OFFICIAL

CASSIDY FARMS FIRST

INSTRUMENT OF DEDICATION

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

That part of the West Half of the Northeast Quarter of Section 19, Section 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said West Half of the Northeast Quarter; thence South 00 degrees 15 minutes 52 seconds East, bearing based on the Olmsted County Coordinate System NAD83 (1996), 206.00 feet along the east line of said West Half of the Northeast Quarter to its intersection with the south line of the North 206.00 feet of said West Half of the Northeast Quarter to the point of beginning of the tract to be described; thence South 89 degrees 59 minutes 12 seconds West 313.62 feet along said south line of the North 206.00 feet of the West Half of the Northeast Quarter; thence South 00 degrees 15 minutes 49 seconds East 298.92 feet; thence South 24 degrees 00 minutes 33 seconds West 119.52 feet; thence South 03 degrees 16 minutes 40 seconds West 118.95 feet; thence South 00 degrees 15 minutes 49 seconds East 816.70 feet; thence South 19 degrees 11 minutes 06 seconds West 179.21 feet; thence South 58 degrees 20 minutes 26 seconds West 155.80 feet; thence South 89 degrees 59 minutes 12 seconds West 266.25 feet; thence South 81 degrees 38 minutes 35 seconds West 121.40 feet; thence South 61 degrees 42 minutes 06 seconds West 102.37 feet; thence South 45 degrees 41 minutes 46 seconds West 249.68 feet to the most easterly corner of Lot 12, Block 2, STONEHEDGE ESTATES FOURTH SUBDIVISION, according to the recorded plat thereof on file in the Recorder's Office, said Olmsted County, Minnesota; thence continuing South 45 degrees 41 minutes 46 seconds West 154.16 feet along the northeasterly line of said STONEHEDGE ESTATES FOURTH SUBDIVISION, to the most northerly corner of Lot 1, said Block 2; thence South 44 degrees 18 minutes 14 seconds East 215.00 feet along said northeasterly line of STONEHEDGE ESTATES FOURTH SUBDIVISION; thence South 45 degrees 41 minutes 46 seconds West 57.52 feet along said northeasterly line of STONEHEDGE ESTATES FOURTH SUBDIVISION to the most northerly corner of Lot 9, Block 1, said STONEHEDGE ESTATES FOURTH SUBDIVISION; thence South 44 degrees 18 minutes 14 seconds East 262.92 feet along said northeasterly line of STONEHEDGE ESTATES FOURTH SUBDIVISION to the most easterly corner of said Lot 9, Block 1; thence South 53 degrees 10 minutes 25 seconds West 151.52 feet along said northeasterly line of STONEHEDGE ESTATES FOURTH SUBDIVISION to its intersection with the south line of said West Half of the Northeast Quarter; thence North 89 degrees 59 minutes 13 seconds East 919.49 feet along said south line of the West Half of the Northeast Quarter to its intersection with the west line of Outlot A, EMERALD HILLS SUBDIVISION, according to the recorded plat thereof on file in said Olmsted County Recorder's Office; thence North 08 degrees 20 minutes 10 seconds West 229.55 feet along said west line of Outlot A, EMERALD HILLS SUBDIVISION; thence North 35 degrees 36 minutes 27 seconds East 212.65 feet along said west line of Outlet A, EMERALD HILLS SUBDIVISION; thence North 89 degrees 59 minutes 13 seconds East 148.85 feet along the north line of said Outlot A to its intersection with said east line of the West Half of the Northeast Quarter; thence North 00 degrees 15 minutes 52 seconds West 2015.73 feet along said east line of the West Half of the Northeast Quarter to the point of beginning.

Said tract contains 33.10 acres more or less.

Has caused the same to be surveyed and platted as CASSIDY FARMS FIRST and does hereby dedicate to the public for public use the public ways and the utility easements, the drainage easements, the water main easement and the sanitary sewer easement as created by this plat.

IN WITNESS WHEREOF said CF Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 6th day of November, 2025.

CF Development, LLC

Paul Meier
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on November 6, 2025, by Paul Meier, Chief Manager of CF Development, LLC, a Minnesota limited liability company.

Stacey Dvorak
Notary Signature
Stacey Ellen Dvorak
Notary Printed Name
Notary Public, Olmsted County, Minnesota

My Commission Expires: 01/31/2030

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 6th day of November, 2025.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on November 6, 2025, by Peter G. Oetliker.

Stacey Dvorak
Notary Signature
Stacey Ellen Dvorak
Notary Printed Name
Notary Public, Olmsted County, Minnesota

My Commission Expires: 01/31/2030

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 2nd day of December, 2024 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 6 day of NOVEMBER, 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 14th day of November, 2025.

Document Number A1635015

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of November, 2025, at 10 o'clock A.M. and was duly recorded in the Olmsted County Records.

Mary Blair-Hoyt
Director of Property Records and Licensing

Deputy

WIDSETH
ARCHITECTS « ENGINEERS « SCIENTISTS « SURVEYORS

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1669A

CASSIDY FARMS FIRST

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	C. BRNG.	C. LENGTH
C1	57.38	331.00	9°55'57"	N50°39'45"E	57.31
C2	90.08	331.00	15°35'33"	N63°25'30"E	89.80
C3	92.48	331.00	16°00'27"	N79°13'30"E	92.18
C4	15.49	331.00	2°40'55"	N88°34'11"E	15.49
C5	98.84	269.00	21°03'10"	N79°23'03"E	98.29
C6	130.13	269.00	27°43'01"	N54°59'58"E	128.86
C7	130.96	269.00	27°53'38"	N27°11'38"E	129.67
C8	63.43	269.00	13°30'38"	N06°29'30"E	63.28
C9	132.30	269.00	28°10'42"	N59°47'07"E	130.97
C10	75.29	269.00	16°02'10"	N81°53'33"E	75.04
C11	58.22	331.00	10°04'40"	N84°52'19"E	58.14
C12	83.85	331.00	14°30'49"	N72°34'34"E	83.62
C13	79.38	331.00	13°44'24"	N58°26'58"E	79.19
C14	81.28	331.00	14°04'13"	N44°32'40"E	81.08
C15	80.45	331.00	13°55'33"	N30°32'47"E	80.25
C16	80.63	331.00	13°57'26"	N16°36'17"E	80.43
C17	57.17	273.64	19°58'22"	N04°40'53"E	57.06
C18	104.57	351.00	17°04'09"	N46°09'24"E	104.18

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	20.00	N89° 44' 11"E
L2	25.00	N00° 15' 49"W
L3	24.07	N00° 15' 49"W
L4	55.25	N45° 04' 28"E
L5	44.10	S54° 41' 28"W
L6	8.00	S89° 44' 11"W
L7	149.28	N00° 05' 22"W
L8	133.00	N89° 44' 11"E
L9	133.00	N89° 44' 11"E

EASEMENT LINE DATA		
SEGMENT	LENGTH	DIRECTION
L10	278.99	N00° 47' 49"W
L11	49.43	N20° 00' 11"E
L12	84.96	N31° 57' 13"E
L13	80.05	N00° 47' 49"W
L14	13.58	N89° 52' 17"E
L15	20.00	N00° 15' 49"W
L16	13.77	S89° 52' 17"W
L17	165.94	N00° 47' 49"W
L18	36.78	N27° 12' 15"E
L19	20.05	N27° 12' 15"E
L20	75.85	N27° 12' 15"E
L21	150.50	N54° 41' 28"E
L22	118.14	S66° 46' 00"E
L23	100.62	S66° 46' 00"E
L24	9.21	N37° 15' 59"E
L25	16.28	S85° 13' 20"E

T 107 N R 13 W

NW 1/4 NE 1/4 SEC.19 SW 1/4 SE 1/4

LOCATION MAP
NO SCALE

NORTH

0 100 200
SCALE (IN FEET)

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

● = DENOTES FOUND IRON MONUMENT

○ = SET 1/2 INCH INTERIOR DIAMETER BY 14 INCHES LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887

◉ = DENOTES A FOUND SECTION CORNER MONUMENT

[A] = DRAINAGE EASEMENT PER DOC. A-1489772

[B] = 30 FT WIDE UTILITY EASEMENT PER DOC. A-1491064

[C] = 30 FT WIDE PEDESTRIAN FACILITIES EASEMENT PER DOC. _____

D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
W.M.E. = WATER MAIN EASEMENT
A.E. = ACCESS EASEMENT

C.I.M. = CAST IRON MONUMENT
C.I.C. = CAST IRON CAP

WIDSETH
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