OFFICIAL PLAT

THE TRAILS OF CASCADE

KNOW ALL PERSONS BY THESE PRESENTS: That GGD of Rochester, LLC, a Minnesota limited liability company, owner, and Peoples State Bank, mortgagee of the following described property:

The Northeast Quarter of the Northeast Quarter of Section 3, Township 107 North, Range 14 West, Olmsted County, Minnesota, less the following:

Commencing at the northeast corner of said Northeast Quarter; thence West along the north line of said Northeast Quarter, 420.00 feet for a point of beginning; thence continue westerly along said north line 460.00 feet; thence southerly 465.00 feet; thence easterly 460.00 feet; thence northerly 465.00 feet to the point of beginning.

ALSO

The Northwest Quarter of the Northeast Quarter of Section 3, Township 107 North, Range 14 West, Olmsted County, Minnesota, less the following:

Commencing at the northwest corner of said Northeast Quarter; thence East along the north line of said Northeast Quarter, 470.00 feet for a point of beginning; thence southerly 465.00 feet; thence easterly 420.00 feet; thence northerly 465.00 feet to a point on the north line of said Northeast Quarter; thence West along the north line, 420.00 feet to the point of beginning.

ALSO

That part of the South Half of the Northeast Quarter of Section 3, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said South Half of the Northeast Quarter; thence North along the east line of said South Half of the Northeast Quarter, 750.00 feet for a point of beginning; thence continue North along said east line to the northeast corner of said South Half of the Northeast Quarter; thence West along the north line of said South Half of the Northeast Quarter to the northwest corner of said South Half of the Northeast Quarter, said point being the centerline of County Road 112; thence southerly along said centerline to a point 2606.49 feet west of the point of beginning; thence East, 2606.49 feet to the point of beginning.

Containing in all, 98.01 acres, more or less.

Have caused the same to be surveyed and platted as THE TRAILS OF CASCADE and do hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said GGD of Rochester, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8th day of March, 2021.

SIGNED: GGD of Rochester, LLC

Eugene Reller

Eugene Reller, Member

STATE OF Minnesota
COUNTY OF Wabasha

This instrument was acknowledged before me on March 8, 2021 by Eugene Reller, Member of GGD of Rochester, LLC, a Minnesota limited liability company.

Jodi Wolf — Jodie Wolf

Notary Public, Wabasha County, Minnesota — Notary Printed Name

JODIE WOLF
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2025

My commission expires 1-31-2025

In witness whereof, said Peoples State Bank, has caused these presents to be signed by its proper officer this 8th day of March, 2021.

SIGNED: Peoples State Bank

Gary A. Timm

Gary A. Timm, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on March 8, 2021 by Gary A. Timm, President of Peoples State Bank.

Jodie Wolf Jodi Wolf — Jodie Wolf

Notary Public, Wabasha County, Minnesota — Notary Printed Name

JODIE WOLF
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2025

My commission expires 1-31-2025

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfson 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 28TH day of FEBRUARY, 2021.

Jeffrey J. Rolfson, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on February 28th 2021 by Jeffrey J. Rolfson.

Chelsi Elvi — Chelsie Elvi

Notary Public, Olmsted County, Minnesota — Notary Printed Name

My commission expires 11/1/2022

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 9 day of MARCH, 2021.

Mark E. Iverson
Olmsted County Surveyor

OLMSTED COUNTY HIGHWAY ENGINEER

Recommended for approval this 9th day of March, 2021.

Kayla M Bierwiek
Olmsted County Highway Engineer

OLMSTED COUNTY PLANNING COMMISSION

The Olmsted County Planning Advisory Commission has approved the plans for the water supply and sewage treatment for the plat.

Olmsted County Planning Department
Environmental Specialist

CASCADE TOWNSHIP BOARD

We hereby certify that on the 9th day of MARCH, 2021 the Board of Supervisors for Cascade Township, Olmsted County, Minnesota, approved this plat.

Chairman

Sara Rudquist
Town Clerk

SARA RUDQUIST
Clerk, Cascade Twnshp., Olmsted Co., MN
Notarial Officer (ex-officio notary public)
My term is Indeterminate

OLMSTED COUNTY BOARD

I do hereby certify that on the 6th day of April, 2021 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Olmsted County Board Chairman

ANA EMILIA DONIS
Notary Public
Minnesota
My Commission Expires January 31, 2023

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2021 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 7th day of APRIL, 2021.

DOCUMENT NUMBER A- 1531551

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7th day of APRIL, 2021, at 1 o'clock P M., and was duly recorded in the Olmsted County records.

W Mark Kruger
Director of Property Records & Licensing

by Wendy Von Wald
Deputy

3701 40th Avenue NW
Rochester, MN 55901
wsb
507-218-3745
www.wsbeng.com

015609

OFFICIAL PLAT

THE TRAILS OF CASCADE

75TH STREET NW (U.S. 63) — N89°55'13"E 470.00 — 320.13 — N89°55'13"E 420.00 — N89°55'13"E 866.61 — 273.54 — N89°55'13"E 460.00 — 82.64 — 377.36 — N89°55'13"E 420.00 — N89°55'13"E 419.89

75TH STREET NW — HIGHWAY EASEMENT PER DOC. NO. 323726 — C.A. — 10 D.U.E. — 60.00

FOUND 1" SQ PIPE WITH CAP PLS 15809 — NW COR. NE ¼ SEC. 3-107-14 — N44°59'03"E 127.42 — N. LINE NE ¼ — W. LINE NE ¼ — E. LINE NE ¼ — NE COR. NE ¼ SEC. 3-107-14 FOUND 1" SQ PIPE WITH CAP PLS 15809

UNPLATTED — EXCEPTION — 1 — 2 — 3 — 4 — 5 — 6

S00°04'47"E 465.00 — N00°04'47"W 465.00 — S00°04'47"E 465.00 — N00°04'47"W 465.00 — 405.00

D.E. — S00°04'47"E 82.82 — S44°19'51"W 137.28 — S19°09'48"W 221.28 — S12°49'24"W 37.73 — 15 WELL EASEMENT PER DOC. NO. 559606 — 30 DRIVEWAY EASEMENT PER DOC. NO. 717209 — 30 DRIVEWAY EASEMENT PER DOC. NO. 717209

N89°55'13"E 3.43 — R=180.00 Δ=36°18'00" — 106.00 — S72°56'13"E 19.97 — S80°09'30"E 47.72 — S00°01'37"E 25.25 — 35.76 R=667.00 Δ=03°04'18" — 56.00 Δ=04°48'39" — N89°58'23"E 124.07 — 58.77 R=700.00 Δ=04°48'39" — S04°50'16"E 66.00 — 57.45 R=733.00 Δ=04°29'26" — 61.54 Δ=04°48'39" — 48.74 — S89°58'23"W 167.86 — 164.64 — 57 D.E. — 109.73 — 142.86

N74°50'56"E 174.73 — 10 D.U.E. — 15 D.U.E. — 20 D.U.E. — 138.40 — 278.17 — 203.16 — N00°01'37"W 313.38 — S00°01'37"E 313.64 — 679.14 — 496.27 — W. LINE NE ¼ — (C.R. 112) — SEE DETAIL A — 47.23 — 101.13 Δ=24°52'04" — S89°57'07"E 107.23 — 86.81 R=200.00 Δ=24°52'04" — 107.43 — S65°05'03"E 157.11 — 39.68 — 90.22 R=500.00 Δ=10°20'17" — 203.30 Δ=24°56'34" — 72.48 Δ=24°52'04" — 157.11 — 127.45 R=500.00 Δ=14°36'17" — 65.09 — 278.17 — N89°58'23"E 467.33 — 63.15 Δ=06°47'18" — SEE DETAIL B — 86.59 — N14°34'40"E 116.56 — 102.84 Δ=11°03'19" — 199.60 — 267.73 — 145.58 Δ=11°22'46" — 178.43 R=700.00 Δ=14°36'17" — 170.02 Δ=14°36'17" — 22.65 — 264.73 — 267.31 — 15 D.U.E. — 5 — 10 D.U.E. — 20 D.U.E. — N89°58'23"E 345.20 — N89°58'23"E 329.20 — 142.86 — 108.27 — 130.92 — N00°01'37"W 130.92 — 332.09 — 697.54 — 332.45 — HIGHWAY EASEMENT PER DOC. NO. 322322 — S89°58'23"W 274.67 — 41.26 Δ=03°13'31" — 93.68 Δ=30°00'00" — 282.32 Δ=30°00'00" — 314.16 Δ=30°00'00" — 102.26 Δ=30°00'17" — 111.90 Δ=27°31'04" — 55.38 Δ=01°25'17" — S86°56'14"W 317.21 — 178.20 — N86°47'16"E 282.29 — 329.20 — 17.43 — 63.17 — N45°22'49"E 68.90 — 275.27 — 15 D.U.E. — 10 D.U.E. — 5 — 33 — 397.99 — 399.98 R=2292.45 Δ=09°59'50" — S00°02'53"W 399.98 — CENTERLINE — Chd=N04°57'01"W Chd L=399.47 — 344.63 Δ=08°50'42" — 10 UTILITY EASEMENT PER BOOK 7-PG 191 — S36°30'57"W 484.37 — 60.94 — 53.24 — 380.60 — 267.89 — 267.70 — 139 D.E. — 623.41 — 948.61 — 1717.26 — S00°01'44"W 1777.26 — 750.00 — S00°02'53"W 750.00 — SW COR. NE ¼ SEC. 3-107-14 CIM — S89°58'36"W 2602.39 (2602.49 PER PLAT OF NORTHWOOD TRAILS) (2606.49 PER QUIT CLAIM DEED A1466622) — N. LINE NORTHWOOD TRAILS — NE COR. NORTHWOOD TRAILS — SE COR. NE ¼ SEC. 3-107-14 CAST IRON MONUMENT — S00°01'14"W 750.00

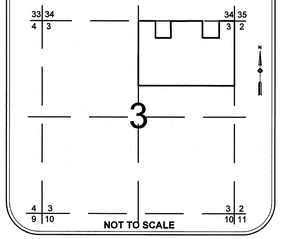
OUTLOT A — OUTLOT B — E. LINE NW ¼ NE ¼ — W. LINE NE ¼ NE ¼ — N. LINE S ½ NE ¼ — S. LINE NW ¼ NE ¼ — S. LINE NE ¼ NE ¼ — NE COR. S ½ NE ¼ — S00°01'37"E 641.11 — S00°01'37"E 608.58 — S00°01'37"E 304.18 — S00°01'57"W 325.95 — S01°48'03"W 66.00 — N79°28'21"W 75.98 — 111.64 R=733.00 Δ=08°43'36" — Chd=N83°50'09"W Chd L=111.53 — N89°58'23"E 17.93 — 16.67 R=667.00 Δ=01°25'55" — Chd=S89°18'40"E Chd L=16.67 — S89°58'23"W 9.70 — S89°58'23"W 507.40 — S00°01'37"E 327.98 — S00°01'37"E 324.89 — S00°01'37"E 324.91 — S00°01'37"E 267.70 — 15 D.U.E. — 5 D.U.E. — 10 D.U.E. — 25 — 138 — 230.00 — S00°01'37"E 20.00 — 71.94 — 43.17 — 83.90 — S59°00'11"W — S89°19'26"E 83.84 — S36°59'43"E 110.59 — 38.06 Δ=09°21'30"

UNPLATTED — UNPLATTED — (C.R. 112) — 18TH AVENUE NW — 18TH AVENUE NW — SKYVIEW CIRCLE NW — SKYVIEW CIRCLE NW — BLOCK 1 — BLOCK 2 — NORTHWOOD TRAILS — OUTLOT A — NW ¼ NW ¼ — NE ¼ NE ¼ — NE ¼ NE ¼ — S ½ NE ¼

N — 0 100 200 — SCALE IN FEET

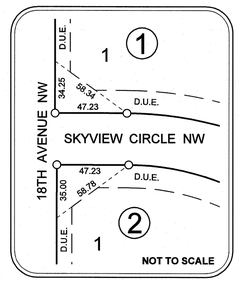
BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 107N, RANGE 14W, OLMSTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BE N89°55'13"E.

PROPERTY LOCATION MAP
SECTION 3, TOWNSHIP 107N, RANGE 14W



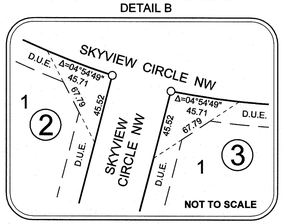
NOT TO SCALE

DRAINAGE AND UTILITY EASEMENT DETAIL A



NOT TO SCALE

DRAINAGE AND UTILITY EASEMENT DETAIL B



NOT TO SCALE

NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8" PIPES UNLESS OTHERWISE NOTED.

D.U.E. = DRAINAGE AND UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

C.A. = CONTROLLED ACCESS

3701 40th Avenue NW
Rochester, MN 55901
wsb

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