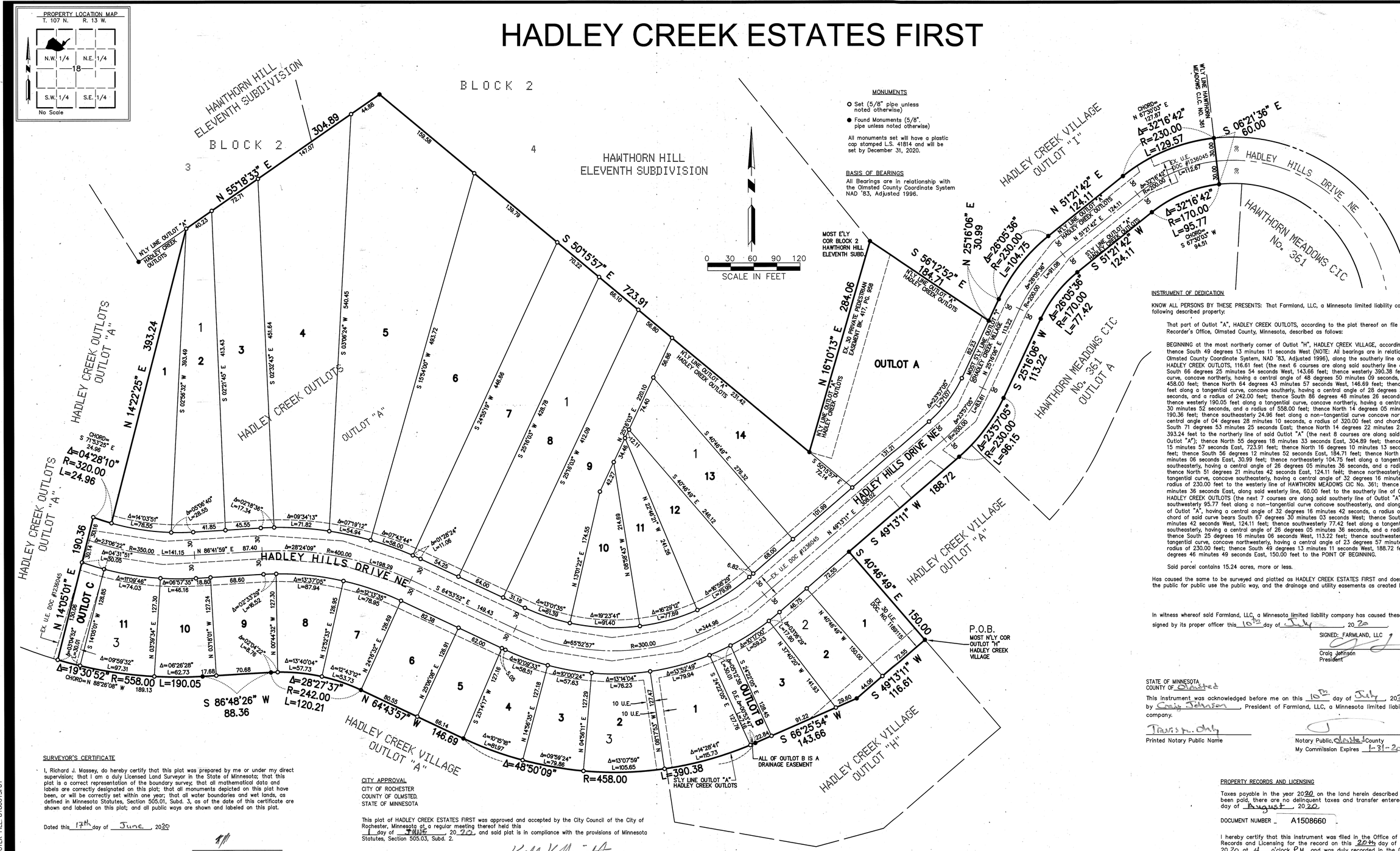
"OFFICIAL PLAT"

HADLEY CREEK ESTATES FIRST

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



MONUMENTS

- Set (5/8" pipe unless noted otherwise)
- Found Monuments (5/8" pipe unless noted otherwise)

All monuments set will have a plastic cap stamped L.S. 41814 and will be set by December 31, 2020.

BASIS OF BEARINGS

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

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Farmland, LLC, a Minnesota limited liability company, owner of the following described property:

That part of Outlot "A", HADLEY CREEK OUTLOTS, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, described as follows:

BEGINNING at the most northerly corner of Outlot "H", HADLEY CREEK VILLAGE, according to the plat thereof; thence South 49 degrees 13 minutes 11 seconds West (NOTE: All bearings are in relationship with the Olmsted County Coordinate System, NAD '83, Adjusted 1996), along the southerly line of Outlot "A", of said HADLEY CREEK OUTLOTS, 116.61 feet (the next 6 courses are along said southerly line of Outlot "A"); thence South 66 degrees 25 minutes 54 seconds West, 143.66 feet; thence westerly 390.38 feet along a tangential curve, concave northerly, having a central angle of 48 degrees 50 minutes 09 seconds, and a radius of 458.00 feet; thence North 64 degrees 43 minutes 57 seconds West, 146.69 feet; thence westerly 120.21 feet along a tangential curve, concave southerly, having a central angle of 28 degrees 27 minutes 37 seconds, and a radius of 242.00 feet; thence South 86 degrees 48 minutes 26 seconds West, 88.36 feet; thence westerly 190.05 feet along a tangential curve, concave northerly, having a central angle of 19 degrees 30 minutes 52 seconds, and a radius of 558.00 feet; thence North 14 degrees 05 minutes 01 seconds East, 190.36 feet; thence southeasterly 24.96 feet along a non-tangential curve concave northeasterly, having a central angle of 04 degrees 28 minutes 10 seconds, a radius of 320.00 feet and chord of said curve bears South 71 degrees 53 minutes 25 seconds East; thence North 14 degrees 22 minutes 25 seconds East, 393.24 feet to the northerly line of said Outlot "A" (the next 8 courses are along said northerly line of Outlot "A"); thence North 55 degrees 18 minutes 33 seconds East, 304.89 feet; thence South 50 degrees 15 minutes 57 seconds East, 723.91 feet; thence North 16 degrees 10 minutes 13 seconds East, 284.06 feet; thence South 56 degrees 12 minutes 52 seconds East, 184.71 feet; thence North 25 degrees 16 minutes 06 seconds East, 30.99 feet; thence northeasterly 104.75 feet along a tangential curve, concave southeasterly, having a central angle of 26 degrees 05 minutes 36 seconds, and a radius of 230.00 feet; thence North 51 degrees 21 minutes 42 seconds East, 124.11 feet; thence northeasterly 129.57 feet along a tangential curve, concave southeasterly, having a central angle of 32 degrees 16 minutes 42 seconds, and a radius of 230.00 feet to the westerly line of HAWTHORN MEADOWS CIC No. 361; thence South 06 degrees 21 minutes 36 seconds East, along said westerly line, 60.00 feet to the southerly line of Outlot "A", said HADLEY CREEK OUTLOTS (the next 7 courses are along said southerly line of Outlot "A"); thence southwesterly 95.77 feet along a non-tangential curve concave southeasterly, and along said southerly line of Outlot "A", having a central angle of 32 degrees 16 minutes 42 seconds, a radius of 170.00 feet and chord of said curve bears South 67 degrees 30 minutes 03 seconds West; thence South 51 degrees 21 minutes 42 seconds West, 124.11 feet; thence southwesterly 77.42 feet along a tangential curve, concave southeasterly, having a central angle of 26 degrees 05 minutes 36 seconds, and a radius of 170.00 feet; thence South 25 degrees 16 minutes 06 seconds West, 113.22 feet; thence southwesterly 96.15 feet along a tangential curve, concave northwesterly, having a central angle of 23 degrees 57 minutes 05 seconds, and a radius of 230.00 feet; thence South 49 degrees 13 minutes 11 seconds West, 188.72 feet; thence South 40 degrees 46 minutes 49 seconds East, 150.00 feet to the POINT OF BEGINNING.

Said parcel contains 15.24 acres, more or less.

Has caused the same to be surveyed and platted as HADLEY CREEK ESTATES FIRST 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 Farmland, LLC, a Minnesota limited liability company has caused these presents to be signed by its proper officer this 10th day of July, 2020.

SIGNED: FARMLAND, LLC
Craig Johnson
President

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 10th day of July, 2020, by Craig Johnson, President of Farmland, LLC, a Minnesota limited liability company.

Travis M. Ohly
Printed Notary Public Name

Notary Public, Olmsted County
My Commission Expires 1-31-2025

SURVEYOR'S CERTIFICATE

I, Richard J. Massey, 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 June, 2020

Richard J. Massey
Minnesota L.S. No. 41814

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 17th day of June, 2020 by Richard J Massey.

Kaye LaVonne Moulton
Printed Notary Public Name

Kaye LaVonne Moulton
Notary Public, Dodge County, MN
My Commission Expires 1-31-2025

CITY APPROVAL
CITY OF ROCHESTER
COUNTY OF OLMSTED,
STATE OF MINNESOTA

This plat of HADLEY CREEK ESTATES FIRST was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof held this 1 day of June, 20 20, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

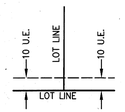
By: Kelly K Slatter
City Clerk, Rochester, MN

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 17 day of June, 2020

Mark E. Severtson
Mark E. Severtson
Olmsted County Surveyor

UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC WAYS UNLESS OTHERWISE INDICATED.

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.

DRAINAGE EASEMENT DEFINED
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2020 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 20th day of August, 2020.

DOCUMENT NUMBER A1508660

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 20th day of August 2020 at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy

1497A

WSE + MASSEY
ENGINEERING & LAND SURVEYING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

PROJECT NUMBER: 8--18001 COMPUTER FILE: 818001SF01