CASSIDY RIDGE SECOND

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Paks Properties IV, LLC, a Minnesota limited liability company and Kurths Bay Company, LLC, a Minnesota limited liability company, both being owners and mortgagors; and also Silver Lake Center, LLC, a Minnesota limited liability company, mortgagee; and Manufacturers Bank and Trust Company, a company existing under the laws of the state of Iowa, mortgagee of the following described property:

That part of the west 1151.50 feet of the Southwest Quarter of Section 18, Township 107 North, Range 13 West, Olmsted County, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence easterly on an assumed azimuth from north of 89 degrees 04 minutes 21 seconds along the north line of said Southwest Quarter 1151.55 feet to the east line of the west 1151.50 feet of said Southwest Quarter, said line also being the west line of WEIH SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota, and the point of beginning; thence southerly 178 degrees 31 minutes 07 seconds azimuth along said west line 1312.70 feet to the southwest corner of said WEIH SUBDIVISION; thence westerly 269 degrees 09 minutes 37 seconds azimuth 32.30 feet; thence northwesterly 309 degrees 38 minutes 34 seconds azimuth 24.05 feet; thence southwesterly 219 degrees 38 minutes 34 seconds azimuth 120.00 feet; thence southeasterly 129 degrees 38 minutes 34 seconds azimuth 41.06 feet; thence southwesterly 219 degrees 38 minutes 34 seconds azimuth 197.75 feet; thence southeasterly 124 degrees 30 minutes 02 seconds azimuth 174.86 feet; thence southerly 179 degrees 21 minutes 02 seconds azimuth 495.83 feet; thence southerly 202 degrees 09 minutes 10 seconds azimuth 501.16 feet to the northeast corner of Lot 17, Block 1, STONEHEDGE ESTATES FIFTH SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence westerly 269 degrees 20 minutes 28 seconds along the north line of said Lot 17 and along the south line of the Southwest Quarter of said Section 18 a distance of 676.47 feet to the northwest corner of Outlot C, of said STONEHEDGE ESTATES FIFTH SUBDIVISION, said corner being on the east line of Lot 2, Block 4, MORRIS HILLS SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence northerly 354 degrees 56 minutes 46 seconds azimuth along said east line 22.92 feet to the northeast corner of said Lot 2; thence northeasterly 29 degrees 06 minutes 42 seconds azimuth along the east line of said MORRIS HILLS SUBDIVISION 118.68 feet to the northeast corner thereof; thence northwesterly 299 degrees 06 minutes 42 seconds azimuth along the north line of said MORRIS HILLS SUBDIVISION 62.53 feet; thence northwesterly 49.12 feet along said north line on a tangential curve concave southwesterly, having a radius of 278.00 feet and a central angle of 10 degrees 07 minutes 23 seconds to the southeast corner of Lot 1, Block 2, CASSIDY RIDGE, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence northerly 19 degrees 19 minutes 23 seconds azimuth along the east line of said CASSIDY RIDGE 145.90 feet to the south line of Outlot A in said CASSIDY RIDGE; thence easterly 100 degrees 17 minutes 36 seconds azimuth along the south line of said Outlot A 211.97 feet to the southeast corner thereof; thence northeasterly 26 degrees 53 minutes 36 seconds azimuth along the east line of said CASSIDY RIDGE 62.32 feet; thence northerly 11 degrees 35 minutes 29 seconds azimuth along said east line 194.54 feet; thence northerly 06 degrees 15 minutes 26 seconds azimuth along said east line 130.89 feet; thence northerly 358 degrees 31 minutes 07 seconds azimuth along said east line and the northerly extension thereof 1528.45 feet to the southwest corner of a 2.5 acre parcel, said corner being located 491.50 feet east of the west line of the Southwest Quarter of said Section 18 and 443.58 feet south of the north line of said Southwest Quarter; thence easterly 89 degrees 04 minutes 21 seconds azimuth along the south line of said 2.5 acre parcel 245.50 feet to the southeast corner of said parcel; thence northerly 358 degrees 31 minutes 07 seconds azimuth along the east line of said parcel and parallel with the west line of said Southwest Quarter 443.58 feet to the north line of said Southwest Quarter; thence easterly 89 degrees 04 minutes 21 seconds azimuth along said north line 414.55 feet to the point of beginning.

TOGETHER WITH

That part of Outlot C, STONEHEDGE ESTATES FIFTH SUBDIVISION, according to the plat thereof, on file and of record in the office of the County Recorder, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Outlot C; thence easterly on an assumed azimuth from north of 89 degrees 20 minutes 28 seconds along the north line of said Outlot C 534.01 feet to the east line of said Outlot C; thence southwesterly 212 degrees 07 minutes 58 seconds azimuth along said east line 115.71 feet; thence southerly 171 degrees 06 minutes 59 seconds azimuth along said east line 108.75 feet; thence westerly 264 degrees 25 minutes 27 seconds azimuth 156.38 feet; thence southerly 192 degrees 47 minutes 15 seconds azimuth 285.06 feet; thence westerly 276 degrees 47 minutes 32 seconds azimuth 293.96 feet to the east line of Lot 6, Block 4, MORRIS HILLS SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence northerly 07 degrees 07 minutes 38 seconds azimuth along the east line of said Block 4 a distance of 255.75 feet; thence northerly 359 degrees 52 minutes 27 seconds azimuth along said east line 89.40 feet; thence northerly 354 degrees 56 minutes 46 seconds azimuth along said east line 114.98 feet to the point of beginning. Tract described above contains 4.25 acres, more or less.

The two above described tracts contain a total of 39.55 acres, more or less.

Have caused the same to be surveyed and platted as CASSIDY RIDGE SECOND and do hereby donate and dedicate to the public for public use forever, the public ways, and also hereby dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Kurths Bay Company, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 23 day of December, 2016.

Kurths Bay Company, LLC

Charles Pagenhart

Charles Pagenhart
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 23 day of December, 2016, by Charles Pagenhart, Chief Manager of Kurths Bay Company, LLC on behalf of the company.

Sue E. Madden

Notary Public, Olmsted County, Minnesota

My Commission Expires 01/31/2020

In witness whereof said Paks Properties IV, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 23 day of December, 2016.

Paks Properties IV, LLC

Charles Pagenhart

Charles Pagenhart
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 23 day of December, 2016, by Charles Pagenhart, President of Paks Properties IV, LLC on behalf of the company.

Sue E. Madden

Notary Public, Olmsted County, Minnesota

My Commission Expires 01/31/2020

In witness whereof said Silver Lake Center, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 23 day of December, 2016.

Silver Lake Center, LLC

Charles Pagenhart

Charles Pagenhart
Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 23 day of December, 2016, by Charles Pagenhart, Manager of Silver Lake Center, LLC on behalf of the company.

Sue E. Madden

Notary Public, Olmsted County, Minnesota

My Commission Expires 01/31/2020

In witness whereof said Manufacturers Bank and Trust Company, a company existing under the laws of the State of Iowa has caused these presents to be signed by its proper officer this 21st day of DECEMBER, 2016.

Manufacturers Bank and Trust Company

James R. Siegel

James R. Siegel
Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21st day of December, 2016, by James R. Siegel, Vice President of Manufacturers Bank and Trust Company on behalf of the company.

Nancy Appel

Notary Public, Olmsted County, Minnesota

My Commission Expires 1-31-18

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, ~~Aaron S. Reeves~~ Valori Langseth Acting, City Clerk in and for the City of Rochester, do hereby certify that on the 7th day of November, 2016, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 30th day of December, 2016.

Valori Langseth

~~Aaron S. Reeves~~ Valori Langseth
City Clerk
City of Rochester

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 19 day of DEC., 2016.

Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, 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 by December 01, 2017; 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 19 day of December, 2016.

Mark J. Haselius, Licensed Land Surveyor
Minnesota License No. 47034

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 19 day of December, 2016, by Mark J. Haselius.

Sue E. Madden

Notary Public, Olmsted County, MN

My Commission Expires 01/31/2020

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2016 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 30th day of DECEMBER, 2016.

Document Number A1415061

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of DECEMBER, 2016, at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski
Olmsted County Director of Property Records and Licensing

By Wendy von Wald
Deputy

SEH
PHONE: 507.288.6464
717 3RD AVENUE S.E.
ROCHESTER, MN 55904
www.sehinc.com

1385A

Mark Haselius P:\KG\K\KUBAY\131952\3-survey\92-CAD\15-dwgs\KU131952F-PLAT02.dwg Wednesday, December 14, 2016

CASSIDY RIDGE SECOND

LEGEND

- ○ DENOTES 1/2 INCH BY 18 INCH REBAR SET AND MARKED BY LICENSE NO. 47034
- ○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- ● DENOTES FOUND 1/2 INCH REBAR UNLESS NOTED OTHERWISE
- DENOTES WETLAND

60 0 60 120
SCALE IN FEET

ORIENTATION OF THIS AZIMUTH SYSTEM IS ASSUMED AND BASED ON THE WEST LINE OF THE SW 1/4 OF SEC. 18, T107N, R13W. HAVING AN AZIMUTH OF 178°31'07" MEASURED CLOCKWISE FROM 00°00'00" NORTH.

STREET CENTER LINE CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. AZIMUTH
A	37.12	200.00	10°38'06"	37.07	353°11'53"

SE COR. SW 1/4 SEC. 18, T107N, R13W CAST IRON CAP ON TELSPAR PIPE

NE COR. MORRIS HILLS SUBDIVISION

DETAIL A NO SCALE

LOT 2 BLOCK 1 — LOT 1 BLOCK 1 — STONE POINT DRIVE N.E. — CENTER LINE

L = 49.12
R = 278.00
Δ = 10°07'23"
CH. = 49.05
CH. AZ. = 294°03'01"

SE COR. LOT 1, BLK. 2 CASSIDY RIDGE

LOT 1, BLK. 2 CASSIDY RIDGE

UNPLATTED

CAMEO LANE N.E.

BLOCK 2

BLOCK 1

CASSIDY RIDGE

OUTLOT A

STONE POINT DRIVE N.E.

STONE CREST LANE N.E.

STONE CREST DRIVE N.E.

MORRIS HILLS SUBDIVISION

SECTION 18, T107N, R13W

EXIST. 20 FT. UTILITY EASEMENT DOC. NO. A-1377739

EXIST. 20 FT. DRAINAGE EASEMENT DOC. NO. A-1377739

ACCESS EASEMENT DOC. NO. A-1414313

30 FT. PEDESTRIAN FACILITIES EASEMENT DOC. NO. A-1414312

FND 3/4 INCH IRON PIPE AT ANGLE POINTS OF CASSIDY RIDGE (TYPICAL)

FND 3/4 INCH IRON PIPE AT ANGLE POINTS OF MORRIS HILLS SUBDIVISION (TYPICAL)

E. LINE OUTLOT C STONEHEDGE ESTATES FIFTH SUBDIVISION

S. LINE SW 1/4, SEC. 18 AND N. LINE OF OUTLOT C STONEHEDGE ESTATES FIFTH SUBD.

S. LINE OUTLOT A CASSIDY RIDGE

E. LINE CASSIDY RIDGE

E. LINE LOT 6, BLK. 4 MORRIS HILLS SUBD.

NE COR. LOT 17

N. LINE LOT 17

SEE DETAIL A

SEE DETAIL B

P.O.B.
NW COR. OUTLOT C
STONEHEDGE ESTATES FIFTH SUBD.
FND 3/4 INCH IRON PIPE

NE COR. LOT 2, BLK. 4, MORRIS HILLS SUBD.

DETAIL B NO SCALE

PLAT BOUNDARY — EASEMENT C/L — 0.68 — 220°09'18" 149.09 — 41.75 — 140°23'18" — 60.76 — 235°25'59"

UTILITY EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY OVERHEAD, UNDERGROUND OR SURFACE PUBLIC UTILITIES, INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND AND SURFACE DRAINAGE FACILITIES, AND UTILITY EASEMENT.

D.E. = DRAINAGE EASEMENT

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. AZIMUTH
C1	49.46	280.00	10°07'14"	49.39	114°03'05"
C2	220.37	220.00	57°23'28"	211.27	90°24'58"
C3	121.60	220.00	31°40'12"	120.06	45°53'08"
C4	227.30	280.00	46°30'42"	221.11	95°51'21"
C5	111.55	280.00	22°49' 33"	110.81	61°11'13"
C6	96.39	280.00	19°43'25"	95.91	39°54'44"
C7	41.33	280.00	08°27'26"	41.29	34°16'45"
C8	66.49	280.00	13°36'22"	66.34	45°18'39"
C9	84.72	220.00	22°03'48"	84.19	41°04'56"

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. AZIMUTH
C10	22.58	120.00	10°46'47"	22.54	46°43'26"
C11	111.95	120.00	53°27'13"	107.94	14°36'26"
C12	59.73	180.00	19°00'45"	59.46	42°36'27"
C13	96.15	180.00	30°36'25"	95.02	17°47'52"
C14	45.91	180.00	14°36'50"	45.79	355°11'15"
C15	33.76	230.00	08°24'34"	33.73	352°05'07"
C16	8.93	230.00	02°13'32"	8.93	357°24'10"
C17	31.55	170.00	10°38'06"	31.51	353°11'53"

T. 107 N. R. 13 W. — 18 — S.W. 1/4 S.E. 1/4 — N.W. 1/4 N.E. 1/4 — 19
No Scale
LOCATION MAP

NW COR. SW 1/4 SEC. 18, T.107 N. R.13 W. 1-INCH SQ. PIPE

SW COR. SW 1/4 SEC. 18, T107N, R13W 1-INCH SQ. PIPE

SEH
PHONE: 507.288.6464
717 3RD AVENUE S.E.
ROCHESTER, MN 55904
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Mark Haselius P:\KO\K\KUBAY\131952\9--survey\92--CAD\15--dwgs\KU131952F--PLAT02.dwg Wednesday, December 14, 2016

CASSIDY RIDGE SECOND

CENTER OF SECTION
SEC. 18, T.107 N. R.13 W.
1-INCH SQ. PIPE

N. LINE SW 1/4, SEC. 18, T107N, R13W.

P.O.B.

WEIH SUBDIVISION

1 2 3 4 5 6 7 8 9 10 11 12

WEIH STREET (HACATED)

EXIST. 10 U.E.

SW COR. WEIH SUBDIVISION

178°31'07" 1312.70

32.30
269°09'37"

309°38'34"
24.05

E. LINE OF THE WEST 1151.50 FEET OF THE SOUTHWEST QUARTER OF SEC. 18. ALSO, THE W. LINE OF WEIH SUBDIVISION.

DRAINAGE EASEMENT

DRAINAGE EASEMENT

219°38'34"
120.00

129°38'34"
41.06

219°38'34"
197.75

OUTLOT C

OUTLOT B

OUTLOT D

A DRAINAGE EASEMENT IS DEDICATED OVER ALL OF OUTLOT D.

OUTLOT E

OUTLOT F

OUTLOT G

NW 1/4 - SW 1/4 SEC. 18, T107N, R13W

CASSIDY RIDGE DRIVE N.E.

STONE POINT DRIVE N.E.

OSCAR DRIVE N.E.

48TH STREET N.E.

County Road No. 124

15 D.E. & U.E.

10 U.E.

20 U.E.

EXIST. UTILITY EASEMENT DOC. NO. A-1380219

EXIST. 20 FT. UTILITY EASEMENT DOC. NO. A-1377739

CURVE D
L = 244.52 R = 285.00 Δ = 49°09'28" CH. AZ. = 196°19'59" CH. = 237.09
L = 232.08 R = 250.00 Δ = 53°11'21" CH. = 223.84 CH. AZ. = 194°19'03"
L = 199.59 R = 215.00 Δ = 53°11'21" CH. = 192.50 CH. AZ. = 194°19'03"

CURVE B
L = 740.72 R = 465.00 Δ = 91°16'09" CH. = 664.85 CH. AZ. = 175°16'39"
L = 489.88 R = 500.00 Δ = 56°08'10" CH. = 470.52 CH. AZ. = 192°50'38"
L = 494.16 R = 535.00 Δ = 52°55'18" CH. = 476.78 CH. AZ. = 194°27'04"

CURVE C
L = 306.59 R = 500.00 Δ = 35°07'59" CH. = 301.81 CH. AZ. = 147°12'34"
L = 298.04 R = 535.00 Δ = 31°55'06" CH. = 294.29 CH. AZ. = 145°36'08"

L=71.70
R = 230.00
Δ = 17°51'42"
CH. = 71.41
CH. AZ. = 187°26'47"

MATCHLINE

N. LINE S.W. 1/4, S.W. 1/4

CASSIDY RIDGE

BLOCK 1

11

358°31'07" 443.58

E. LINE OF A 2.5 ACRE PARCEL AND PARALLEL WITH THE W. LINE OF THE SW 1/4, SEC. 18.

SE COR. OF A 2.5 ACRE PARCEL

SW COR. OF A 2.5 ACRE PARCEL

568.07

FND 1/2 INCH IRON PIPE NE COR. CASSIDY RIDGE

1528.45

N. LINE SW 1/4, SEC. 18, T107N, R13W.

NW COR. SW 1/4 SEC. 18, T.107 N. R.13 W. 1-INCH SQ. PIPE

T. 107 N. R. 13 W.
18
S.W. 1/4 S.E. 1/4
N.W. 1/4 N.E. 1/4
19
No Scale
LOCATION MAP

STREET CENTER LINE CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. AZIMUTH
B	145.99	203.38	41°07'38"	142.87	19°04'45"
C	23.98	100.00	13°44'25"	23.92	261°38'46"
D	49.50	250.00	11°20'38"	49.42	173°23'41"

PARCEL CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. AZIMUTH
C21	82.74	135.00	35°07'00"	81.45	16°04'26"
C22	93.39	230.00	23°15'56"	92.75	28°00'36"
C23	31.18	130.00	13°44'25"	31.10	261°38'46"
C24	16.79	70.00	13°44'25"	16.75	261°38'46"
C25	56.43	285.00	11°20'38"	56.33	173°23'41"
C26	25.99	203.66	07°18'45"	25.97	175°24'38"

LEGEND

- ○ DENOTES 1/2 INCH BY 18 INCH REBAR SET AND MARKED BY LICENSE NO. 47034
- ○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- ● DENOTES FOUND 1/2 INCH REBAR UNLESS NOTED OTHERWISE

ORIENTATION OF THIS AZIMUTH SYSTEM IS ASSUMED AND BASED ON THE WEST LINE OF THE SW 1/4 OF SEC. 18, T107N, R13W. HAVING AN AZIMUTH OF 178°31'07" MEASURED CLOCKWISE FROM 00°00'00" NORTH.

UTILITY EASEMENT DEFINED

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U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND AND SURFACE DRAINAGE FACILITIES, AND UTILITY EASEMENT.

D.E. = DRAINAGE EASEMENT

CONTROLLED ACCESS DEFINED

INGRESS AND EGRESS TO, FROM OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATUTE 160.08.

———o——— DENOTES CONTROLLED ACCESS

60 0 60 120
SCALE IN FEET

SEH
PHONE: 507.288.6464
717 3RD AVENUE S.E.
ROCHESTER, MN 55904
www.sehinc.com

Mark Hoselius P:\KG\K\KUBMY\131952\9-survey\92-CAD\15-dwgs\K0131952F-PLAT02.dwg Wednesday, December 14, 2016