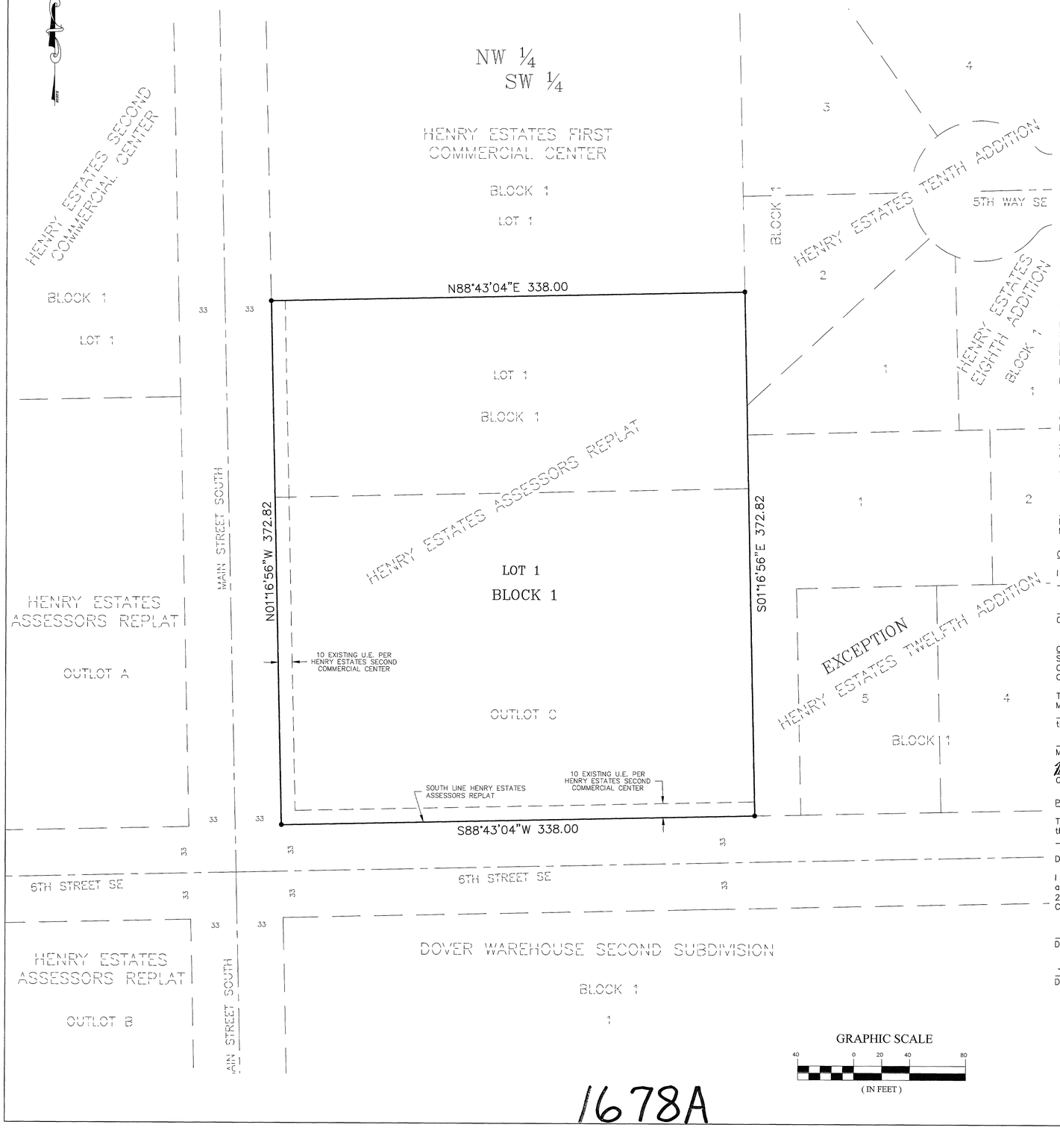
"OFFICIAL PLAT"

HENRY ESTATES THIRD COMMERCIAL CENTER



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That City of Dover, Minnesota, Economic Development Authority, a Municipal Corporation, owner of the following described property:

Lot 1, Block 1, and OUTLOT C, HENRY ESTATES ASSESSORS REPLAT, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota EXCEPT HENRY ESTATES TWELFTH ADDITION.

Containing 2.89 acres, more or less.

Has caused the same to be surveyed and platted as HENRY ESTATES THIRD COMMERCIAL CENTER.

In witness whereof said City of Dover, Minnesota, Economic Development Authority, a Municipal Corporation, has caused these presents to be signed by its proper officers this 5 day of NOVEMBER, 2025

Signed City of Dover, Minnesota, Economic Development Authority, a Municipal Corporation

Roger P. Ihrke

Roger P. Ihrke, President

STATE OF MINNESOTA
COUNTY OF Winona

This instrument was acknowledged before me on 5 day of November, 2025 by Roger P. Ihrke, President of City of Dover, Minnesota, Economic Development Authority, a Municipal Corporation on behalf of the Corporation.

Gabriela Karlstad
Notary Public, Winona County, Minnesota
My Commission expires: 01/31/2028

GABRIELA KARLSTAD
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan 31, 2028

Gabriela Karlstad
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, 2025

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, 2025 by Geoffrey G Griffin, Minnesota Registration No. 21940.

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

ANDREW DALE BUCK
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/28

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 3 day of DECEMBER, 2025.

Eric C. Klemme
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF DOVER

This plat was approved and accepted by the City Council of the City of Dover, Minnesota at a regular meeting thereof held on the 4th day of November, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

Jaime Putnier
Mayor

Melanie Foth
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 3RD day of DECEMBER, 2025.

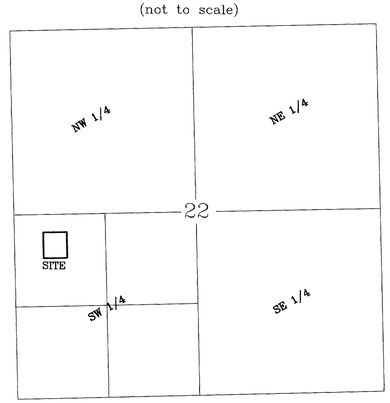
DOCUMENT NUMBER **A1636080**

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 2 o'clock P M., and was duly recorded in the Olmsted County Records.

Wendy von Wald
Deputy

Mary Blair-Hoelt
Director of Property Records & Licensing

VICINITY MAP
(not to scale)



SECTION 22 – TOWNSHIP. 106 N. – RANGE 11 W.

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF HENRY ESTATES ASSESSORS REPLAT WHICH IS ASSUMED TO BEAR NORTH 88°43'04" EAST / SOUTH 88°43'04" WEST.

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)

LEGEND

- ● FOUND MONUMENTS ARE 1/2" IRON PIPES UNLESS OTHERWISE NOTED
- ——— PROPERTY LINE
- - - - - - EASEMENT LINE
- U.E. UTILITY EASEMENT

1678A

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