"OFFICIAL PLAT"

ESSEX ESTATES SEVENTH SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Essex Estates Properties, LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Rochester, State of Minnesota, to wit:

Lots 1 through 10, Block 1, ESSEX ESTATES SIXTH SUBDIVISION, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota.

Containing 1.66 acres, more or less.

Has caused the same to be surveyed and platted as ESSEX ESTATES SEVENTH SUBDIVISION.

In witness whereof, Essex Estates Properties, LLC, a Minnesota liability company, has caused these presents to be signed by its proper officer this 10th day of DECEMBER, 20 24.

SIGNED: Essex Estates Properties, LLC

Franklin P. Kottschade
President

STATE OF MINNESOTA
COUNTY OF OLMSTED
This instrument was acknowledged before me this 10th day of DECEMBER, 2024, by Franklin P. Kottschade, President of Essex Estates Properties, 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 6th day of December, 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 6th day of December, 2024 by Reinhold W. Zieman

Rebecca Zieman
Notary Printed Name

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 9 day of DECEMBER 2024.

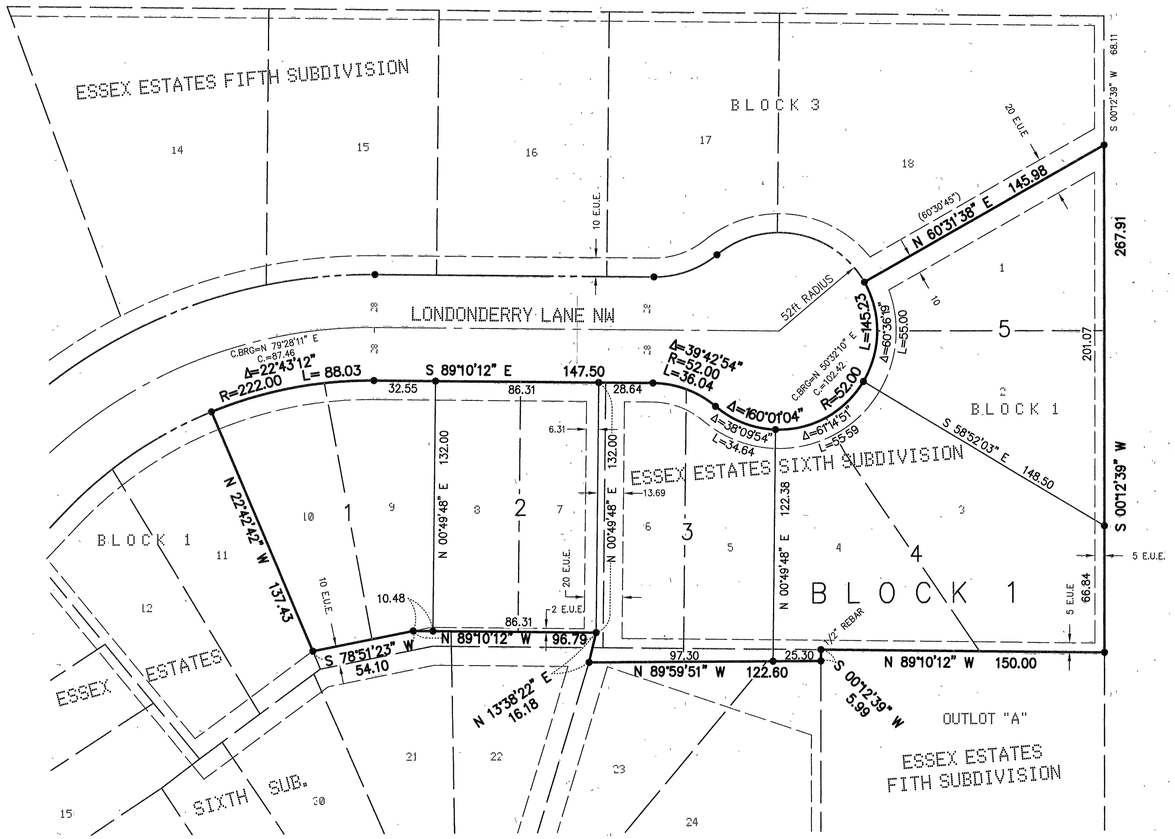
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of ESSEX ESTATES SEVENTH SUBDIVISION was approved by the Community Development Department of Rochester, Minnesota, on this 10th day of December 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 13th day of December, 2024.

DOCUMENT NUMBER A1616287

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 13th day of December, 2024 at 12 o'clock P M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoyt
Director of Property Records & Licensing

Deputy

U.E.=UTILITY EASEMENT
E.U.E.=EXISTING UTILITY EASEMENT PER ESSEX ESTATES FIFTH SUBDIVISION
E.D.E.=EXISTING DRAINAGE EASEMENT PER ESSEX ESTATES FIFTH SUBDIVISION
C.BRG.=CHORD BEARING
C.=CHORD OF CURVE

0 20 40 60 80
SCALE IN FEET

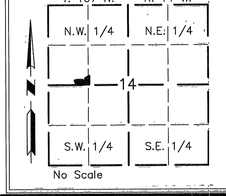
BASIS OF BEARINGS

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

MONUMENTS

- SET (5/8" PLS #59823 PIPE UNLESS NOTED OTHERWISE)
- Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP
SECTION 14
T. 107 N. R. 14 W.



No Scale

WSE + MASSEY
ENGINEERING & LAND SURVEYING LTD.
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COMPUTER FILE: 3387SF04.DWG
PROJECT NUMBER: 3387

1630A