THE LODGE AT OVERLAND

INSTRUMENT OF DEDICATION

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

That part of the East Half of the Southeast Quarter of Section 4, Township 107 North, Range 14 West, Olmsted County, Minnesota, which lies southerly and westerly of HIDDEN OAKS VALLEY.

ALSO:

That part of the Northeast Quarter of the Northeast Quarter of Section 9, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Quarter Quarter Section; thence South 88 degrees 41 minutes 11 seconds West, assumed bearing, along the north line thereof, 713.79 feet to the northwest corner of Lot 6, Block 1, OVERLAND POINTE for the point of beginning; thence continue South 88 degrees 41 minutes 11 seconds West along said north line, 596.18 feet to the northeast corner of OUTLOT 'B', BANDEL NORTH FIRST; thence South 00 degrees 51 minutes 48 seconds East, along the east line thereof, 83.60 feet to the southeast thereof; thence South 70 degrees 00 minutes 00 seconds East, 368.36 feet; thence easterly 203.08 feet along a tangential curve, concave to the south, central angle of 15 degrees 18 minutes 35 seconds and a radius of 760.00 feet to the most westerly corner of Lot 7, Block 1, OVERLAND POINTE (the next two courses are along the westerly line of said OVERLAND POINTE); thence North 23 degrees 29 minutes 52 seconds East, 182.39 feet; thence North 01 degree 18 minutes 49 seconds West, 150.00 feet to the point of beginning.

ALSO:

All that part of the Northwest Quarter of the Northeast Quarter, Section 9, Township 107 North, Range 14 West lying northerly of the northerly right-of-way of Overland Drive NW, EXCEPT Outlot 'B', Bandel North First, in the City of Rochester, Olmsted County, Minnesota.

Said tract contains 31.75 acres, more or less.

Has caused the same to be surveyed and platted as THE LODGE AT OVERLAND, and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said TF Rochester, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 9th day of December, 2021.

TF Rochester, LLC

K. Shaylan Baldwin
Secretary

STATE OF IL
COUNTY OF Dupage

The foregoing instrument was acknowledged before me this 9th day of December, 2021, by , K. Shaylan Baldwin, Secretary of TF Rochester, LLC, a Delaware limited liability company, on behalf of the company.

Joel S. Valencia
Notary printed name

Notary Public, Dupage County

My Commission Expires 12/27/2023

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.

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 1st day of November, 2021 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Kelly Geistler
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 6 day of DECEMBER, 2021.

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 17th day of December, 2021.

Document Number A- 1555057

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 17th day of December, 2021, at 4 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

1542A

Mark Haselius X:\PT\RA\ROCHM\15530\13-survey\02-CAD\15-dwg\RE 155301 F-Plat.dwg Wednesday, December 01, 2021

THE LODGE AT OVERLAND

SCALE IN FEET
60 30 0 60 120

BEARINGS ARE BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM; NAD 83 (1996 ADJ.) WHEREIN THE SOUTH LINE OF THE S.E. 1/4 OF SEC. 4, T107N, R14W, BEARS N 89°26'56" E

LEGEND

- DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- DENOTES FOUND 5/8 INCH IRON PIPE UNLESS NOTED OTHERWISE
- DENOTES WETLAND DELINEATED BY SEH IN AUGUST, 2020
- W.M.U.E. DENOTES WATER MAIN UTILITY EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- (PLAT - H.O.V.) REFERS TO DIMENSIONS AS SHOWN ON THE PLAT OF HIDDEN OAKS VALLEY, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA
- (PLAT - P.C.) REFERS TO DIMENSIONS AS SHOWN ON THE PLAT OF PRAIRIE CROSSING, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA
- (DEED) REFERS TO DIMENSIONS AS DESCRIBED IN LIMITED WARRANTY DEED, RECORDED AS DOCUMENT No. A-1540882 IN THE OFFICE OF THE COUNTY RECORDER, OLMSTED COUNTY, MINNESOTA

WATER MAIN UTILITY EASEMENT DETAIL

DISTANCE VARIES — 10 — 20 W.M.U.E. — 10 — U.E.

BEING 20 FEET IN WIDTH, AS SHOWN ON THE PLAT, UNLESS OTHERWISE NOTED.

T. 107 N. R. 14 W.
4
S.W. 1/4 S.E. 1/4
N.W. 1/4 N.E. 1/4
9
No Scale
LOCATION MAP

Detail A (exaggerated for clarity)
FND. IRON MON. AT NE COR. OF NW 1/4 OF NE 1/4, COINCIDENT WITH THE NE CORNER OF OUTLOT 'B'
S 00°06'03" E 83.60
O.L. 'B'
E. LINE O.L. 'B'
N. RIGHT OF WAY LINE OVERLAND DRIVE N.W.
NW 1/4 - NE 1/4 9-107-14
NE 1/4 - NE 1/4 9-107-14
S 69°14'15" E 368.36
S 69°14'15" E 0.42
S 69°14'15" E 368.36
E. LINE OF NW 1/4 OF NE 1/4 SEC. 9-107-14
S 00°06'03" E

C.I.M. AT N.E. COR. OF NE 1/4, NE 1/4 – SEC. 9, T.107 N, R.14 W.
N. LINE OF NE 1/4, SEC. 9, T. 107 N, R.14 W.
383.79
713.79 (MEAS.) 713.79 (DEED)
S 88°26'56" W S 88°41'11" W
N 89°26'56" E 330.00
409.65 (PLAT - H.O.V.) 409.64
N 20°50'53" W
592.00
N 20°48'39" E
N 31°01'30" E 300.00
592.36
N 70°20'50" W
S 89°11'10" W 590.02 590.00 (PLAT - H.O.V.)
N 00°06'11" W 1235.08 1235.00 (PLAT - H.O.V.)
S 00°06'11" E 1393.04 1393.00 (PLAT - P.C.)

P.O.B. NW COR. LOT 6, BLK. 1 OVERLAND POINTE
N 01°18'49" W (DEED) N 00°33'04" W 150.00
N 24°15'37" E 182.39
N 23°29'52" E (DEED)
S 69°14'15" E 368.36
S 70°00'08" E (DEED)
S 69°14'15" E 368.36
S 00°06'03" E 83.60
S 00°51'48" E (DEED)
R = 760.00 L = 203.08 CH. BRG = S 61°34'58" E CH = 202.47
Δ = 15°18'35"
L = 28.74 Δ = 02°10'09"
L = 60.46 R = 100.00 Δ = 34°38'32"
L = 87.52 R = 50.00 Δ = 100°17'32"
L = 75.14 R = 40.00 Δ = 107°37'40"
L = 40.01 R = 100.00 Δ = 22°55'27"
L = 59.43 R = 100.00 Δ = 34°03'06"
L = 35.15 R = 50.00 Δ = 40°16'37"
L = 26.51 R = 25.00 Δ = 60°44'48"
L = 16.00 R = 25.00 Δ = 36°40'01"

HIDDEN OAKS VALLEY
OUTLOT 'A'
BLOCK 1
LOT 1
LOT 7
BLOCK 4 PRAIRIE CROSSING
HIDDEN OAKS VALLEY BLOCK 1
OVERLAND POINTE BLOCK 1
BANDEL NORTH FIRST
E 1/2 – SE 1/4 SEC. 4 T. 107 N. R. 14 W.
NE 1/4 – NE 1/4 SEC. 9 T. 107 N. R. 14 W.
OVERLAND DRIVE N.W.

EXISTING 66 FT. PUBLIC STREET EASEMENT PER PLAT OF HIDDEN OAKS VALLEY.
EXIST. 53 FT. D.E. PER PLAT OF HIDDEN OAKS VALLEY
EXISTING 30 FT. PUBLIC UTILITY EASEMENT PER PLAT OF HIDDEN OAKS VALLEY.
EXISTING 33 FT. PUBLIC DRAINAGE AND UTILITY EASEMENT PER PLAT OF OVERLAND POINTE
20 FT. PRIVATE ACCESS EASEMENT DOC No. A-1082731
DRAINAGE EASEMENT
FND. IRON MON. AT 1/16 COR. ALSO, THE NE COR. PRAIRIE CROSSING
MOST WRLY COR. LOT 7, BLK. 1, OVERLAND POINTE
SRLY LINE HIDDEN OAKS VALLEY
WRLY LINE HIDDEN OAKS VALLEY
W. LINE OF EAST 1/2 OF S.E. 1/4 SEC. 4, T.107 N., R.14 W.
DELINEATED WETLAND AND STREAM CHANNEL BY SEH - AUG. 2020
DELINEATED WETLAND BY SEH - AUG. 2020
5/8-INCH BRASS PLUG AT N.W. COR. OF NE 1/4 SEC. 9, T.107 N, R.14 W.
NE COR. OUTLOT 'B' BANDEL NORTH FIRST
E. LINE OUTLOT 'B'
S.E. COR. OUTLOT 'B'
See Detail A
S 88°26'56" W 1309.90
S. LINE OF S.E. 1/4 SEC. 4, T. 107 N., R.14 W. – S 88°26'56" W 1596.18 S 89°41'11" W (DEED)

W.M.U.E. 20 — U.E. 10 — D.E. 30 — 31 U.E. — 20 U.E.