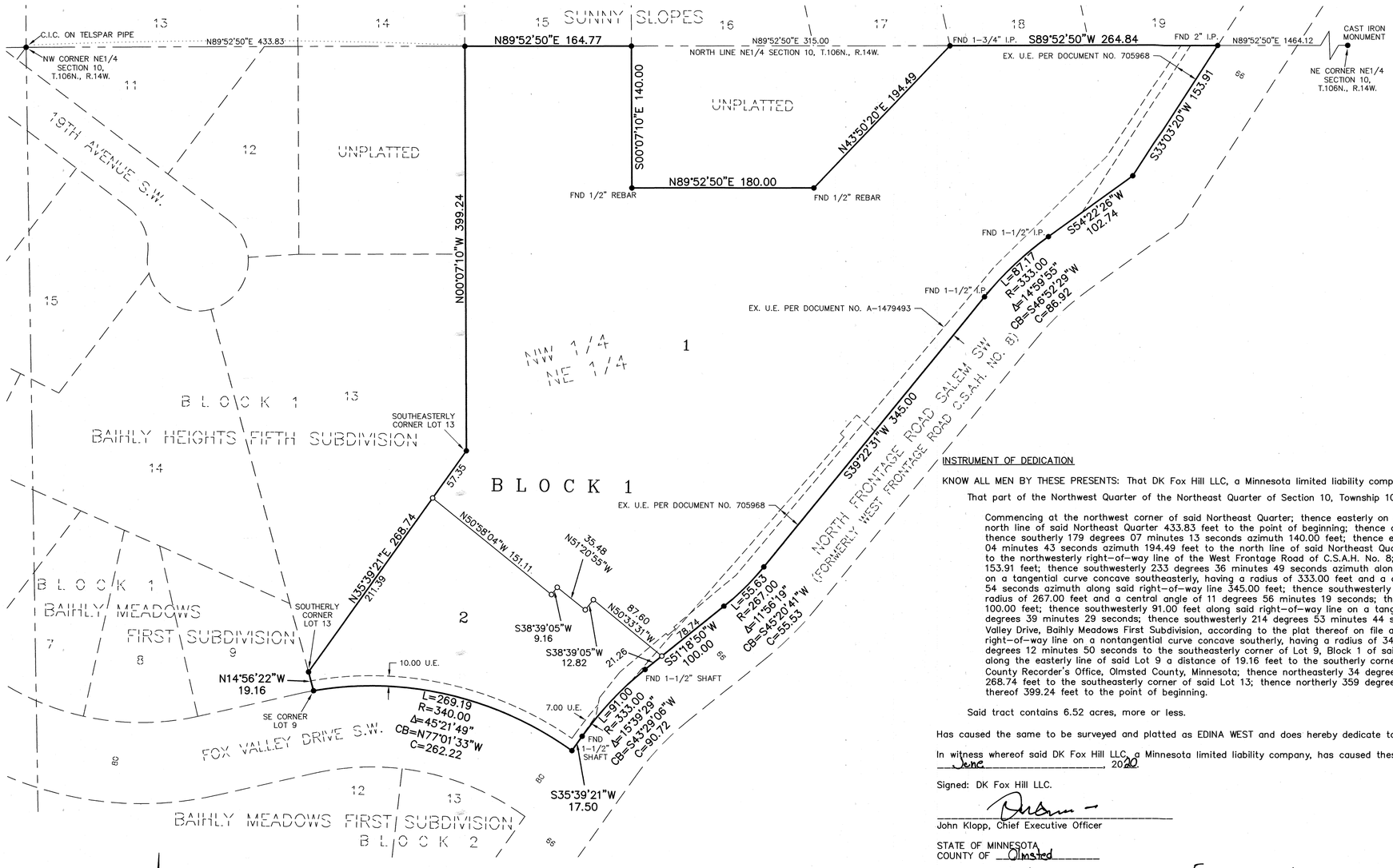
"OFFICIAL PLAT"

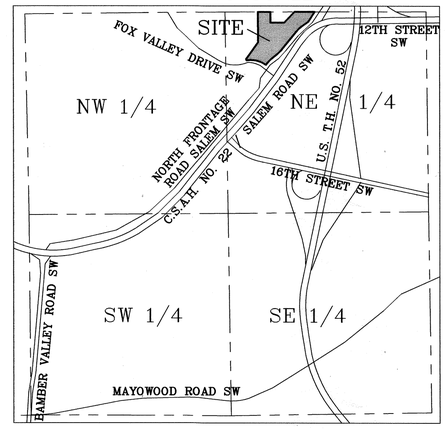
EDINA WEST



VICINITY MAP

T. 106 N., R. 14 W., SEC. 10

"NOT TO SCALE"



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DK Fox Hill LLC, a Minnesota limited liability company, owner of the following described property in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 07 minutes 13 seconds along the north line of said Northeast Quarter 433.83 feet to the point of beginning; thence continue easterly 89 degrees 07 minutes 13 seconds azimuth along said north line 164.77 feet; thence southerly 179 degrees 07 minutes 13 seconds azimuth 140.00 feet; thence easterly 89 degrees 07 minutes 13 seconds azimuth 180.00 feet; thence northeasterly 43 degrees 04 minutes 43 seconds azimuth 194.49 feet to the north line of said Northeast Quarter; thence easterly 89 degrees 07 minutes 13 seconds azimuth along said north line 264.84 feet to the northwesterly right-of-way line of the West Frontage Road of C.S.A.H. No. 8; thence southwesterly 212 degrees 17 minutes 43 seconds azimuth along said right-of-way line 153.91 feet; thence southwesterly 233 degrees 36 minutes 49 seconds azimuth along said right-of-way line 102.74 feet; thence southwesterly 87.17 feet along said right-of-way line on a tangential curve concave southeasterly, having a radius of 333.00 feet and a central angle of 14 degrees 59 minutes 55 seconds; thence southwesterly 218 degrees 36 minutes 54 seconds azimuth along said right-of-way line 345.00 feet; thence southwesterly 55.63 feet along said right-of-way line on a tangential curve concave northwesterly, having a radius of 267.00 feet and a central angle of 11 degrees 56 minutes 19 seconds; thence southwesterly 230 degrees 33 minutes 13 seconds azimuth along said right-of-way line 100.00 feet; thence southwesterly 91.00 feet along said right-of-way line on a tangential curve concave southeasterly, having a radius of 333.00 feet and a central angle of 15 degrees 39 minutes 29 seconds; thence southwesterly 214 degrees 53 minutes 44 seconds azimuth along said right-of-way line 17.50 feet to the northerly right-of-way line of Fox Valley Drive, Baihly Meadows First Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence westerly 269.19 feet along said right-of-way line on a nontangential curve concave southerly, having a radius of 340.00 feet, a central angle of 45 degrees 21 minutes 49 seconds, and a chord azimuth of 282 degrees 12 minutes 50 seconds to the southeasterly corner of Lot 9, Block 1 of said Baihly Meadows First Subdivision; thence northerly 344 degrees 18 minutes 01 seconds azimuth along the easterly line of said Lot 9 a distance of 19.16 feet to the southerly corner of Lot 13, Block 1, Baihly Heights Fifth Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence northeasterly 34 degrees 53 minutes 44 seconds azimuth along the southeasterly line of said Lot 13, a distance of 268.74 feet to the southeasterly corner of said Lot 13; thence northerly 359 degrees 07 minutes 13 seconds azimuth along the easterly line of said Lot 13 and a northerly projection thereof 399.24 feet to the point of beginning.

Said tract contains 6.52 acres, more or less.

Has caused the same to be surveyed and platted as EDINA WEST and does hereby dedicate to the public for public use the utility easements as created by this plat.

In witness whereof said DK Fox Hill LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 5 day of June, 2020

Signed: DK Fox Hill LLC.

John Klopp, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me this 5 day of June, 2020 by John Klopp, Chief Executive Officer of DK Fox Hill LLC, a Minnesota limited liability company..

Andrew Buck
Notary Public, Olmsted County, Minnesota
My commission expires: 01/31/2023

Andrew Buck
Printed Name

GRAPHIC SCALE

60 0 30 60 120

(SCALE IN FEET)

LEGEND

- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 3/4 INCH IRON PIPES UNLESS OTHERWISE NOTED
- U.E. UTILITY EASEMENT
- EX. U.E. EXISTING UTILITY EASEMENT
- EASEMENT LINE
- SECTION LINE

BEARINGS
ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10-T106N-R14W WHICH IS ASSUMED TO BEAR N89°52'50"E/S89°52'50"W.

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

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin 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 5 day of MAY, 2020.

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted
The foregoing Surveyor's Certificate was acknowledged before me this 5 day of May, 2020, by Geoffrey G Griffin, Minnesota Registration No. 21940

Andrew Buck
Notary Public, Olmsted County, Minnesota

Andrew Buck
Printed Name

My commission expires: 01/31/2023

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 7 day of August, 2020

Mark E. Swerston
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Rochester

This plat was approved by the City Council of Rochester, Minnesota, on the 20 day of APRIL, 20__, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

By: Kelly K. Smith
City Clerk

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 25th day of August, 2020

DOCUMENT NUMBER A1508929

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 25th day of August, 2020, at 8 1/2 o'clock A M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

by Wendy von Wald
Deputy

1499A

G-Cubed
ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1666
Fax 507-867-1665
www.gge.to