OFFICIAL

CASSIDY FARMS SECOND

INSTRUMENT OF DEDICATION

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

Outlot D, CASSIDY FARMS FIRST, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

Said tract contains 3.29 acres more or less.

Has caused the same to be surveyed and platted as CASSIDY FARMS SECOND and does hereby dedicate to the public for public use the public ways and the utility easements and the drainage 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 22 day of October, 2025.

CF Development, LLC

Paul Meier
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on October 22, 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 22nd day of October, 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 October 22, 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 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

NORTH

0 40 80
SCALE (IN FEET)

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

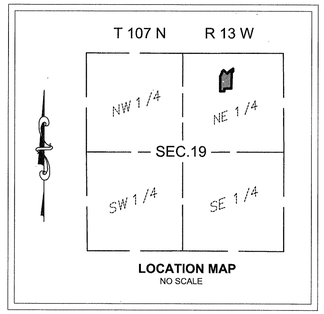
● = DENOTES FOUND IRON MONUMENT

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

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

EASEMENT LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	16.28	N85° 13' 20"W
L2	47.59	N24° 30' 26"E
L3	15.92	N00° 00' 00"E
L4	52.23	N37° 16' 55"W



LOCATION MAP
NO SCALE

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 23 day of OCTOBER, 2025.

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

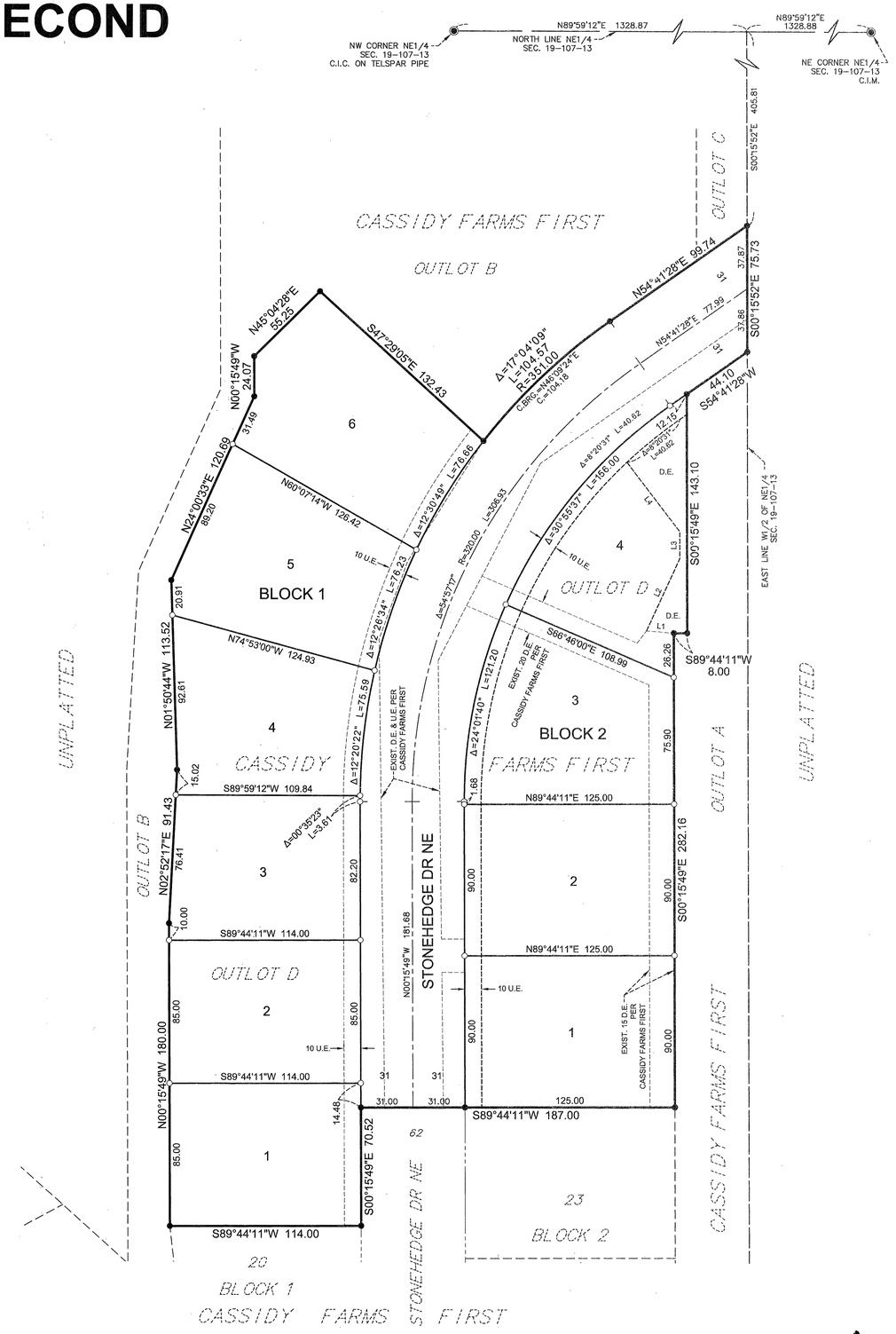
Taxes payable in the year 2025 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 14th day of November, 2025.

Document Number A1635018

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.

Director of Property Records and Licensing

Deputy



WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

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