

# WB SUBDIVISION

### INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

That WB Rochester LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

A part of the N1/2 of the SW1/4 of Section 22, Township 105 North, Range 14 West, Olmsted County, Minnesota, lying Southerly of highway right of way and described as follows: Beginning at the Southwest corner of the N1/2 of said SW1/4; thence North 89°47'40" East (NOTE: all bearings are in relation to the West line of said SW1/4 which has a bearing of North 00 degrees 16'35" West) along the South line of said N1/2 for a distance of 1050.00 feet; thence North 00°16'35" West, parallel with the West line of said N1/2 for a distance of 636.92 feet to a point in the Southerly right of way line of Interstate Highway I-90, thence South 90°17'01" West along said right of way line for a distance of 1144.44 feet to a point in the west line of said N1/2; thence South 00°16'35" East along said West line for a distance of 180.37 feet to the Southwest corner of said N1/2 and the point of beginning. Together with a non-exclusive easement for the right of ingress and egress over the South 33 feet of said N1/2 running from the East line of above described Tract to a point 400 feet Westerly of the Westerly right of way line of State Trunk Highway No. 63 and over the South 30.00 feet of said N1/2 from the Westerly right of way line of said Highway No. 63 to a point 400 feet West to join with the 33 foot easement.

Containing 9.85 acres, more or less.

Has caused the same to be surveyed and platted as WB SUBDIVISION and does hereby dedicate to the public, for public use, the public way and the drainage and utility easements as created by this plat.

In witness whereof said WB Rochester LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 1<sup>st</sup> day of May, 2018.

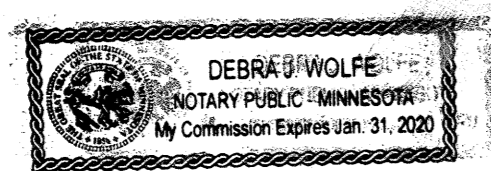
WB Rochester, LLC

*Jeffrey Wieser*  
Jeffrey Wieser  
Owner

STATE OF MINNESOTA  
COUNTY OF Houston

This instrument was acknowledged before me on May 1<sup>st</sup>, 2018 by Jeff Wieser, owner of WB Rochester LLC, a Minnesota limited liability company.

*Debra J. Wolfe* (sign)  
Debra J. Wolfe (print)  
Notary Public *Debra J. Wolfe*  
My Commission Expires 1-31-2020



In witness whereof said WB Rochester LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 1<sup>st</sup> day of May, 2018.

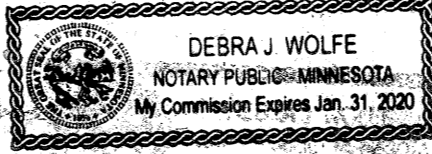
WB Rochester, LLC

*Brian Wieser*  
Brian Wieser  
Owner

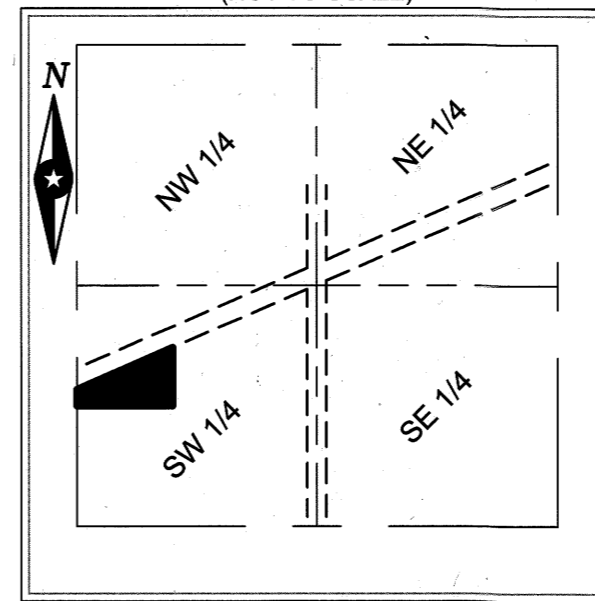
STATE OF MINNESOTA  
COUNTY OF Houston

This instrument was acknowledged before me on May 1<sup>st</sup>, 2018 by Brian Wieser, owner of WB Rochester LLC, a Minnesota limited liability company.

*Debra J. Wolfe* (sign)  
Debra J. Wolfe (print)  
Notary Public *Debra J. Wolfe*  
My Commission Expires 1-31-2020



### VICINITY MAP (NOT TO SCALE)



SEC. 22, TWP. 105N, RGE. 14W  
Olmsted County, Minnesota



### SURVEYOR'S CERTIFICATE

I, James R Osborne, 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.

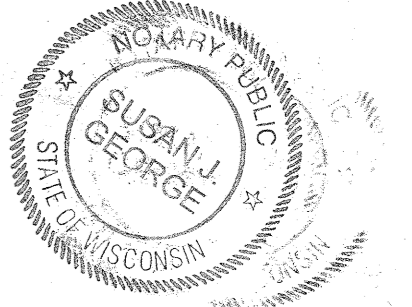
Dated this 30<sup>th</sup> day of APRIL, 2018.

*James R Osborne*  
James R Osborne, Licensed Land Surveyor  
Minnesota License No. 51686

State of Wisconsin  
County of La Crosse

This instrument was acknowledged before me on April 30, 2018 by James R Osborne.

*Susan J. George* (sign)  
Susan J. George (print)  
Notary Public, La Crosse County, Wisconsin  
My Commission Expires 1-11-19



### COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 8 day of JUNE, 2018.

*Mark E. Newton*  
Mark E. Newton  
Olmsted County Surveyor

### CITY APPROVAL

STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF STEWARTVILLE

We do hereby certify that on the 13 day of March, 2018, the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony whereof, we have hereunto signed our names this 17 day of May, 2018.

*William Schimmel Jr.*  
William Schimmel Jr.  
City Administrator

*Jimmie-John King*  
Jimmie-John King  
Mayor

### PROPERTY RECORDS AND LICENSING

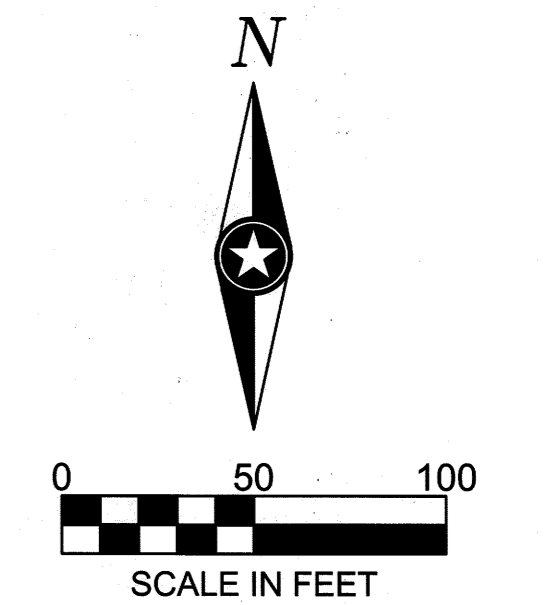
Taxes payable in the year 2018 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 31<sup>st</sup> day of JULY, 2018.

DOCUMENT NUMBER: A1454709

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 31<sup>st</sup> day of JULY, 2018, at 2 o'clock pm, and was duly recorded in the Olmsted County Records.

*W. Mark Krupski*  
W. Mark Krupski  
Director of Property Records & Licensing

*Jay Wendy von Wald*  
Jay Wendy von Wald  
Deputy



### BEARING NOTE:

The orientation of this bearing system is based upon the west line of the Southwest Quarter of Section 22, Township 105N, Range 14W. Said line bears South 00 degrees 16 minutes 30 seconds East.

### LEGEND

- INDICATES 1/2" DIA. X 24" LONG REBAR MARKED BY CAP #51686
- △ ACCESS CONTROL LINE

1438A

ISG