

THIEMANN ESTATES

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That William R. Thiemann and Diane K. Thiemann, husband and wife, owners of the following described property:

That part of the Southeast Quarter of the Southwest Quarter of Section 28, Township 107 North, Range 17 West, Dodge County, Minnesota describes as follows:

Commencing at the southeast corner of the Southwest Quarter of said Section 28; thence North 00 degrees 08 minutes 15 seconds West (NOTE: All Bearings are in relationship with the Dodge County Coordinate System NAD '83, Adjusted 1996), a distance of 1321.91 feet to the northeast corner of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 50 minutes 31 seconds East, along the north line of the Southeast Quarter of said Southwest Quarter, 78.34 feet to the northerly extension of the west line (as monumented) of TIMBER LINE SUBDIVISION, as platted in Section 28 and the POINT OF BEGINNING; thence South 00 degrees 07 minutes 04 seconds West, along said northerly extension and said west line (as monumented), 50.57 feet; thence South 39 degrees 27 minutes 26 seconds West, 979.75 feet to the centerline of C.S.A.H. 34; thence North 50 degrees 32 minutes 34 seconds West, along said centerline, 518.00 feet; thence North 39 degrees 27 minutes 26 seconds East, 50.00 feet; thence North 50 degrees 32 minutes 02 seconds West, 325.94 feet to the west line of the Southeast Quarter of said Southwest Quarter; thence North 00 degrees 10 minutes 02 seconds West, along said west line, 235.54 feet to the northwest corner of the Southeast Quarter of said Southwest Quarter; thence South 89 degrees 50 minutes 31 seconds East, along the north line of the Southeast Quarter of Said Southwest Quarter, 1243.26 feet to the POINT OF BEGINNING.

Said parcel contains 13.68 acres.

Have caused the same to be surveyed and platted as THIEMANN ESTATES and do hereby dedicate to the public for public use the public ways and the utility easements as created by this plat.

In witness whereof said William R. Thiemann and Diane K. Thiemann, husband and wife have hereunto set their hands this 15th day of December, 20 23.

William R. Thiemann
William R. Thiemann

Diane K. Thiemann
Diane K. Thiemann

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 15th day of December, 20 23, by William R. Thiemann and Diane K. Thiemann

Rebecca Ziemann
Notary Printed Name

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

SURVEYOR'S CERTIFICATE

I Reinhold W. Ziemann 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 15th day of December, 20 23.

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

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 15th day of December, 20 23, by Reinhold W. Ziemann.

Rebecca Ziemann
Notary Printed Name

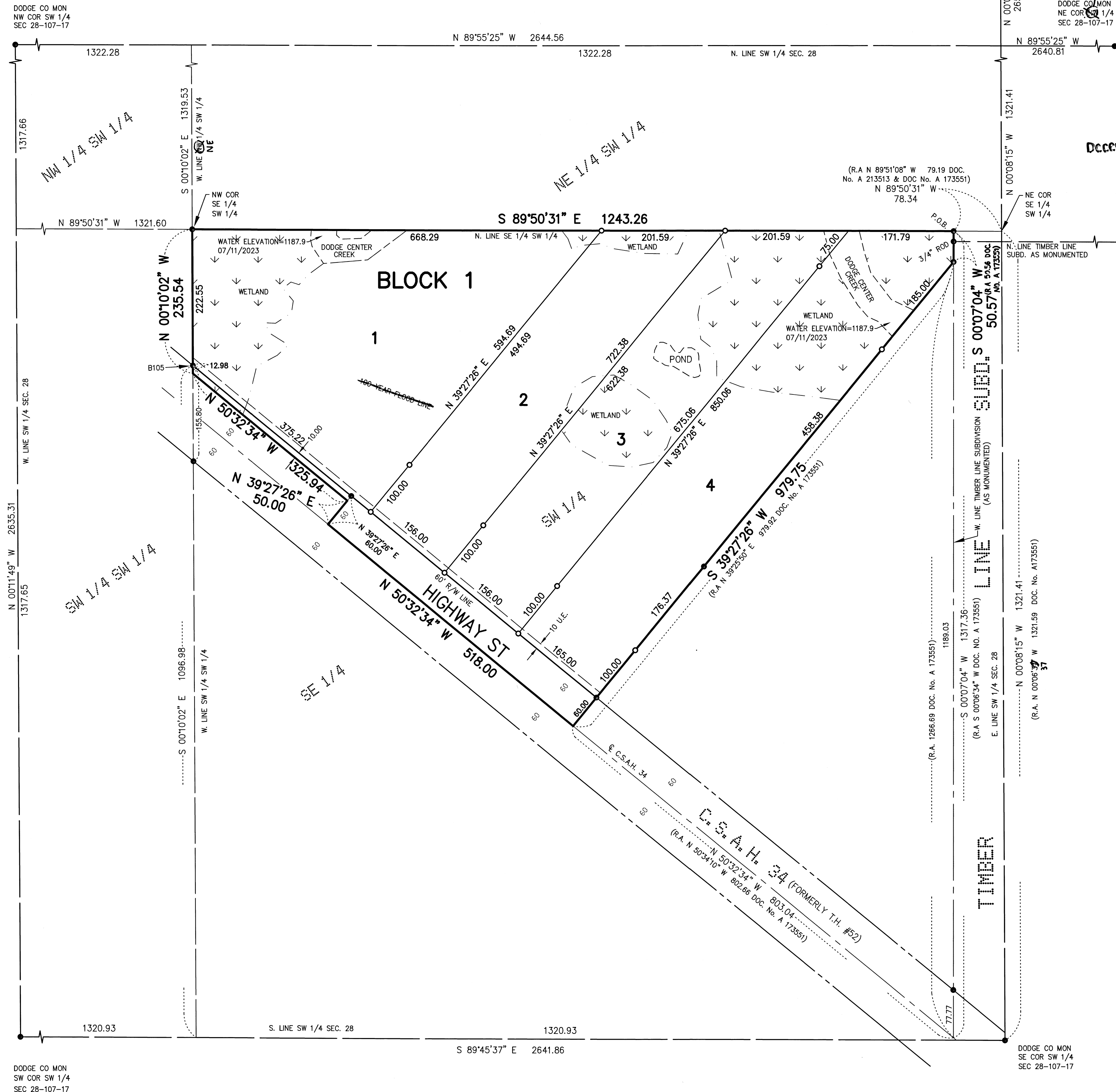
Reinhold W. Ziemann
Notary Public, Dodge County, MN
My Commission Expires Jan 31 2026

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 18th day of December, 20 23.

Lisa M. Hanni
Lisa M. Hanni
Dodge County Surveyor

DODGE CO MON
NW COR SW 1/4
SEC 28-107-17



CITY OF DODGE CENTER
CITY COUNCIL

This plat of THIEMANN ESTATES was approved and accepted by City Council of the City of Dodge Center, Minnesota, at a regular meeting thereof held this 11th day of December, 20 23, and said plat is in compliance with the provisions of Minnesota Statutes, Section 50503, Subd. 2.

Bill Votaw
Mayor
Joe A. Nathan
Clerk

COUNTY RECORDER

I hereby certify that this plat of THIEMANN ESTATES was filed in the office of the County Recorder for public record on this 19th day of, 20 23, at 1:00 o'clock P.M. and was duly filed in Book B of Plats, Page 197, as Document Number 250488

B.R.C.
Dodge County Recorder

AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 19th day of December, 20 23.

S. A. Hauer
Dodge County Auditor/Treasurer

BASIS OF BEARINGS

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



NOTE:

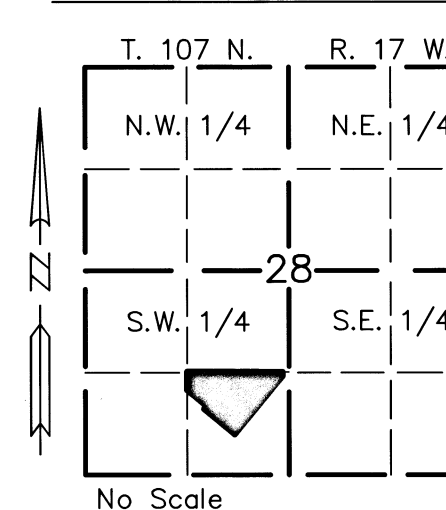
All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

U.E. = UTILITY EASEMENT
R.A. = RECORDED AS

WETLAND DELINEATION BY WSE MASSEY LTD., 12/6/2022

BENCH MARK ELEVATION = 1160.76 (NAVD '88)
MNDOT CONTROL POINT-DODGE CENTER MNDOT RM 1 (CONCRETE MONUMENT) 2.0 MILES NORTHWEST OF DODGE CENTER, 1.30 MILES NORTH ALONG COUNTY ROAD 7 FROM THE JUNCTION OF COUNTY ROAD 7 AND TRUNK HIGHWAY 56 AND COUNTY ROAD 34 (OLD TRUNK HIGHWAY 14) IN DODGE CENTER, THEN 0.35 MILE WEST ON 620TH STREET, 25.0 FEET NORTH OF 620TH STREET, 13.2 FEET WEST-SOUTHWEST OF A POWER POLE, 1.0 FOOT SOUTH OF A WITNESS POST.

PROPERTY LOCATION MAP



MONUMENTS

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

WSE + MASSEY
ENGINEERING & LAND SURVEYING LTD.
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