CONLEYS SECOND ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That The Prow Company, Inc., a Minnesota corporation, owner of the following described property:

Lot 23, Block 3, less the South 40 feet thereof, CONLEY'S ADDITION, in the City of Rochester, Olmsted County, Minnesota

AND

Lot 24, Block 3, less the South 36 feet thereof, CONLEY'S ADDITION, in the City of Rochester, Olmsted County, Minnesota

Containing 0.19 acres more or less.

Has caused the same to be surveyed and platted as CONLEYS SECOND ADDITION and does hereby dedicate to the public for public use the utility easements as created herewith.

In witness whereof, said The Prow Company, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 1st day of August, 2025.

Signed: The Prow Company, Inc

Donald Prow

Donald Prow, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 1st day of August, 2025, by Donald Prow, President of The Prow Company, Inc., a Minnesota corporation, on behalf of the corporation.

lisa zodrow
Notary Printed Name

Notary Public, Rochester, MN
My Commission Expires 1-31-30

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 7th day of July, 2025.

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 7th day of July, 2025 by Reinhold W. Zieman.

Rebecca Zieman
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 July, 2025.

Eric C. Stemm

Olmsted County Surveyor

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 30th day of October, 2025.

DOCUMENT NUMBER A-1634157

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of October, 2025, at 11 o'clock A.M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoerr
Director of Property Records & Licensing

by Wendy von Wald
Deputy

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of CONLEYS SECOND ADDITION was approved by the Community Development Department of Rochester, Minnesota, on this 23rd day of October, 2025, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

Community Development Director

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

0 5 10 15 20
SCALE IN FEET

NOTES:

PL.=PLATTED DISTANCES ACCORDING TO THE PLAT OF CONLEY'S ADDITION

ZONE X 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE PER FEMA FLOOD INSURANCE RATE MAP 27109C0163F EFFECTIVE APRIL, 19, 2017

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

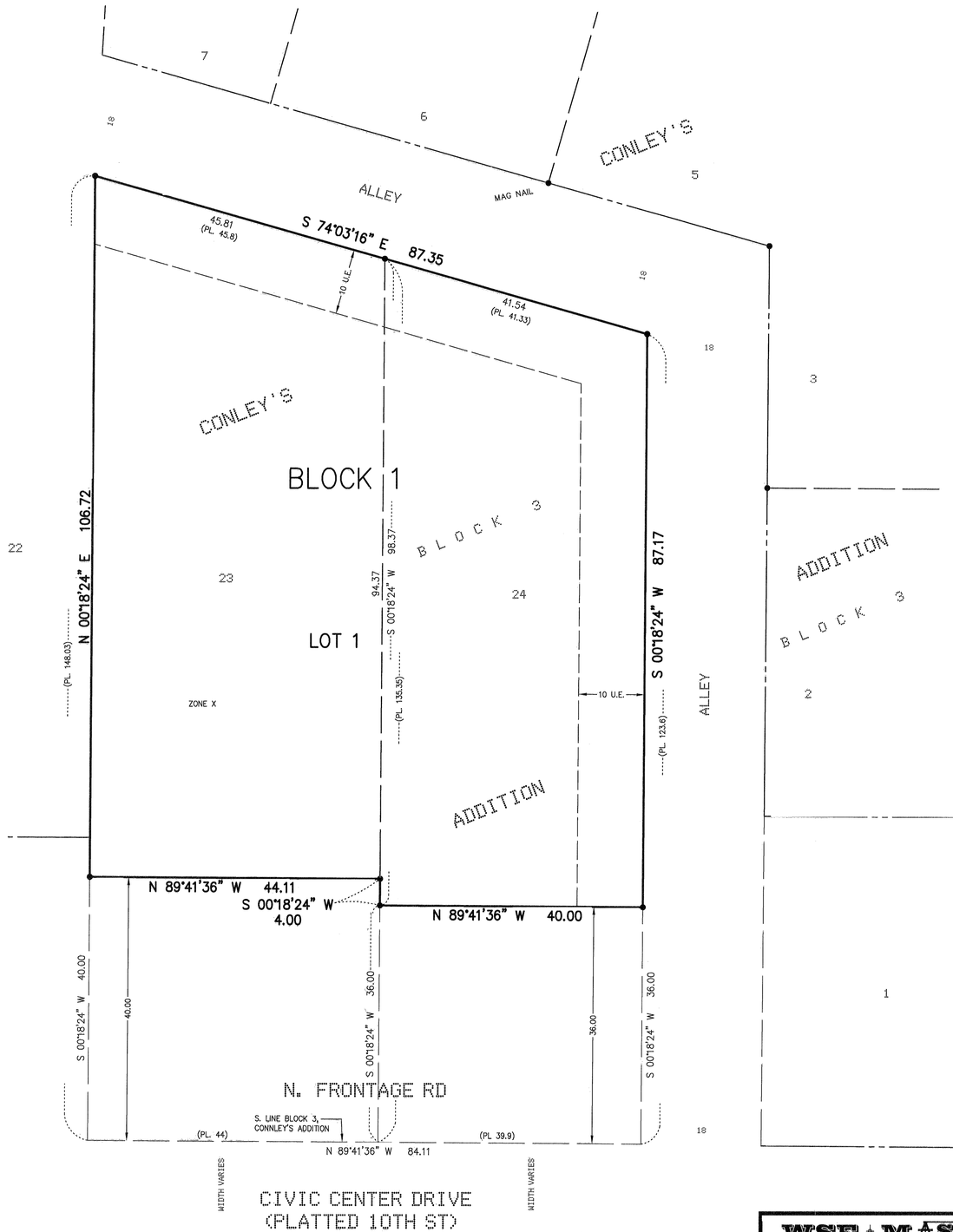
MONUMENTS
- ○ SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)
- ● Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP
SECTION 35
T. 107 N. R. 14 W.

N.W. 1/4	N.E. 1/4
S.W. 1/4	S.E. 1/4

35

No Scale



WSE MASSEY
ENGINEERING & LAND SURVEYING LTD.
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COMPUTER FILE: 4535SF01.DWG

PROJECT NUMBER: 4535

1665A