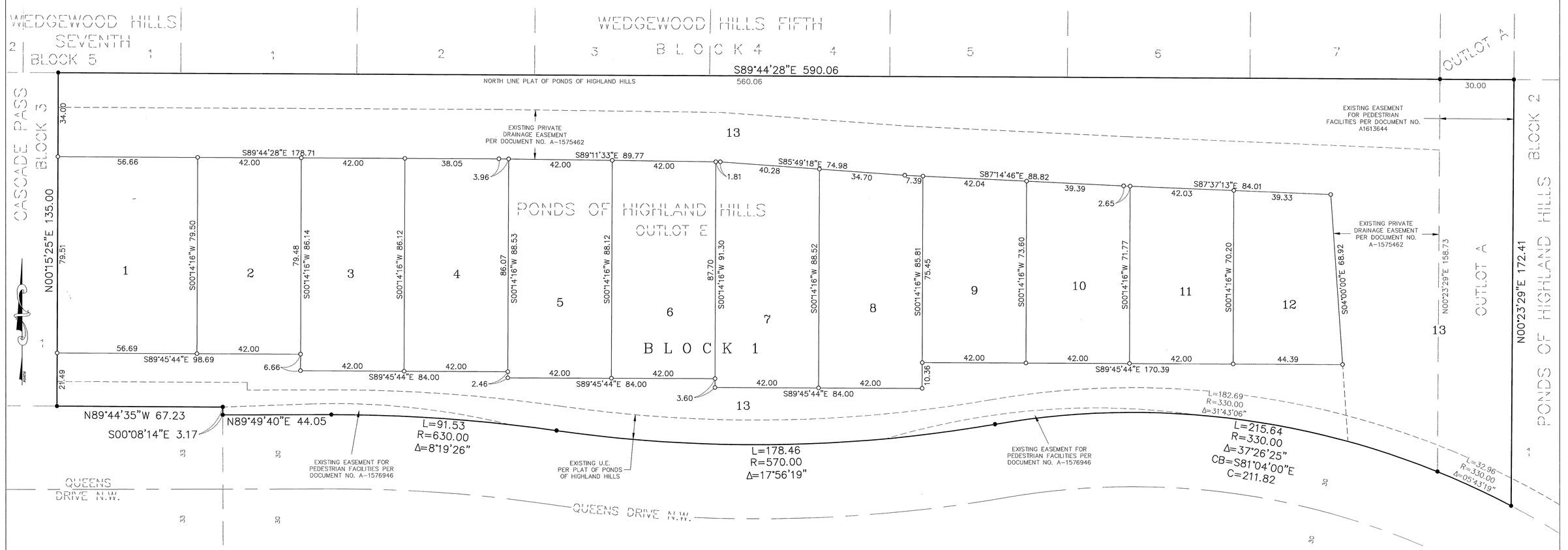
"OFFICIAL PLAT"

HIGHLAND HILLS TOWNHOMES



INSTRUMENT OF DEDICATION

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

All of Outlots A and E, PONDS OF HIGHLAND HILLS, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota.

Containing 1.94 acres more or less.

Has caused the same to be surveyed and platted as HIGHLAND HILLS TOWNHOMES.

In witness whereof said Noble Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30 day of October, 2024.

Noble Development, LLC

James Judisch – Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 30 day of October, 2024 by James Judisch, Chief Manager of Noble Development, LLC, a Minnesota limited liability company.

Andrew Byrd
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 30 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 30 day of October 2024 by Geoffrey G Griffin, Minnesota Registration No. 21940.

Andrew Byrd
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 14 day of NOVEMBER, 2024.

Eric C. Stenma
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.

Anne M. Kasel
City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2025 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 16th day of APRIL, 2025

DOCUMENT NUMBER A-1622300

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 16th day of APRIL, 2025, at 2:42 o'clock P M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

Kaye Wendy von Wald
Deputy

LEGEND

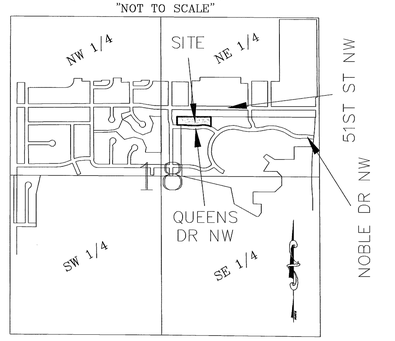
- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- U.E. UTILITY EASEMENT
- EXISTING EASEMENT LINE
- ADJACENT/UNDERLYING PLAT LINE
- CENTERLINE ROAD

GRAPHIC SCALE

20 0 10 20 40
(IN FEET)

VICINITY MAP

SECTION 18, TOWNSHIP 107 NORTH, RANGE 14 WEST
"NOT TO SCALE"



BEARINGS
ALL BEARINGS ARE BASED ON THE NORTH LINE OUTLOT E, PONDS OF HIGHLAND HILLS, WHICH IS ASSUMED TO BEAR N89°44'28"W/S89°44'28"E

1641A

G-Cubed
ENGINEERING
SURVEYING
PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph: 507-867-1666
Fax: 507-867-1665
www.gcubed.com