OFFICIAL

HADLEY CREEK ESTATES FIFTH

INSTRUMENT OF DEDICATION

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

Outlot "B", HADLEY CREEK OUTLOTS, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, that part of Outlots "A" and "C", said HADLEY CREEK OUTLOTS, and that part of Outlot "D", HADLEY CREEK VILLAGE, according to the plat thereof on file at said County Recorder's Office, all together described as follows:

Beginning at right-of-way corner B30, according to OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 200; thence on an assumed bearing of North 00 degrees 31 minutes 01 seconds East along the northerly line of said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 200 a distance of 32.70 feet to right-of-way corner B29; thence North 89 degrees 27 minutes 59 seconds West along said northerly line a distance of 16 44 feet to right-of-way corner B28, thence North 00 degrees 31 minutes 01 seconds East along said northerly line a distance of 181.50 feet to right-of-way corner B27, thence North 89 degrees 27 minutes 59 seconds West along said northerly line a distance of 35.00 feet to right-of-way corner B26; thence North 00 degrees 31 minutes 01 seconds East along said northerly line a distance of 38.00 feet to right-of-way corner B25; thence North 89 degrees 27 minutes 59 seconds West along said northerly line a distance of 60.00 feet to right-of-way corner B24; thence South 00 degrees 31 minutes 01 seconds West along said northerly line a distance of 38 00 feet to right-of-way corner B23, thence North 89 degrees 27 minutes 59 seconds West along said northerly line a distance of 130.50 feet to right-of-way corner B22; thence North 00 degrees 31 minutes 05 seconds East along the westerly line of said Outlot "C" a distance of 284.10 feet; thence North 42 degrees 16 minutes 53 seconds West, along the westerly line of said Outlot "B" a distance of 309.07 feet, thence northwesterly 216.16 feet along said westerly line on a tangential curve concave to the northeast, having a radius of 335 00 feet and a central angle of 36 degrees 58 minutes 11 seconds; thence North 84 degrees 41 minutes 17 seconds East, along said westerly line, not tangent to said curve, a distance of 129.01 feet; thence North 00 degrees 18 minutes 27 seconds East, along said westerly line, a distance of 416 76 feet; thence North 44 degrees 39 minutes 24 seconds East, along said westerly line a distance of 233.18 feet to the most northerly point of said Outlot "B"; thence South 45 degrees 20 minutes 36 seconds East 198 00 feet; thence South 44 degrees 39 minutes 24 seconds West 69.28 feet; thence southwesterly 12.83 feet on a tangential curve concave to the southeast, having a radius of 72.00 feet and a central angle of 10 degrees 12 minutes 23 seconds, to the north line of said Outlot "A"; thence easterly 141.43 feet along said north line on a non-tangential curve concave to the south, having a radius of 458.00 feet, a central angle of 17 degrees 41 minutes 34 seconds, and a chord bearing of North 82 degrees 38 minutes 01 seconds East; thence South 88 degrees 31 minutes 12 seconds East, along said north line, tangent to said curve, a distance of 190 70 feet; thence easterly 12.71 feet along said north line on a tangential curve concave to the north, having a radius of 42.00 feet and a central angle of 17 degrees 20 minutes 11 seconds; thence North 74 degrees 08 minutes 37 seconds East along said north line, tangent to said curve, a distance of 186.47 feet; thence easterly 312.89 feet along said north line along a tangential curve concave to the south, having a radius of 558.00 feet and a central angle of 32 degrees 07 minutes 39 seconds; thence South 73 degrees 43 minutes 44 seconds East, along said north line and its easterly extension, tangent to said curve, a distance of 168.14 feet, thence North 89 degrees 25 minutes 22 seconds East, along said north line, a distance of 94.04 feet; thence North 65 degrees 59 minutes 59 seconds East, along said north line, a distance of 16.73 feet; thence South 89 degrees 41 minutes 30 seconds East, along said north line, a distance of 201.00 feet; thence North 43 degrees 56 minutes 18 seconds East, along said north line, 59.78 feet to the northwest corner of Lot 2, Block 1, HADLEY CREEK ESTATES THIRD, according to the plat thereof on file at said County Recorder's Office; thence South 23 degrees 55 minutes 42 seconds East, along the west line of said Lot 2, a distance of 45.50 feet to the most northerly corner of Lot 1, said Block 1; thence South 12 degrees 00 minutes 04 seconds West, along the west line of said Lot 1, a distance of 74.44 feet; thence South 07 degrees 40 minutes 31 seconds East, along said west line, a distance of 153 15 feet to the southwest corner of said Lot 1; thence westerly 31.63 feet along the north line of Hadley Hills Drive NE, as platted in said HADLEY CREEK ESTATES THIRD, on a non-tangential curve concave to the north, having a radius of 170.00 feet a central angle of 10 degrees 39 minutes 39 seconds and a chord bearing of South 78 degrees 39 minutes 30 seconds West, to the westerly line of said HADLEY CREEK ESTATES THIRD; thence South 06 degrees 00 minutes 40 seconds East along said westerly line, not tangent to said curve, a distance of 60.00 feet to the south line of said Hadley Hills Drive NE; thence easterly 62.08 feet along said south line on a non-tangential curve concave to the north, having a radius of 230.00 feet, a central angle of 15 degrees 27 minutes 49 seconds and a chord bearing of North 76 degrees 15 minutes 25 seconds East, to the west line of Lot 11, Block 2, said HADLEY CREEK ESTATES THIRD; thence South 21 degrees 28 minutes 29 seconds East along said west line, not tangent to said curve, a distance of 132.92 feet to the most southerly corner of said Lot 11; thence westerly 254.73 feet along the south line of said Outlot "A" on a non-tangential curve concave to the north, having a radius of 458.00 feet, a central angle of 31 degrees 52 minutes 00 seconds, and a chord bearing of North 89 degrees 39 minutes 44 seconds West; thence North 73 degrees 43 minutes 44 seconds West, along said south line, tangent to said curve, a distance of 476.91 feet, thence westerly 135.70 feet along said south line on a tangential curve concave to the south, having a radius of 242.00 feet and a central angle of 32 degrees 07 minutes 39 seconds; thence South 74 degrees 08 minutes 37 seconds West, along said south line, tangent to said curve, a distance of 186.47 feet; thence westerly 108 32 feet along said south line on a tangential curve concave to the north, having a radius of 358.00 feet and a central angle of 17 degrees 20 minutes 11 seconds; thence North 88 degrees 31 minutes 12 seconds West, along said south line, tangent to said curve, a distance of 190.70 feet, thence southwesterly 90.20 feet along said south line on a tangential curve concave to the southeast, having a radius of 142.00 feet and a central angle of 36 degrees 23 minutes 38 seconds; thence South 41 degrees 20 minutes 19 seconds West along said south line and along the easterly line of said Outlot "C", not tangent to said curve, a distance of 67.49 feet; thence South 27 degrees 35 minutes 27 seconds West, along said easterly line, a distance of 106.49 feet; thence South 18 degrees 01 minute 41 seconds West, along said easterly line, a distance of 74.96 feet; thence South 42 degrees 45 minutes 32 seconds East along said easterly line a distance of 145.54 feet, thence South 47 degrees 43 minutes 07 seconds West along said easterly line a distance of 130.00 feet, thence South 42 degrees 16 minutes 53 seconds East along said easterly line a distance of 303.88 feet; thence southeasterly 250.24 feet along said easterly line on a tangential curve concave to the southwest, having a radius of 335.00 feet and a central angle of 42 degrees 47 minutes 58 seconds; thence South 00 degrees 31 minutes 05 seconds West along said easterly line, tangent to said curve, a distance 135.47 feet to the north line of said OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 200; thence westerly 70.05 feet along said north line on a non-tangential curve concave to the south, having a radius of 3,876.72 feet, a central angle of 1 degree 02 minutes 07 seconds and a chord bearing of North 87 degrees 38 minutes 03 seconds West, to the point of beginning.

Said tract contains 17.94 acres more or less.

Has caused the same to be surveyed and platted as HADLEY CREEK ESTATES FIFTH and does hereby dedicate to the public for public use the public ways and the utility and drainage 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 20th day of August, 2025.

Farmland LLC

Craig Johnson
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on August 20th, 2025, by Craig Johnson, Chief Manager of Farmalnd LLC, a Minnesota limited liability company.

Notary Signature
Andrea Till Bentler
Notary Printed Name
Notary Public, Olmsted County, Minnesota

My Commission Expires: 01/31/2028

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 20th day of August, 2025.

Peter G. Oetliker, Licensed Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on August 20, 2025, by Peter G. Oetliker.

Notary Signature
Andrea Till Bentler
Notary Printed Name
Notary Public, Olmsted County, Minnesota

My Commission Expires: 01/31/2028

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 21st day of April, 2025, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21 day of AUGUST, 2025.

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2025 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 15th day of September, 2025.

Document Number A1631468

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 15th day of Sept., 2025, at 9 o'clock A.M. and was duly recorded in the Olmsted County Records.

Director of Property Records and Licensing

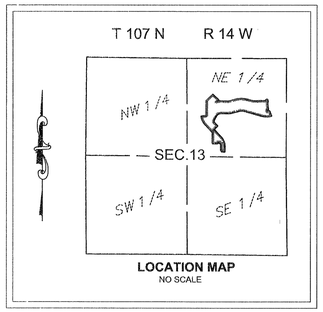
by Wendy von Wald
Deputy

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16588A

HADLEY CREEK ESTATES FIFTH



LOCATION MAP
NO SCALE

NORTH

0 60 120
SCALE IN FEET

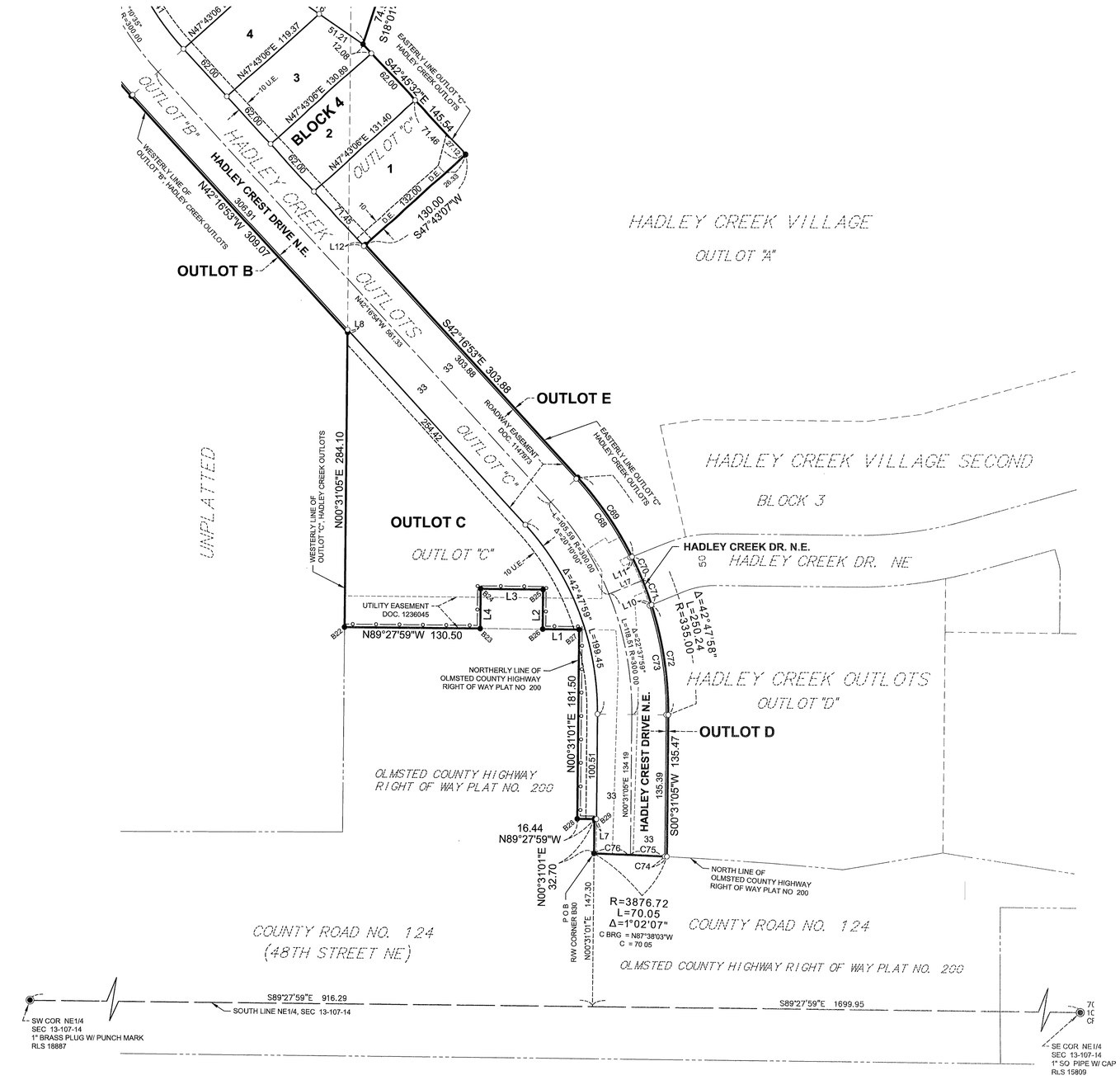
BEARINGS
BEARINGS ARE BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)

- ● = DENOTES A FOUND IRON MONUMENT
- ◉ = DENOTES A FOUND SECTION CORNER MONUMENT
- ○ = SET 1/2 INCH INTERIOR DIAMETER BY 14 INCHES LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887
- U E = UTILITY EASEMENT
- -o——o- = CONTROLLED ACCESS PER OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO 200

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	35.00	N89° 27' 59"W
L2	38 00	N00° 31' 01"E
L3	60.00	N89° 27' 59"W
L4	38 00	S00° 31' 01"W
L7	2 01	S89° 27' 59"E
L8	2.94	N00° 31' 05"E
L10	2.00	N67° 47' 53"E
L11	2.00	N67° 47' 53"E
L12	2.00	N47° 43' 07"E
L17	35.00	N67° 47' 53"E

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	C BRNG.	C. LENGTH
C68	92 13	333 00	15°51'09"	N34°21'19"W	91 84
C69	92 83	335.00	15°52'37"	N34°20'34"W	92 54
C70	25 02	335.00	4°16'47"	N24°15'51"W	25.02
C71	25 02	335 00	4°16'47"	N19°59'03"W	25 02
C72	107 37	335 00	18°21'47"	N08°39'46"W	106 91
C73	106 57	333 00	18°20'10"	N08°38'59"W	106.11
C74	2 00	3876.72	0°01'46"	N87°07'52"W	2 00
C75	33 02	3876.72	0°29'17"	N87°23'24"W	33.02
C76	35 03	3876.72	0°31'04"	N87°53'34"W	35.03

SEE SHEET 3 OF 3

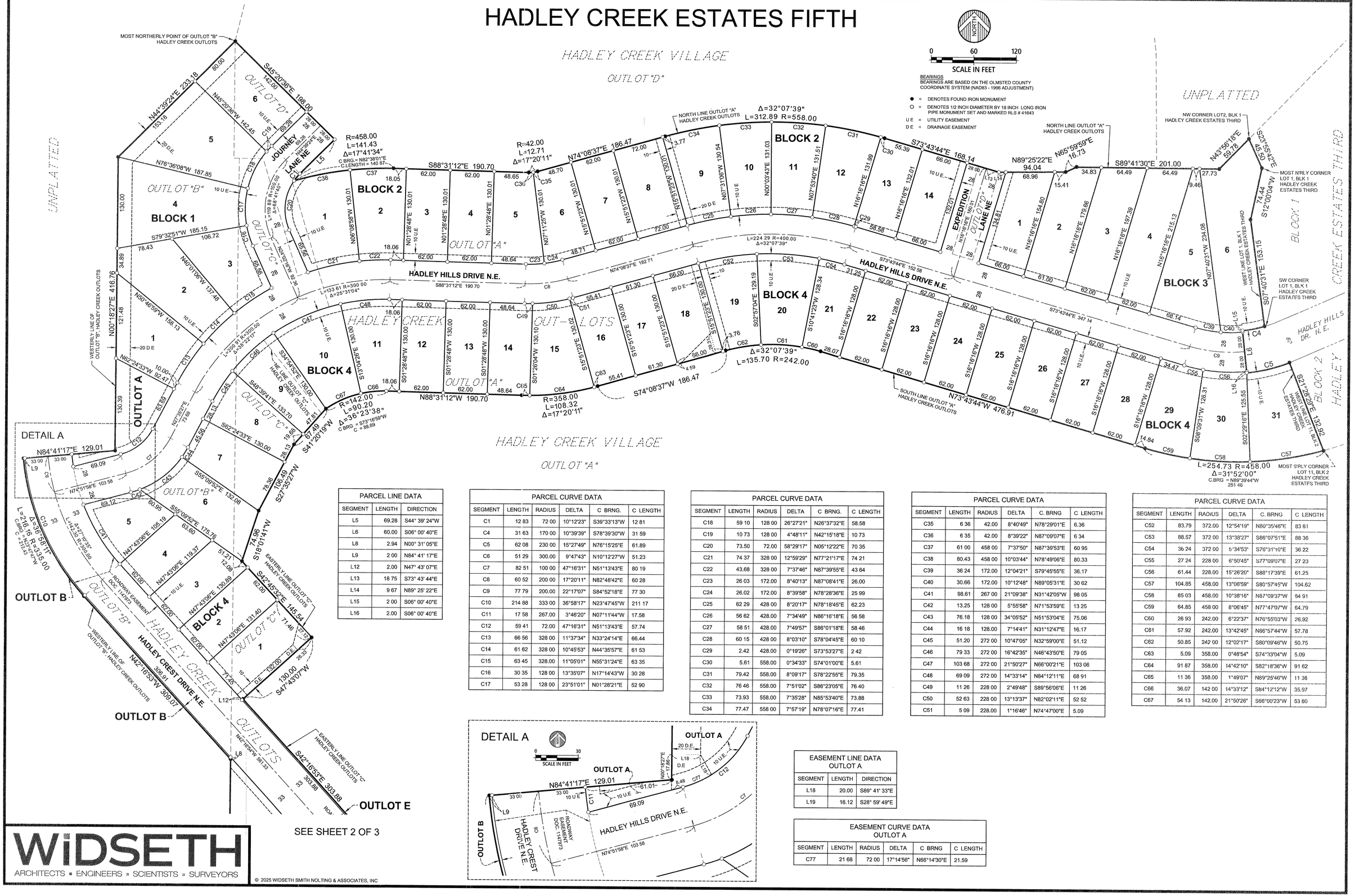


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OFFICIAL

HADLEY CREEK ESTATES FIFTH



BEARINGS
BEARINGS ARE BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)

● = DENOTES FOUND IRON MONUMENT
O = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS # 41643
U E = UTILITY EASEMENT
D E = DRAINAGE EASEMENT

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L5	69.28	S44° 39' 24"W
L6	60.00	S06° 00' 40"E
L8	2.94	N00° 31' 05"E
L9	2 00	N84° 41' 17"E
L12	2.00	N47° 43' 07"E
L13	18 75	S73° 43' 44"E
L14	9 67	N89° 25' 22"E
L15	2 00	S06° 00' 40"E
L16	2.00	S06° 00' 40"E

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	C BRNG.	C LENGTH
C1	12 83	72 00	10°12'23"	S39°33'13"W	12 81
C4	31 63	170 00	10°39'39"	S78°39'30"W	31 59
C5	62 08	230 00	15°27'49"	N76°15'25"E	61.89
C6	51 29	300.00	9°47'43"	N10°12'27"W	51.23
C7	82 51	100 00	47°16'31"	N51°13'43"E	80 19
C8	60 52	200 00	17°20'11"	N82°48'42"E	60 28
C9	77 79	200.00	22°17'07"	S84°52'18"E	77 30
C10	214 88	333 00	36°58'17"	N23°47'45"W	211 17
C11	17 58	267.00	3°46'20"	N07°11'44"W	17.58
C12	59 41	72.00	47°16'31"	N51°13'43"E	57.74
C13	66 56	328 00	11°37'34"	N33°24'14"E	66.44
C14	61 62	328 00	10°45'53"	N44°35'57"E	61 53
C15	63 45	328.00	11°05'01"	N55°31'24"E	63 35
C16	30 35	128 00	13°35'07"	N17°14'43"W	30 28
C17	53 28	128 00	23°51'01"	N01°28'21"E	52 90

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	C BRNG.	C LENGTH
C18	59 10	128 00	26°27'21"	N26°37'32"E	58.58
C19	10 73	128 00	4°48'11"	N42°15'18"E	10 73
C20	73.50	72.00	58°29'17"	N05°12'22"E	70 35
C21	74 37	328 00	12°59'29"	N77°21'17"E	74 21
C22	43.68	328 00	7°37'46"	N87°39'55"E	43 64
C23	26 03	172.00	8°40'13"	N87°08'41"E	26.00
C24	26.02	172.00	8°39'58"	N78°28'36"E	25 99
C25	62 29	428 00	8°20'17"	N78°18'45"E	62.23
C26	56 62	428.00	7°34'49"	N86°16'18"E	56 58
C27	58 51	428.00	7°49'57"	S86°01'18"E	58 46
C28	60 15	428 00	8°03'10"	S78°04'45"E	60 10
C29	2.42	428.00	0°19'26"	S73°53'27"E	2 42
C30	5.61	558.00	0°34'33"	S74°01'00"E	5.61
C31	79.42	558.00	8°09'17"	S78°22'55"E	79.35
C32	76 46	558.00	7°51'02"	S86°23'05"E	76 40
C33	73.93	558.00	7°35'28"	N85°53'40"E	73.88
C34	77.47	558 00	7°57'19"	N78°07'16"E	77.41

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	C. BRNG	C LENGTH
C35	6 36	42.00	8°40'49"	N78°29'01"E	6.36
C36	6 35	42.00	8°39'22"	N87°09'07"E	6 34
C37	61 00	458 00	7°37'50"	N87°39'53"E	60 95
C38	80.43	458 00	10°03'44"	N78°49'06"E	80.33
C39	36 24	172.00	12°04'21"	S79°45'55"E	36.17
C40	30.66	172.00	10°12'48"	N89°05'31"E	30 62
C41	98.61	267 00	21°09'38"	N31°42'05"W	98 05
C42	13.25	128 00	5°55'58"	N71°53'59"E	13 25
C43	76.18	128 00	34°05'52"	N51°53'04"E	75.06
C44	16 18	128.00	7°14'41"	N31°12'47"E	16.17
C45	51.20	272 00	10°47'05"	N32°59'00"E	51.12
C46	79 33	272 00	16°42'35"	N46°43'50"E	79 05
C47	103 68	272 00	21°50'27"	N66°00'21"E	103 06
C48	69 09	272 00	14°33'14"	N84°12'11"E	68 91
C49	11 26	228 00	2°49'48"	S89°56'06"E	11 26
C50	52 63	228 00	13°13'37"	N82°02'11"E	52 52
C51	5 09	228.00	1°16'46"	N74°47'00"E	5.09

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	C. BRNG	C LENGTH
C52	83.79	372.00	12°54'19"	N80°35'46"E	83 61
C53	88.57	372 00	13°38'27"	S86°07'51"E	88 36
C54	36 24	372 00	5°34'53"	S76°31'10"E	36 22
C55	27 24	228 00	6°50'45"	S77°09'07"E	27 23
C56	61.44	228.00	15°26'20"	S88°17'39"E	61.25
C57	104.85	458.00	13°06'59"	S80°57'45"W	104.62
C58	85 03	458.00	10°38'16"	N87°09'37"W	84 91
C59	64.85	458 00	8°06'45"	N77°47'07"W	64.79
C60	26 93	242.00	6°22'37"	N76°55'03"W	26.92
C61	57.92	242.00	13°42'45"	N86°57'44"W	57.78
C62	50.85	242 00	12°02'17"	S80°09'46"W	50.75
C63	5.09	358.00	0°48'54"	S74°33'04"W	5.09
C64	91 87	358.00	14°42'10"	S82°18'36"W	91 62
C65	11 36	358.00	1°49'07"	N89°25'46"W	11 36
C66	36.07	142 00	14°33'12"	S84°12'12"W	35.97
C67	54 13	142.00	21°50'26"	S66°00'23"W	53 80

DETAIL A

EASEMENT LINE DATA OUTLOT A		
SEGMENT	LENGTH	DIRECTION
L18	20.00	S89° 41' 33"E
L19	16.12	S28° 59' 49"E

EASEMENT CURVE DATA OUTLOT A					
SEGMENT	LENGTH	RADIUS	DELTA	C BRNG	C LENGTH
C77	21 68	72 00	17°14'56"	N66°14'30"E	21.59

SEE SHEET 2 OF 3

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