"OFFICIAL PLAT"

HUNTER VALLEY ESTATES

KNOW ALL PERSONS BY THESE PRESENTS: That Hunter Valley Estates, LLC, a Minnesota limited liability company, and Javon R. Bea as Trustee of the Javon R. Bea Revocable Trust of 1997 U/A/D 5/1/97, owners of the following described property:

The Northeast Quarter of the Northwest Quarter of Section 15, Township 107 North, Range 14 West, Olmsted County, Minnesota, EXCEPT the North 75 feet thereof and EXCEPT the East 50 feet thereof.

ALSO:

The Northwest Quarter of the Northwest Quarter of Section 15, Township 107 North, Range 14 West, Olmsted County, Minnesota, EXCEPT the North 75 feet thereof, and EXCEPT those parts platted as CIMARRON SEVENTH and CIMARRON EIGHTH.

ALSO EXCEPT:

That part of the Northwest Quarter of the Northwest Quarter of Section 15, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 15; thence South 00 degrees 17 minutes 38 seconds East, assumed bearing, along the west line of said Northwest Quarter, 338.00 feet to the south line of the North 338.00 feet of said Northwest Quarter for the point of beginning; thence North 89 degrees 30 minutes 11 seconds East, along said south line, 938.83 feet; thence South 16 degrees 42 minutes 48 seconds West, 21.74 feet; thence South 54 degrees 12 minutes 53 seconds West, 170.70 feet; thence South 58 degrees 15 minutes 39 seconds West, 437.42 feet; thence South 06 degrees 39 minutes 16 seconds East, 18.45 feet; thence South 83 degrees 20 minutes 44 seconds West, 40.00 feet; thence North 06 degrees 39 minutes 16 seconds West, 23.00 feet; thence South 83 degrees 47 minutes 56 seconds West, 148.65 feet; thence South 66 degrees 44 minutes 23 seconds West, 77.44 feet; thence South 89 degrees 46 minutes 15 seconds West, 160.88 feet to the west line of said Northwest Quarter; thence North 00 degrees 17 minutes 38 seconds West, along said west line, 390.00 feet to the point of beginning.

ALSO EXCEPT:

A part of the West Half of Section 15, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 15; thence North 00 degrees 12 minutes 07 seconds West, assumed bearing, along the west line of said Northwest Quarter, 1371.40 feet to the northwest corner of Lot 1, Block 1, CIMARRON SEVENTH for the point of beginning; thence North 89 degrees 55 minutes 34 seconds East along the north line of CIMARRON SEVENTH and CIMARRON EIGHTH a distance of 953.84 feet; thence North 00 degrees 12 minutes 07 seconds West, 225.00 feet; thence North 74 degrees 26 minutes 43 seconds West, 991.08 feet to the west line of the Northwest Quarter of said Section 15; thence South 00 degrees 12 minutes 07 seconds East along said west line, 492.00 feet to the point of beginning.

ALSO EXCEPT:

That part of the Northwest Quarter of the Northwest Quarter, Section 15, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 15; thence North 00 degrees 27 minutes 59 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the west line of Said Northwest Quarter, 1371.40 feet to the northwest corner of Lot 1, Block 1, CIMARRON SEVENTH, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence South 89 degrees 24 minutes 20 seconds East, along the north line said CIMARRON SEVENTH and CIMARRON EIGHTH, according to the plats thereof on file at the County Recorder's Office, Olmsted County, Minnesota, 953.84 feet to the POINT OF BEGINNING; thence North 00 degrees 27 minutes 59 seconds East 235.50 feet; thence South 89 degrees 44 minutes 13 seconds East, 363.19 feet to the east line of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 24 minutes 02 seconds West, along said east line, 299.60 feet to the southeast corner of the Northwest Quarter of said Northwest Quarter; thence North 89 degrees 34 minutes 01 seconds West, along the south line of the Northwest Quarter of said Northwest Quarter, 313.67 feet to the east line of said CIMARRON EIGHTH; thence North 00 degrees 35 minutes 40 seconds East, along said east line, 62.88 feet to the northeast corner of Block 1 of said CIMARRON EIGHTH; thence North 89 degrees 24 minutes 20 seconds West, along the north line of said Block 1, CIMARRON EIGHTH, a distance of 50.00 feet to the POINT OF BEGINNING.

ALSO EXCEPT:

That part of the Northeast Quarter of the Northwest Quarter of Section 15, Township 107 North, Range 14 West, City of Rochester, Olmsted County, Minnesota, described as follows:
Commencing at the North Quarter corner of said Section 15; thence South 00 degrees 19 minutes 48 seconds West bearing based on the Olmsted County Coordinate System NAD83(11) on the east line of the Northwest Quarter of said Section 15, a distance of 75.00 feet; thence North 89 degrees 44 minutes 10 seconds West, a distance of 50.00 feet to the point of beginning; thence North 89 degrees 44 minutes 10 seconds West, a distance of 15.00 feet; thence South 00 degrees 19 minutes 48 seconds West, a distance of 1101.96 feet; thence North 89 degrees 44 minutes 11 seconds West, a distance of 35.00 feet; thence South 00 degrees 19 minutes 48 seconds West, a distance of 136.21 feet to the south line of the Northeast Quarter of the Northwest Quarter of said Section 15; thence South 89 degrees 34 minutes 01 seconds East on said south line, a distance of 50.00 feet; thence North 00 degrees 19 minutes 48 seconds East, a distance of 1238.32 feet to the point of beginning.

Containing in all, 55.11 acres, more or less.

Have caused the same to be surveyed and platted as HUNTER VALLEY ESTATES 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 Hunter Valley Estates, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 29th day of AUGUST, 2024.

Hunter Valley Estates, LLC

Javon R. Bea, Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on AUGUST 29th, 2024 by Javon Bea, Chief Manager of Hunter Valley Estates, LLC, a Minnesota limited liability company.

Notary Public, OLMSTED County, Minnesota — Ryan Schoenfelder, Notary Printed Name

My commission expires JAN. 31, 2027

In witness whereof said Javon R. Bea, Trustee of the Javon R. Bea Revocable Trust of 1997 U/A/D 5/1/97, has hereunto set his hand this 27th day of AUGUST, 20 24.

Javon R. Bea, Trustee of the
Javon R. Bea Revocable Trust
of 1997 U/A/D 5/1/97

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on AUGUST 27th, 2024 by Javon R. Bea, Trustee of the Javon R. Bea Revocable Trust of 1997 U/A/D 5/1/97.

Notary Public, OLMSTED County, Minnesota — Ryan Schoenfelder, Notary Printed Name

My commission expires JAN. 31, 2027

SURVEYOR'S CERTIFICATE

I Reinhold W. Zieman 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 24th day of July, 2024.

Reinhold W. Zieman, Professional Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on July 24th, 2024 by Reinhold W. Zieman.

Notary Public, Olmsted County, Minnesota — Rebecca M. Zieman

My commission expires Jan. 31, 2026

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 29 day of JULY, 2024.

Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 26 day of July, 2024.

Olmsted County Engineer

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2024 on the land described herein have been paid, there are no delinquent taxes and transfer entered this 14th day of MARCH, 2024.

DOCUMENT NUMBER A1620575

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of MARCH, 2024 at 12 o'clock P M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoelt
Director of Property Records & Licensing

by Wendy von Wald
Deputy

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota on the 18th day of March, 20 24, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk

PROJECT NUMBER: 3852 COMPUTER FILE: 3852SF03

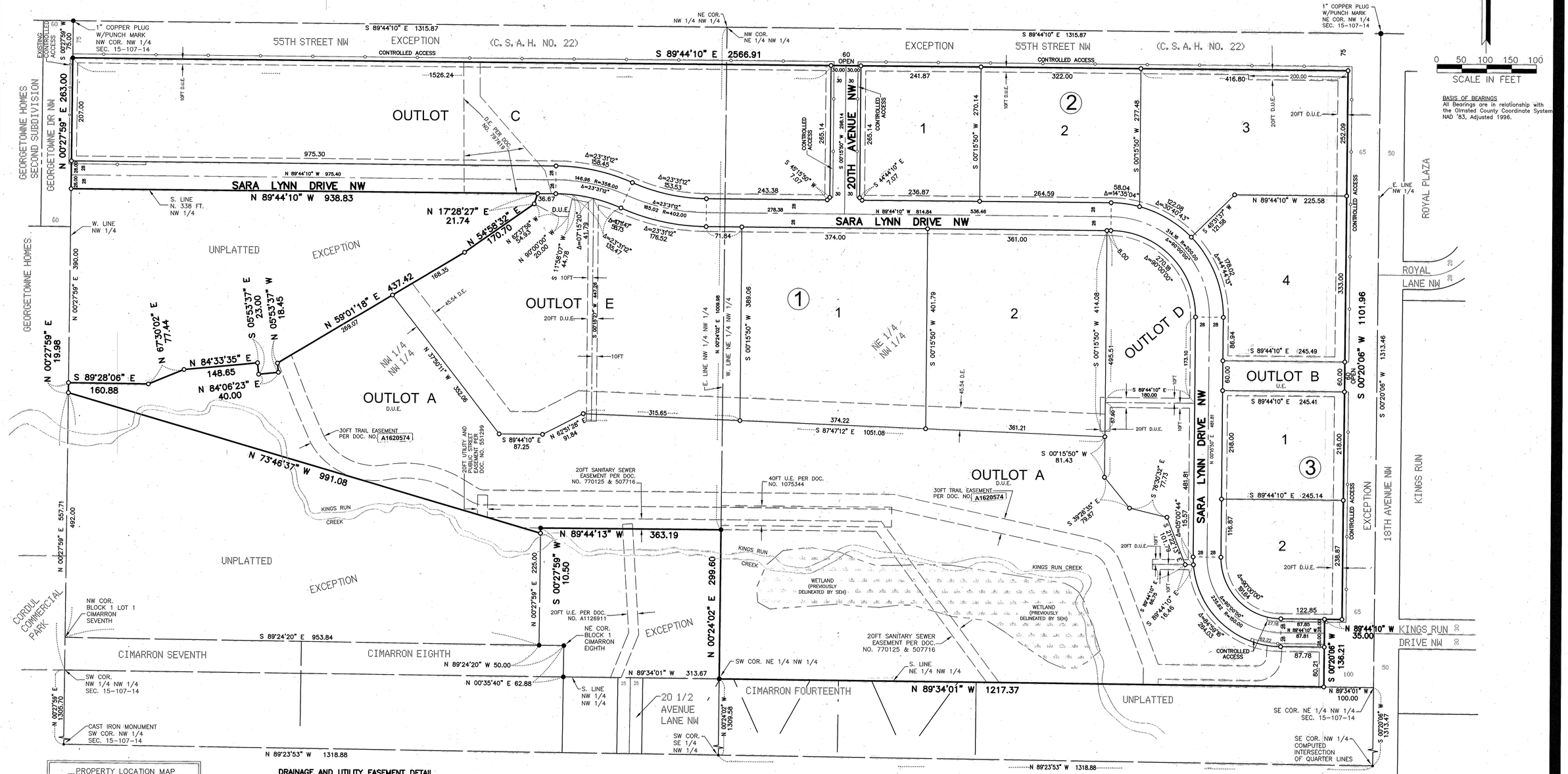
1639A

HUNTER VALLEY ESTATES

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

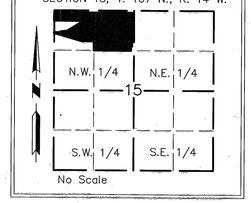
"OFFICIAL PLAT"

HUNTER VALLEY ESTATES



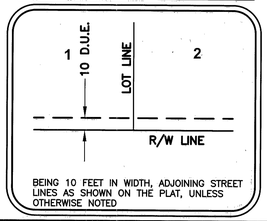
PROPERTY LOCATION MAP

SECTION 15, T. 107 N., R. 14 W.



No Scale

DRAINAGE AND UTILITY EASEMENT DETAIL



BEING 10 FEET IN WIDTH, ADJOINING STREET LINES AS SHOWN ON THE PLAT, UNLESS OTHERWISE NOTED

NOTES:

THE ENTIRETY OF OUTLOT A IS SUBJECT TO A DRAINAGE AND UTILITY EASEMENT.

THE ENTIRETY OF OUTLOT B IS SUBJECT TO A UTILITY EASEMENT.

CONTROLLED ACCESS DEFINED:

INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

UTILITY EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

DRAINAGE EASEMENT DEFINED:

AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

NOTE:

- ○ 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. 59823 and will be set within one year of the plat recording date.

U.E. = UTILITY EASEMENT

D.U.E. = DRAINAGE AND UTILITY EASEMENT

C.A. = CONTROLLED ACCESS

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