's Office, Olmsted County, Minnesota.

Has caused the same to be surveyed and platted as PONDEROSA PINE 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 said Pine South West, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 2nd day of AUGUST, 2024.

Signed: Pine South West, LLC

Dragan Kocic
Dragan Kocic, Managing Member

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 2nd day of AUGUST, 2024, by Dragan Kocic, Managing Member of Pine South West, LLC, a Minnesota limited liability company.

Ryan Schoenfelder
Notary Printed Name

Notary Public, OLMSTED COUNTY, 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 30th day of July, 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 30th day of July, 2024 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 has been reviewed and approved this 30 day of JULY, 2024

Eric C. Steinman
Olmsted County Surveyor

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

PROJECT NUMBER: 4294 COMPUTER FILE: 4294SF01.DWG

1620A