"OFFICIAL PLAT"

# FOXCROFT WEST THIRD

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That David Ruffalo and Cheryl Ruffalo (formerly known as Demas), husband and wife, John A. Gunnon, a single person, and Cassandra Ann Petri, a single person, fee owners of the following described property:

Lots 6 and 7, Block 1 and Outlot "A", FOXCROFT WEST, and Lot 8, Block 1, FOXCROFT THIRD, all in the City of Rochester, Olmsted County, Minnesota.

Have caused the same to be surveyed and platted as FOXCROFT WEST THIRD.

In witness whereof, said David Ruffalo and Cheryl Ruffalo, husband and wife, have hereunto set their hands this 17th day of FEBRUARY, 2026.

David Ruffalo

Cheryl Ruffalo
(formerly known as Demas)

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 17th day of FEBRUARY, 2026, by David Ruffalo and Cheryl Ruffalo.

Ryan Schoenfelder
Notary Printed Name

Notary Public, OLMSTED COUNTY, MN
My Commission Expires JAN. 31, 2027

In witness whereof, said John A. Gunnon, a single person, has hereunto set their hand this 17th day of FEBRUARY, 2026.

John A. Gunnon
STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 17th day of FEBRUARY, 2026, by John A. Gunnon.

Ryan Schoenfelder
Notary Printed Name

Notary Public, OLMSTED COUNTY, MN
My Commission Expires JAN. 31, 2027

In witness whereof, said Cassandra Ann Petri, a single person, has hereunto set their hand this 18th day of February, 2026.

Cassandra Ann Petri

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me this 18th day of February, 2026, by ~~_____, the _____ of City of Rochester~~.

Rebecca Zieman
Notary Printed Name

Notary Public, Olmsted, MN
My Commission Expires Jan 31, 2031

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2026 on the land herein described have been paid, there are no delinquent taxes, and transfer entered this 14th day of APRIL, 2026.

DOCUMENT NUMBER **A-1642965**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this, 14th day of APRIL, 2026 at 9 o'clock AM., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

by Wendy von Wald
Deputy

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

0 15 30 45 60
SCALE IN FEET

OLMSTED COUNTY HIGHWAY ENGINEER

Recommended for approval this 26 day of February, 2026.

Olmsted County Engineer

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 17th day of February, 2026.

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

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 17th day of FEBRUARY, 2026 by Reinhold W. Zieman.

Notary Public, Dodge County, MN
My Commission Expires JAN. 31, 2027

Ryan Schoenfelder
Notary Printed Name

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of FOXCROFT WEST THIRD was approved by the Community Development Department of Rochester, Minnesota, on this 17th day of March, 2026 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

Community Development Director

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 26 day of FEBRUARY, 2026.

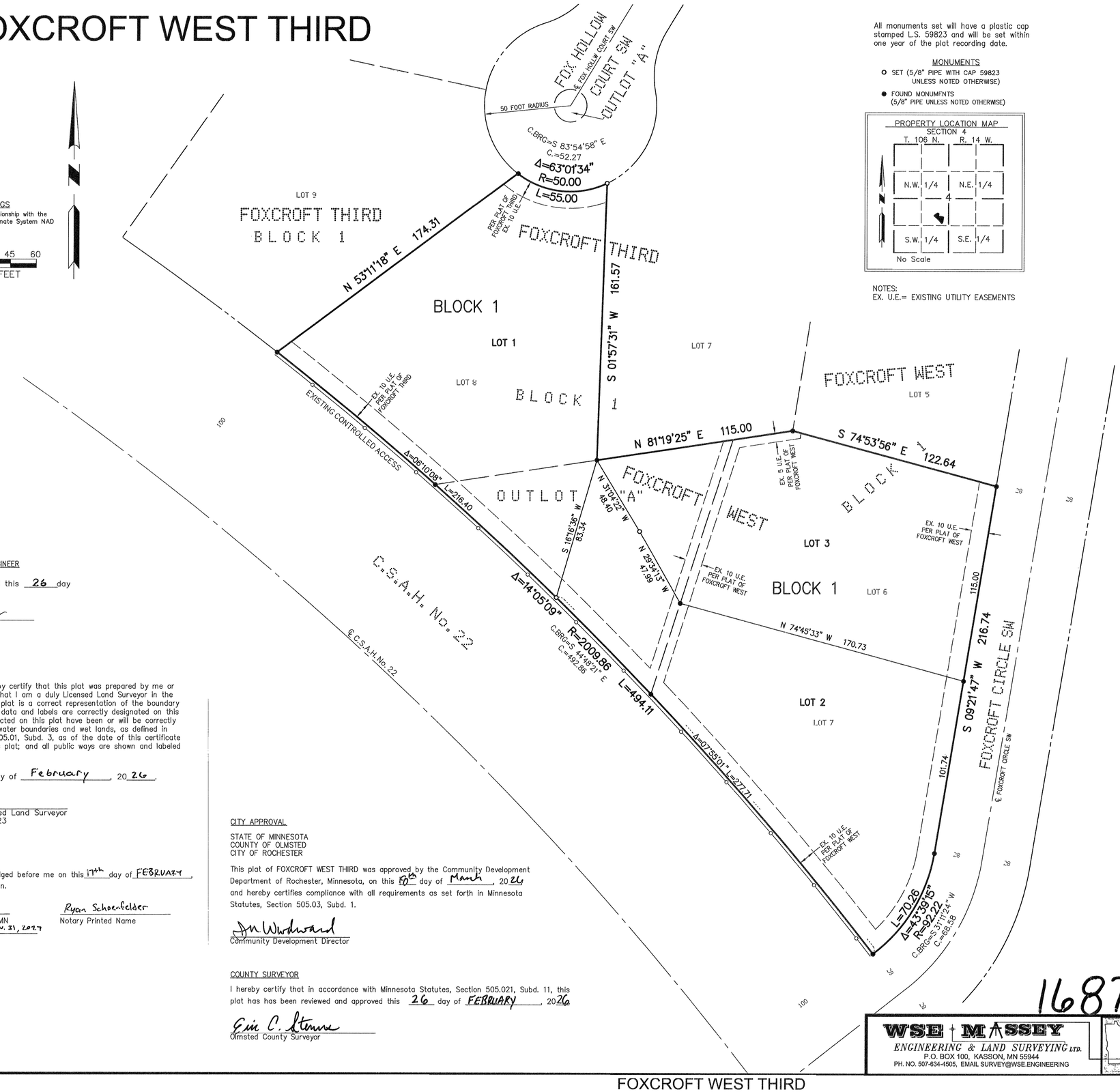
Olmsted County Surveyor

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 4
T. 106 N. R. 14 W.
N.W. 1/4 N.E. 1/4
4
S.W. 1/4 S.E. 1/4
No Scale

NOTES:
EX. U.E.= EXISTING UTILITY EASEMENTS




COMPUTER FILE: 5013SF01.DWG
PROJECT NUMBER: 5013

1687A


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