OFFICIAL PLAT

CASSIDY RIDGE FOURTH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Bunne Land Development, LLC, a Minnesota limited liability company, owner, and Foresight Bank, a bank organized under the laws of the state of Minnesota, mortgagee of the following described property:

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

Commencing at the southwest corner of said Southwest Quarter; thence South 89 degrees 53 minutes 52 seconds East, assumed bearing, along the south line of said Southwest Quarter 856.50 feet to the east line of CASSIDY RIDGE SECOND, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence North 22 degrees 54 minutes 50 seconds East along said east line 165.37 feet to the point of beginning; thence continue North 22 degrees 54 minutes 50 seconds East along said east line 335.79 feet; thence North 00 degrees 06 minutes 42 seconds East along said east line 495.83 feet; thence North 54 degrees 44 minutes 18 seconds West along said east line 174.86 feet to the most southerly corner of Lot 1, Block 3, CASSIDY RIDGE THIRD, according to the plat thereof on file and of record in the office of said County Recorder; thence North 40 degrees 24 minutes 14 seconds East along the southeasterly line of said Lot 1 and along the east line of said CASSIDY RIDGE SECOND 197.75 feet; thence North 49 degrees 35 minutes 46 seconds West along said east line 41.06 feet to the most southerly corner of Lot 1, Block 2, of said CASSIDY RIDGE THIRD; thence North 40 degrees 24 minutes 14 seconds East along the southeasterly line of said Lot 1 a distance of 120.00 feet to the most easterly corner of said Lot 1; thence South 49 degrees 35 minutes 46 seconds East along the east line of said CASSIDY RIDGE SECOND 24.05 feet; thence North 89 degrees 55 minutes 17 seconds East along said east line 32.30 feet to the southwest corner of WEIH SUBDIVISION, according to the plat thereof on file and of record in the office of said County Recorder; thence continue North 89 degrees 55 minutes 17 seconds East, along the south line of said WEIH SUBDIVISION, 500.03 feet to the southeast corner of said WEIH SUBDIVISION; thence South 00 degrees 43 minutes 13 seconds East 184.28 feet; thence South 24 degrees 36 minutes 34 seconds East 193.81 feet; thence South 00 degrees 43 minutes 13 seconds East 349.99 feet; thence South 89 degrees 16 minutes 47 seconds West 183.75 feet; thence South 00 degrees 43 minutes 13 seconds East 378.10 feet; thence South 83 degrees 40 minutes 44 seconds West 626.52 feet to the point of beginning.

Said tract contains 15.88 acres, more or less

Have caused the same to be surveyed and platted as CASSIDY RIDGE FOURTH 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 Bunne Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 2 day of December, 2021.

Bunne Land Development, LLC

Richard Argue
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2 day of December, 2021, by , Richard Argue, Chief Manager of Bunne Land Development, LLC, a Minnesota limited liability company, on behalf of the company.

Mandy Oeltjen
Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires 1-31-2022

In witness whereof said Foresight Bank, a bank organized under the laws of the state of Minnesota, has caused these presents to be signed by its proper officer this 6 day of December, 2021.

Foresight Bank

Cassie Harrington
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 6th day of December, 2021, by Cassie Harrington, President of Foresight Bank, a bank organized under the laws of the state of Minnesota, on behalf of the bank.

Aurie Brighton
Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires Jan. 31, 2026

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 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 6th day of December, 2021.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 6 day of December, 2021, by Mark J. Haselius.

Mandy Oeltjen
Notary printed name

Notary Public, Olmsted County, MN

My Commission Expires 1-31-2022

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 15th day of November, 2021, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly Gerstler
City Clerk
City of Rochester

COUNTY SURVEYOR

I certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 2 day of DECEMBER, 2021.

Mark E. Swenson
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2021 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 13th day of December, 2021.

Document Number A- 1554443

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 13th day of December, 2021, at 10 o'clock A.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

1538A

Mark Haselius X:\AE\B\BUNNE\157355\9-survey\92-CAD\15-dwg\BU 157355 FPLAT.dwg Monday, November 29, 2021

OFFICIAL PLAT

CASSIDY RIDGE FOURTH

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 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE
- DENOTES WETLAND DELINEATED BY SEH IN AUGUST, 2016
- W.M.U.E. DENOTES WATER MAIN UTILITY EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- PLAT REFERS TO DIMENSIONS AS SHOWN ON THE PLAT OF WEIH SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA.

50 25 0 50 100

SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM; NAD 83 (1996 ADJ.) WHEREIN THE SOUTH LINE OF THE S.W. 1/4 OF SEC. 18, T107N, R13W, BEARS S 89°53'52" E.

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
LOCATION MAP

SE COR. OF SW 1/4 SEC. 18, T.107 N. R. 13 W. CAST IRON CAP ON TELSPAR PIPE

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

S. LINE SW 1/4, SEC. 18, T. 107 N. R. 13 W.

S 89°53'52" E 1692.47

S 89°53'52" E 856.50

P.O.B.

Mark Hoselius X:\AE\BA\BUNNE\157355\Survey\92-CAD\15-dwg\BU 157355 FPLAT.dwg Monday, November 29, 2021