"OFFICIAL PLAT"

ALPHA FOURTH SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Regency Consolidated Residential, LLC, an Indiana limited liability company, owner of the following described property:

All of Outlot B, ALPHA THIRD SUBDIVISION, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota, containing 15.56 acres, more or less.

AND

That part of Lot 1, Block 1, ALPHA SECOND SUBDIVISION, according to the recorded plat thereof on file at the office of the County Recorder, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Lot 1, Block 1, ALPHA SECOND SUBDIVISION; thence on an assumed bearing of South 00°17'49" East, along the west line of said Lot 1, Block 1, a distance of 91.95 feet; thence North 89°42'11" East 151.80 feet; thence North 50°12'24" East 61.16 feet to the east line of said Lot 1, Block 1; thence North 39°47'36" West, along said east line, 85.99 feet to the northeast corner of said Lot 1, Block 1; thence southwesterly 59.34 feet along the north line of said Lot 1, Block 1, and along a non-tangential curve concave to the northwest, said curve has a radius of 130.00 feet, a central angle of 26°09'15" and the chord of said curve bears South 76°37'33" West 58.83 feet; thence South 89°42'11" West, along said north line, 87.00 feet to the point of beginning.

Containing 15.94 acres, more or less.

Has caused the same to be surveyed and platted as ALPHA FOURTH SUBDIVISION and does hereby dedicate to the public for the public use the public utility easement as created by this plat.

In witness whereof said Regency Consolidated Residential, LLC, an Indiana limited liability company, has caused these presents to be signed by its proper officer this _____ day of August 4, 2023

Regency Consolidated Residential, LLC

Teresa Kelnhofer

Teresa Kelnhofer – President

STATE OF Illinois
COUNTY OF Champaign

This instrument was acknowledged before me on this 4th day of August, 2023 by Teresa Kelnhofer, President of Regency Consolidated Residential, LLC, an Indiana limited liability company.

Laural Ayn Collins
Notary Public, Champaign County, Illinois
My Commission expires: 09/22/2026

Laural Ayn Collins
Notary Printed Name

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 27 day of July, 2023

Geoffrey G Griffin, Land Surveyor
Minnesota Registration No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 27 day of July, 2023 by Geoffrey G Griffin, Minnesota Registration No. 21940.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2028

Andrew Buck
Notary Printed Name

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 AUGUST, 2023

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 24th day of JULY, 2023 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2023 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 10th day of October, 2023

DOCUMENT NUMBER A1594293

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 10th day of October 2023 at 9 1/2 o'clock A M., and was duly recorded in the Olmsted County Records.

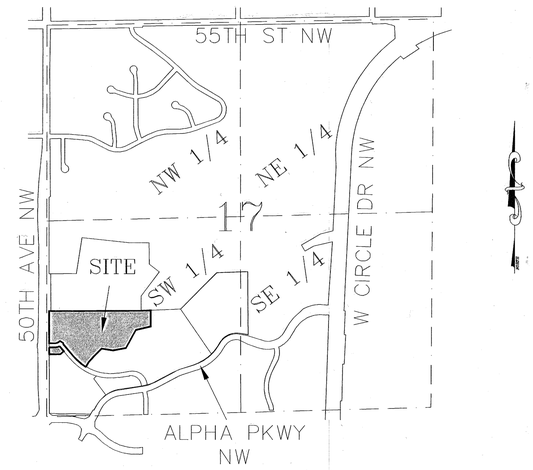
Mary Blair-Hoeft
Director of Property Records & Licensing

by Wendy von Wald
Deputy

VICINITY MAP

SECTION 17, TOWNSHIP 107 NORTH, RANGE 14 WEST

"NOT TO SCALE"



1601A

FILE NO:19-232 4TH FP

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

"OFFICIAL PLAT"

ALPHA FOURTH SUBDIVISION

CAST IRON CAP ON TELSPAR PIPE

1212.35 S00°17'49"E

18 | 17 / 19 | 20

33.00 N89°42'11"E

S89°42'11"W 1254.57

UNPLATTED

126.23 S87°38'12"W

N45°17'49"W 25.01

NW CORNER OUTLOT B ALPHA THIRD SUBDIVISION

N89°42'11"E 176.00

S58°48'50"E 19.15

N89°42'11"E 18.00

S89°42'11"W 586.85

S00°17'49"E 107.26

33

S00°17'49"E 435.64

S00°17'49"E 1319.61

N89°42'11"E 87.00

60.00 S00°17'49"E

87.00 S89°42'11"W

33

NW CORNER LOT 1, BLOCK 1 ALPHA SECOND SUBDIVISION

91.95 S00°17'49"E

N89°42'11"E 151.80

N50°12'24"E 61.16

53 E.U.E. PER DOC. NO. 545510

LOT 1 BLOCK 2

LOT 1 BLOCK 1

LOT 1 BLOCK 1

OUTLOT A ALPHA THIRD SUBDIVISION

OUTLOT B ALPHA THIRD SUBDIVISION

WIDTH VARIES

EAST LINE OF SE ¼ OF SE ¼ OF SECTION 18
WEST LINE OF SW ¼ OF SW ¼ OF SECTION 17

50TH AVENUE N.W.

WEST LINE LOT 1, BLOCK 1 ALPHA SECOND SUBDIVISION

NORTHEAST LINE LOT 1, BLOCK 1 ALPHA SECOND SUBDIVISION

SOUTHERLY LINE LOT 1, BLOCK 1 ALPHA THIRD SUBDIVISION

ALPHA SECOND SUBDIVISION

ALPHA THIRD SUBDIVISION

NE ¼ SE ¼ SE ¼ SE ¼

SE ¼ SE ¼ SE ¼ SE ¼

NW ¼ SW ¼ SW ¼ SW ¼

SW ¼ SW ¼ SW ¼ SW ¼

NE ¼ SW ¼ SW ¼ SW ¼

SE ¼ SW ¼ SW ¼ SW ¼

SOUTH LINE OF NW ¼ OF SW ¼ OF SECTION 17
NORTH LINE OF SW ¼ OF SW ¼ OF SECTION 17

POND

N00°00'00"E 217.45

N76°06'26"E 205.87

N28°53'38"E 276.61

EAST LINE OF SW ¼ OF SW ¼ OF SECTION 17
WEST LINE OF SE ¼ OF SW ¼ OF SECTION 17

S14°36'10"E 45.58

S39°47'36"E 217.21

S39°47'36"W 85.99

S81°24'16"E 155.57

N79°19'11"E 179.18

N45°29'24"E 156.30

N41°56'45"E 95.38

N30°17'10"E 78.17

S24°31'37"W 10.31

26.82 N46°57'40"W

S69°03'07"E 10.73

S79°29'33"E 90.45

S79°10'43"E 10.21

S55°19'39"E 6.30

N34°40'21"E 8.00

N55°19'39"W 6.22

S44°42'11"W 16.00

N89°42'11"E 7.67

N89°42'11"E 61.85

S45°17'49"E 16.73

N89°42'11"E 10.00

20 S.M.U.E. PER DOC. NO. 1588666

30 ACCESS EASEMENT PER. DOC. NO. 1588661

36 ACCESS EASEMENT PER. DOC. NO. 1588661

20 W.M.U.E. PER DOC. NO. 1588666

20 E.U.E. PER ALPHA THIRD SUBDIVISION

20 E.U.E. PER ALPHA SECOND SUBDIVISION

20 E.U.E. PER DOC. NO. 1548551

L=12.62 R=140.00 Δ=5°09'54" CB=S31°01'21"W C=12.62

L=48.41 R=64.00 Δ=43°20'12" CB=N21°22'17"E C=47.26

L=83.86 R=111.00 Δ=43°20'12" CB=S21°22'17"W C=81.87

L=145.17 R=447.50 Δ=12°26'14" CB=S46°16'58"E C=144.58

L=225.25 R=657.50 Δ=19°37'42" CB=S49°36'28"E C=224.15

N87°42'20"E 12.60

S22°36'11"E 14.17

N33°00'38"W 24.60

S33°07'38"E 76.70

N36°20'08"E 222.03

N36°20'08"W 200.40

N36°20'08"E 129.99

N36°20'08"E 12.37

S36°20'08"W 69.85

N59°17'03"E 69.85

S36°20'08"W 701.56

N36°20'08"E 12.37

11.08 N55°04'39"E

34.52 S54°09'59"E

S39°47'36"E 10.08

S39°47'36"E 9.23

N43°02'23"E 195.39

N43°02'23"W 196.65

S43°02'23"W 200.05

S43°02'23"W 201.30

LEGEND

- ○ 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- W.M.U.E. WATER MAIN UTILITY EASEMENT
- S.M.U.E. SANITARY MAIN UTILITY EASEMENT
- E.U.E. EXISTING UTILITY EASEMENT
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINE
- ADJACENT PLAT LINE
- BOUNDARY / LOT LINE
- POND
- PROPOSED UTILITY EASEMENT

1" SQUARE PIPE WITH CAP PLS #42638

T. 107 N. R. 14 W. 18 | 17 / 19 | 20 T. 107 N. R. 14 W.

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

BEARINGS

ALL BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 107 N, RANGE 14 W WHICH IS ASSUMED TO BEAR N00°17'49"W/S00°17'49"E.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	69.84	70.00	57°10'01"	N61°07'11"E	66.98
C2	9.82	130.00	04°19'41"	S34°42'01"W	9.82
C3	59.34	130.00	26°09'15"	N76°37'33"E	58.83
C4	39.34	73.00	30°52'41"	S17°05'50"W	38.87
C5	31.61	62.33	29°03'15"	S51°18'01"W	31.27
C6	4.17	62.33	03°50'04"	S87°47'09"W	4.17
C7	47.75	83.33	32°49'59"	N16°07'10"E	47.10
C8	66.86	116.67	32°49'59"	S16°07'10"W	65.95
C9	17.72	111.00	09°08'51"	N31°45'42"E	17.70
C10	32.27	127.00	14°33'34"	S06°58'59"W	32.19
C11	32.50	127.00	14°39'49"	S25°12'15"W	32.41
C12	55.97	74.00	43°20'12"	N21°22'17"E	54.65
C13	76.39	101.00	43°20'12"	S21°22'17"W	74.59
C14	36.56	64.00	32°43'39"	N16°04'00"E	36.06
C15	35.95	74.00	27°50'05"	N13°37'14"E	35.60
C16	41.02	101.00	23°16'20"	S11°20'21"W	40.74
C17	42.94	111.00	22°09'46"	N10°47'04"E	42.67
C18	13.19	101.00	07°28'51"	N32°35'42"E	13.18
C19	27.04	647.50	02°23'35"	S56°53'26"E	27.04
C20	10.00	130.00	04°24'31"	S67°11'28"W	10.00
C21	46.08	130.00	20°18'28"	N79°32'57"E	45.84
C22	60.55	130.00	26°41'05"	N50°12'24"E	60.00

LINE TABLE

LINE	LENGTH	BEARING
L1	60.00	S57°27'50"E
L2	21.48	S45°17'49"E
L3	32.42	S32°32'10"W
L4	13.47	S83°54'28"W
L5	4.36	S36°46'23"W
L6	19.81	N52°07'00"W
L7	23.18	N65°37'44"W
L8	12.35	N76°27'14"W
L9	24.01	N81°44'25"W
L10	19.85	S89°42'11"W
L11	13.75	S00°17'49"E
L12	3.63	N89°42'11"E
L13	13.79	S87°35'30"E
L14	12.01	S80°23'00"E
L15	23.19	S76°27'46"E
L16	22.63	S59°22'58"E
L17	67.00	S89°42'11"W
L18	7.68	S00°17'49"E
L19	67.00	N89°42'11"E
L20	8.81	S57°27'50"E

LINE TABLE

LINE	LENGTH	BEARING
L21	5.79	N83°54'28"E
L22	33.34	N89°42'11"E
L23	27.00	S00°17'49"E
L24	13.33	S57°27'50"E
L25	57.58	N45°29'24"E
L26	41.74	S59°17'03"W
L27	12.94	S46°57'40"E
L28	17.68	S81°24'16"E
L29	33.34	N89°42'11"E
L30	27.00	S00°17'49"E
L31	27.00	S00°17'49"E
L32	27.00	N00°17'49"W
L33	33.34	S89°42'11"W
L34	33.34	N89°42'11"E
L35	27.00	S00°17'49"E
L36	27.00	S00°17'49"E
L37	1.39	S00°17'49"E
L38	7.73	S73°55'57"E
L39	7.73	N73°55'57"W

LINE TABLE

LINE	LENGTH	BEARING
L40	30.58	S32°32'10"W
L41	12.64	S57°27'50"E
L42	27.00	N89°42'11"E
L43	27.21	N39°47'36"W
L44	38.97	N57°20'42"E
L45	36.18	N53°17'35"E
L46	27.00	N89°42'11"E
L47	27.86	N79°13'16"W
L48	28.98	N79°13'16"W
L49	60.11	N59°17'03"E
L50	23.61	N60°28'42"W
L51	52.55	S36°20'08"W
L52	27.19	N60°28'42"W
L53	10.07	N50°12'24"E
L54	13.30	N22°36'11"W
L55	10.00	S00°17'49"E
L56	17.67	N89°42'11"E
L57	10.70	S31°40'11"W
L58	10.36	S25°54'54"W

FILE NO: 19-232 4TH FP

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