OFFICIAL PLAT

CREEKVIEW MEADOWS THIRD

INSTRUMENT OF DEDICATION

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

That part of the Southeast Quarter of Section 8, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 8; thence North 00 degrees 15 minutes 11 seconds West (Note: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the west line of said Southeast Quarter, 1194.93 feet to the northwest corner of CREEKVIEW MEADOWS, according to the recorded plat thereof; thence North 90 degrees 00 minutes 00 seconds East, along the north line of said CREEKVIEW MEADOWS, 830.01 feet to the northeast corner of Lot 1, Block 6, of said CREEKVIEW MEADOWS; thence South 00 degrees 07 minutes 36 seconds East, along the east line of said Lot 1, a distance of 122.10 feet to the north right-of-way line of 18th Street SE according to said plat of CREEKVIEW MEADOWS; thence North 89 degrees 52 minutes 24 seconds East, along said north right-of-way line, 62.50 feet to the northeast corner of 18th Street NE as platted in said CREEKVIEW MEADOWS; thence South 00 degrees 07 minutes 36 seconds East, along the east line of said CREEKVIEW MEADOWS, 60.00 feet to the south right-of-way line of 18th Street SE of said CREEKVIEW MEADOWS and the POINT OF BEGINNING; thence continue South 00 degrees 07 minutes 36 seconds East, along the east line of said CREEKVIEW MEADOWS, 80.00 feet; thence South 12 degrees 47 minutes 46 seconds West, along said east line, 30.78 feet; thence North 89 degrees 52 minutes 24 seconds East, 357.59 feet; thence southerly 25.08 feet, along a non-tangential curve, concave westerly, having a central angle of 06 degrees 31 minutes 57 seconds, radius of 220.00 feet, chord of said curve bears South 10 degrees 27 minutes 05 seconds West, 25.07 feet; thence South 76 degrees 16 minutes 56 seconds East, not tangent to said curve, 60.00 feet; thence North 89 degrees 52 minutes 24 seconds East, 163.13 feet; thence North 00 degrees 07 minutes 36 seconds West, 39.00 feet; thence North 89 degrees 52 minutes 24 seconds East, 295.00 feet; thence North 00 degrees 07 minutes 36 seconds West, 290.00 feet; thence South 89 degrees 52 minutes 24 seconds West, 560.00 feet; thence North 00 degrees 07 minutes 36 seconds West, 345.42 feet; thence North 89 degrees 57 minutes 04 seconds West, 272.01 feet; thence South 00 degrees 14 minutes 23 seconds East, 344.36 feet to the northeast corner of CREEKVIEW MEADOWS SECOND, according to the recorded plat thereof; thence South 00 degrees 07 minutes 36 seconds East, along the east line of said CREEKVIEW MEADOWS SECOND, 181.89 feet to the south right-of-way line of 18th Street SE according to said plat of CREEKVIEW MEADOWS SECOND; thence South 89 degrees 52 minutes 24 seconds West, along said south right-of-way line, 31.17 feet to the POINT OF BEGINNING.

Said parcel contains 7.96 acres, more or less.

Has caused the same to be surveyed and platted as CREEKVIEW MEADOWS THIRD 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 Creekview Meadows, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 19th day of November, 20 25.

Signed: Creekview Meadows, LLC

Randy Reynolds

Randy Reynolds, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 19th day of November, 20 25, by Randy Reynolds, Chief Manager of Creekview Meadows, LLC, a Minnesota limited liability company.

Rebecca Zieman
Printed Notary Public Name

Notary Public, Olmsted County MN
My Commission Expires Jan. 31, 2026

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 19th day of November, 20 25.

Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 19th day of November, 20 25 by Reinhold W. Zieman.

Rebecca Zieman
Notary Printed Name

Notary Public, Dodge County, MN
My Commission Expires Jan. 31, 2026

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 3RD day of DECEMBER, 2025.

DOCUMENT NUMBER A1636076

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 3RD day of DECEMBER, 2025 at 1 o'clock PM., 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

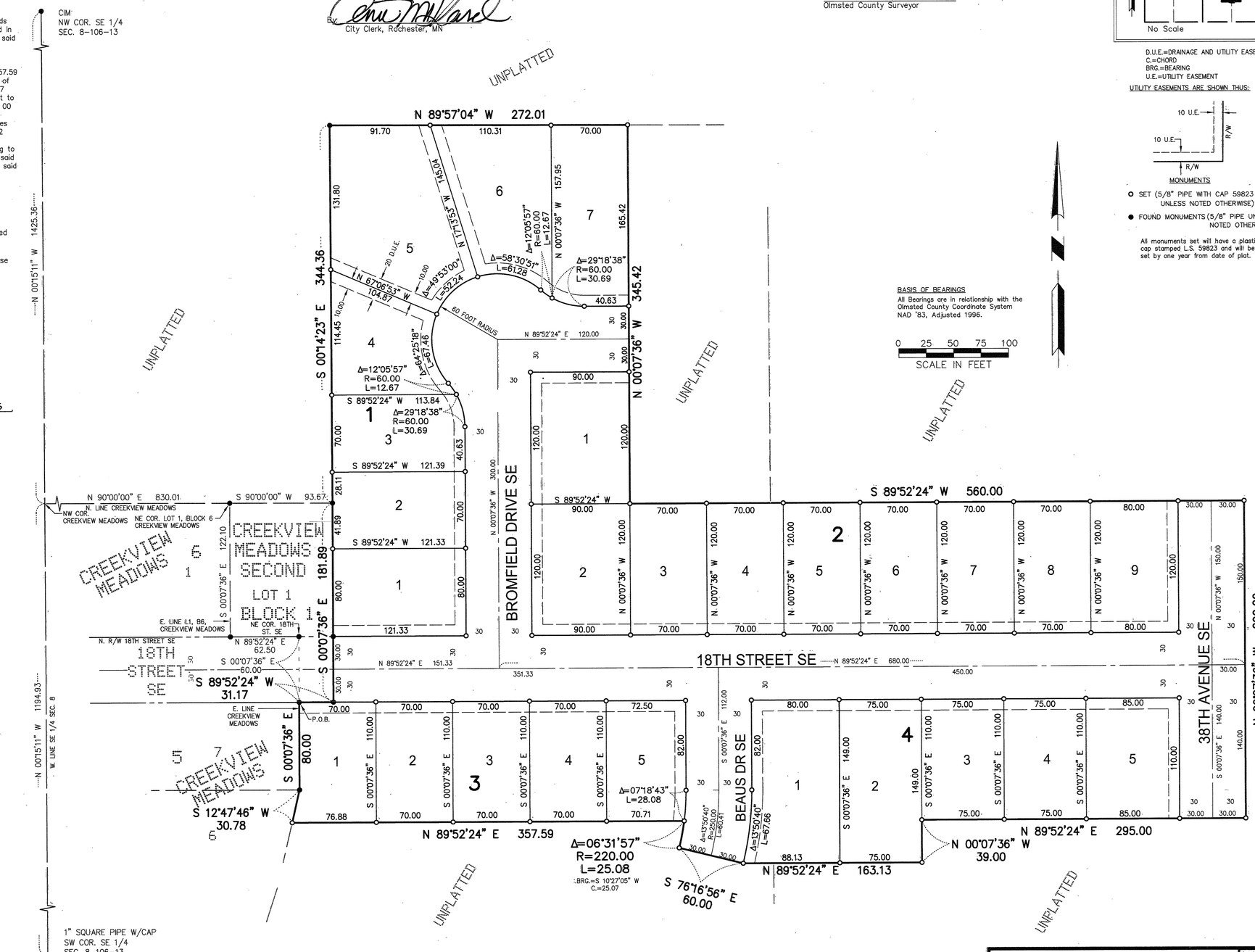
This plat was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof held this 2nd day of October, 20 25, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: City Clerk, Rochester, MN

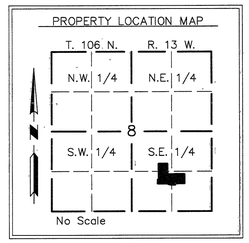
COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has has been reviewed and approved this 20 day of November, 2025

Eric C. Stenne
Olmsted County Surveyor



PROPERTY LOCATION MAP



D.U.E.=DRAINAGE AND UTILITY EASEMENT
C.=CHORD
BRG.=BEARING
U.E.=UTILITY EASEMENT

UTILITY EASEMENTS ARE SHOWN THUS:

MONUMENTS

- SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)
- FOUND MONUMENTS (5/8" PIPE UNLESS NOTED OTHERWISE)

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

BASIS OF BEARINGS

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

0 25 50 75 100
SCALE IN FEET

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

PROJECT NUMBER: 3710 COMPUTER FILE: 3710SF05

1677A
CREEKVIEW MEADOWS THIRD