"OFFICIAL PLAT"

WOODCREST ADDITION

INSTRUMENT OF DEDICATION

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

The Easterly 624.63 feet of the following described parcel: That part of the NE 1/4 of Section 7, Township 106, Range 13, Olmsted County, Minnesota, described as beginning at the center of Section 7; thence East along the South line of said NE 1/4 990.00 feet; thence North parallel with the West line of said NE 1/4 220.00 feet; thence West 990.00 feet to the West line of said NE 1/4; thence South 220.00 feet to the point of beginning.

Containing 3.15 acres, more or less.

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

In witness whereof said Commercial Property Management, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 29 day of October, 2024.

Commercial Property Management, LLC

Jared Penz – President

STATE OF Minnesota
COUNTY OF Olmsted

This instrument was acknowledged before me on this 29 day of October, 2024 by Jared Penz, President of Commercial Property Management, LLC, a Minnesota limited liability company.

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

Andrew Buck
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 28 day of October, 2024.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 28 day of October 2024 by Geoffrey G Griffin, Minnesota Registration No. 21940.

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

Andrew Buck
Notary Printed Name

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 29 day of OCTOBER, 2024.

Eric C. Sterner
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 21st day of October, 2024 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly K Smith
City Clerk

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 18th day of November, 2024.

DOCUMENT NUMBER **A1614949**

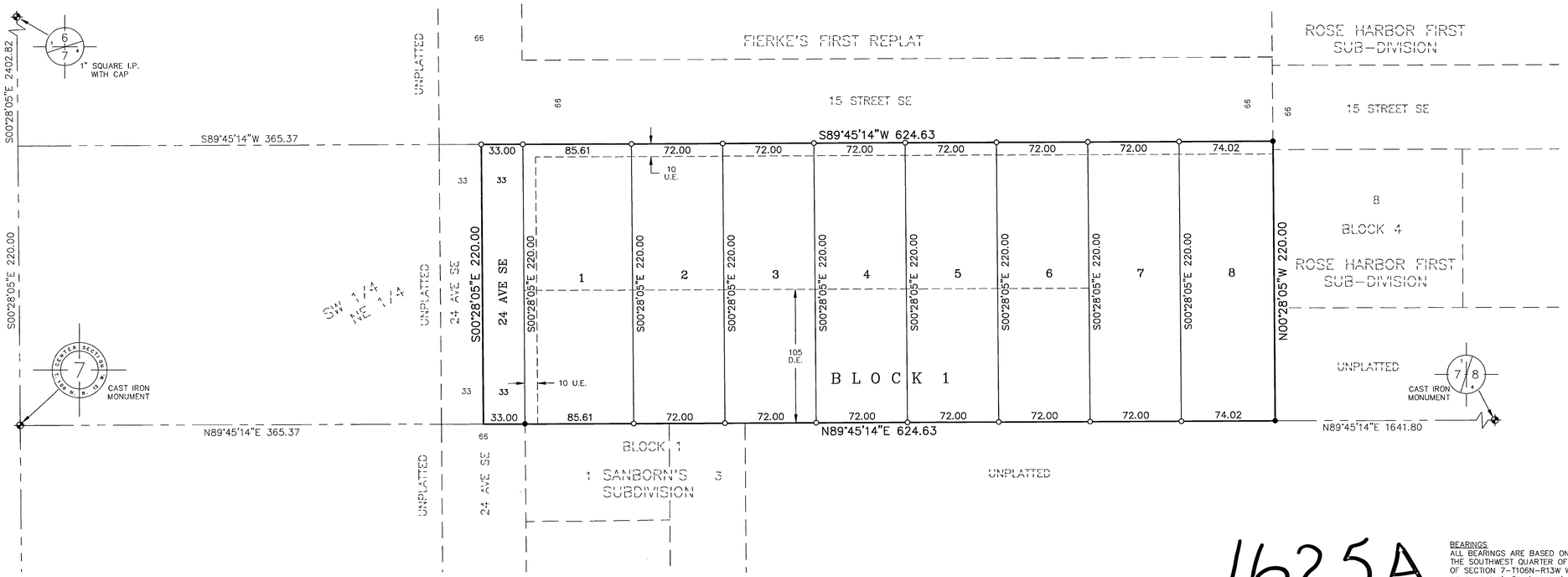
I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18th day of November 2024, at 12 o'clock P M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

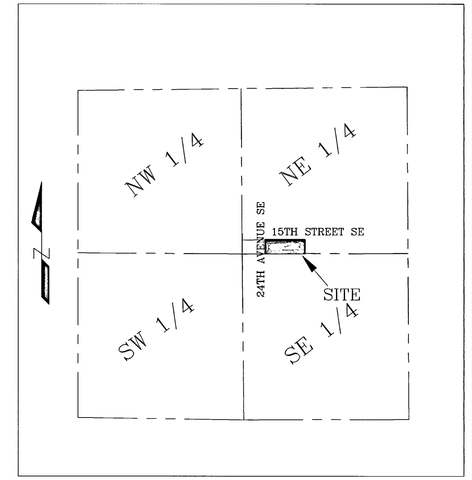
by Wendy von Wald
Deputy

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)

LEGEND
- ○ SET 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- ⌖ DENOTES OLMSTED COUNTY PUBLIC LAND SURVEY CORNER
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- EASEMENT LINE
- ADJACENT PLAT LINE
- SECTION LINE



VICINITY MAP
SECTION 7, TOWNSHIP 106 NORTH, RANGE 13 WEST
"NOT TO SCALE"



FILE NO: 24-101 FP

1625A

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7-T106N-R13W WHICH IS ASSUMED TO BEAR N89°45'14"E / S89°45'14"W.

G-Cubed
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