"OFFICIAL PLAT"

HADLEY CREEK ESTATES THIRD

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 southwest corner of Lot 2, Block 2, HADLEY CREEK ESTATES SECOND, according to the recorded plat thereof; thence North 80 degrees 26 minutes 53 seconds East (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the southerly line of said Lot 2, Block 2, a distance of 160.78 feet to the northwest corner of Lot 1, Block 2, of said HADLEY CREEK ESTATES SECOND; thence South 50 degrees 19 minutes 07 seconds East, along the southwesterly line of said HADLEY CREEK ESTATES SECOND, 286.30 feet; thence South 42 degrees 31 minutes 22 seconds East, along said southwesterly line 144.25 feet to the southwesterly corner thereof and to the southerly line of said Outlot "A"; thence South 19 degrees 58 minutes 17 seconds West, along said southerly line, 71.72 feet; thence southwesterly 288.05 feet along said southerly line and along a tangential curve concave northwesterly, having a central angle of 46 degrees 06 minutes 01 seconds, and a radius of 358.00 feet; thence South 66 degrees 04 minutes 18 seconds West, along said southerly line, 387.00 feet; thence westerly 66.61 feet along said southerly line and along a tangential curve concave northerly, having a central angle of 08 degrees 20 minutes 00 seconds, and a radius of 458.00 feet; thence North 21 degrees 28 minutes 29 seconds West, not tangent to said curve, 132.92 feet; thence westerly 62.08 feet along a non-tangential curve, concave northerly, central angle of 15 degrees 27 minutes 49 seconds, and a radius of 230.00 feet, chord of said curve bears South 76 degrees 15 minutes 25 seconds West, 61.89 feet; thence North 06 degrees 00 minutes 40 seconds West, not tangent to said curve, 60.00 feet; thence easterly 31.63 feet along a non-tangential curve, concave northerly, central angle of 10 degrees 39 minutes 39 seconds, and a radius of 170.00 feet, chord of said curve bears North 78 degrees 39 minutes 30 seconds East, 31.59 feet; thence North 07 degrees 40 minutes 31 seconds West, not tangent to said curve, 153.15 feet; thence North 12 degrees 00 minutes 04 seconds East, 74.44 feet; thence North 23 degrees 55 minutes 42 seconds West, 45.50 feet to the northerly line of said Outlot "A"; thence North 43 degrees 56 minutes 18 seconds East, along said northerly line, 379.42 feet to the POINT OF BEGINNING.

Said parcel contains 8.08 acres, more or less.

Has caused the same to be surveyed and platted as HADLEY CREEK ESTATES THIRD and does hereby dedicate to the public for public use the public way, and the 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 1st day of March, 20 22.

SIGNED: FARMLAND, LLC

Craig Johnson
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on this 1st day of MARCH, 20 22 by Craig Johnson, President of Farmland, LLC, a Minnesota limited liability company.

James OHLY
Printed Notary Public Name

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

CITY APPROVAL
CITY OF ROCHESTER
COUNTY OF OLMSTED
STATE OF MINNESOTA

This plat of HADLEY CREEK ESTATES THIRD was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof on the 18 day of October, 20 21, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By: Kelly J. Gorsh
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 14 day of JANUARY, 20 22.

Mark E. Severtson
Mark E. Severtson
Olmsted County Surveyor

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 10th day of January, 20 22.

RWZ
Reinhold W. Ziernan
Minnesota L.S. No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 10th day of January, 20 22, by Reinhold W. Ziernan.

Rebecca Ziernan
Printed Notary Public Name

Notary Public, Dodge County, MN
My Commission Expires Jan 31 2026

PROPERTY RECORDS AND LICENSING

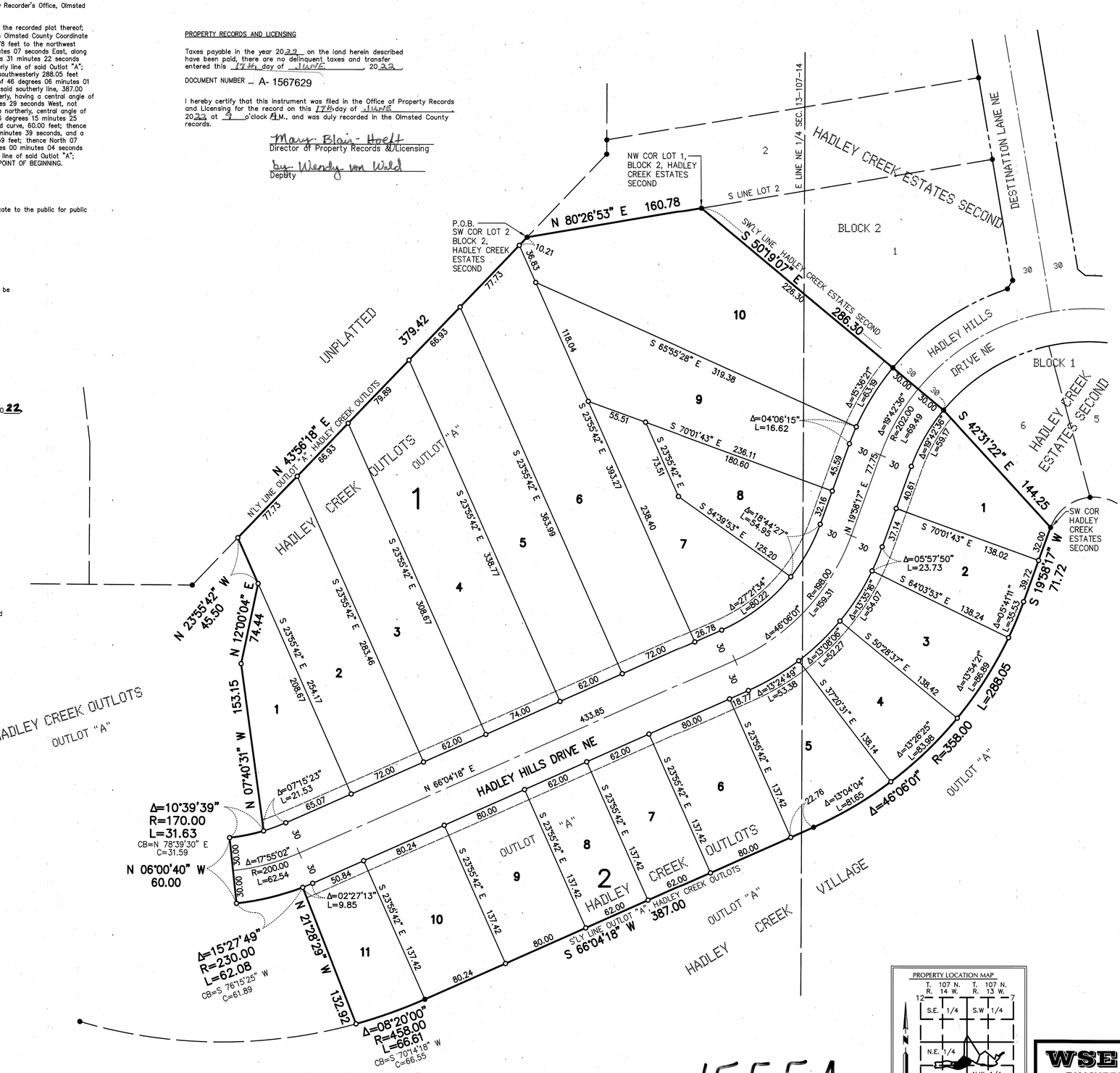
Taxes payable in the year 2022 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 17th day of JUNE, 2022.

DOCUMENT NUMBER A- 1567629

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 17th day of JUNE, 2022 at 9 o'clock A.M., and was duly recorded in the Olmsted County records.

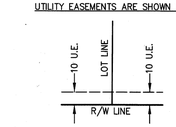
Mary Blair-Hoelt
Director of Property Records & Licensing

by: Wendy von Wald
Deputy



U.E. = UTILITY EASEMENT

UTILITY EASEMENTS ARE SHOWN THUS:



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 January 3, 2023.

BASIS OF BEARINGS

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

PROPERTY LOCATION MAP

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

PROJECT NUMBER: 8--18001.3 COMPUTER FILE: 818001.3SF01

1555A

HADLEY CREEK ESTATES THIRD

SHEET NO. 1 OF 1