OFFICIAL

PRAIRIE CROSSING WEST SECOND SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: *That Menard Inc., a Wisconsin corporation, owner of the following described property situated in the County of Olmsted, State of Minnesota, to wit:*

Lots 1 and 2, Block 2, PRAIRIE CROSSING WEST, according to the recorded plat thereof, Olmsted County, Minnesota.

LESS AND EXCEPT

That part of Lot 1, Block 2, PRAIRIE CROSSING WEST, according to the recorded plat thereof, Olmsted County, Minnesota described as follows:

Commencing at the southwest corner of Lot 1, Block 2, said PRAIRIE CROSSING WEST, thence North 89 degrees 50 minutes, 39 seconds East, along the south line of said Lot 1, a distance of 580.06 feet to the Point of Beginning; thence North 89 degrees 50 minutes 39 seconds East, along the south line of said Lot 1, a distance of 136.11 feet; thence along a tangent curve, concave to the northwest, with a radius of 627.00 feet, central angle of 13 degrees 12 minutes 52 seconds, a distance of 144.61 feet; thence North 00 degrees 09 minutes 20 seconds West, non tangent to last described curve, a distance of 72.50 feet; thence North 89 degrees, 50 minutes, 40 seconds East, a distance of 65.45 feet; thence North 24 degrees 53 minutes 45 seconds West, a distance of 76.44 feet; thence northwesterly along a tangent curve, concave to the northeast, with a chord bearing of North 13 degrees, 33 minutes, 20 seconds West, central angle of 22 degrees 41 minutes 00 seconds and a radius of 315.50 feet, a distance of 124.91 feet; thence North 89 degrees 55 minutes. 47 seconds West, non tangent to last described curve, a distance of 191.20 feet; thence South 89 degrees 50 minutes 40 seconds West, a distance of 92.18 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 280.00 feet to the Point of Beginning.

And that Main & Main Capital Group, LLC, a Texas limited liability company, owner of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of Lot 1, Block 2, PRAIRIE CROSSING WEST, according to the recorded plat thereof, Olmsted County, Minnesota described as follows:

Commencing at the southwest corner of Lot 1, Block 2, said PRAIRIE CROSSING WEST, thence North 89 degrees 50 minutes, 39 seconds East, along the south line of said Lot 1, a distance of 580.06 feet to the Point of Beginning; thence North 89 degrees 50 minutes 39 seconds East, along the south line of said Lot 1, a distance of 136.11 feet; thence along a tangent curve, concave to the northwest, with a radius of 627.00 feet, central angle of 13 degrees 12 minutes 52 seconds, a distance of 144.61 feet; thence North 00 degrees 09 minutes 20 seconds West, non tangent to last described curve, a distance of 72.50 feet; thence North 89 degrees, 50 minutes, 40 seconds East, a distance of 65.45 feet; thence North 24 degrees 53 minutes 45 seconds West, a distance of 76.44 feet; thence northwesterly along a tangent curve, concave to the northeast, with a chord bearing of North 13 degrees, 33 minutes, 20 seconds West, central angle of 22 degrees 41 minutes 00 seconds and a radius of 315.50 feet, a distance of 124.91 feet; thence North 89 degrees 55 minutes, 47 seconds West, non tangent to last described curve, a distance of 191.20 feet; thence South 89 degrees 50 minutes 40 seconds West, a distance of 92.18 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 280.00 feet to the Point of Beginning.

Have caused the same to be surveyed and platted as ***PRAIRIE CROSSING WEST SECOND SUBDIVISION*** *and do hereby dedicate to the public for public use the public ways and utility easements as created by this plat.*

In witness whereof said Menard Inc., a Wisconsin corporation, has caused these presents to be signed by its proper officer this 10th *day of* November, 20 25.

MENARD INC.

By Theron Berg

Its General Manager Properties

STATE OF Wisconsin
COUNTY OF Eau Claire

The foregoing instrument was acknowledged before me this 10th *day of* November, 20 25, *by* Theron J. Berg, General Manager Properties *of Menard Inc., a Wisconsin corporation, on behalf of the corporation*

(Signature) Timothy Enyeart (Name Printed)

Notary Public, Eau Claire *County,* WI

My Commission Expires R permanent

TIMOTHY ENYEART NOTARY PUBLIC STATE OF WISCONSIN

In witness whereof said Main & Main Capital Group, LLC., a Texas limited liability company, has caused these presents to be signed by its proper officer this 18th *day of* November, 20 25

MAIN & MAIN CAPITAL GROUP, LLC

By:
Eric Reed, Manager

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me this 18th *day of* November, 20 25, *by Eric Reed, Manager of Main & Main Capital Group, LLC, a Texas limited liability company, on behalf of the company.*

(Signature) Ashley D. Carter (Name Printed)

Notary Public, Collin *County,* Texas

My Commission Expires 01-11-2027

SURVEYOR CERTIFICATE

I, Mathew J. Welinski 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 4th *day of* November, 20 25

Mathew J. Welinski, Licensed Land Surveyor
Minnesota License No. 53596

STATE OF MINNESOTA
COUNTY OF Stearns

The foregoing Surveyor's Certificate was acknowledged before me this 4th *day of* November, 20 25, *by Mathew J. Welinski, Land Surveyor, Minnesota License No. 53596*

(Signature) Kyle A Johnson (Name Printed)

Notary Public, Stearns *County, Minnesota*

My Commission Expires Jan. 31, 2026

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of PRAIRIE CROSSING WEST SECOND SUBDIVISION was approved by the Community Development Department of Rochester, Minnesota, on this 20th *day of* November, 2025, *and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.*

Community Development Director

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 24 *day of* NOVEMBER, 20 25

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20 25 *on the land herein described have been paid, there are no delinquent taxes and transfer entered this* 24th *day of* November, 20 25

Document Number A1635530

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24th *day of* November, 20 25, *at* 11 *o'clock* A *M. and was duly recorded in the Olmsted County Records.*

Director of Property Records and Licensing

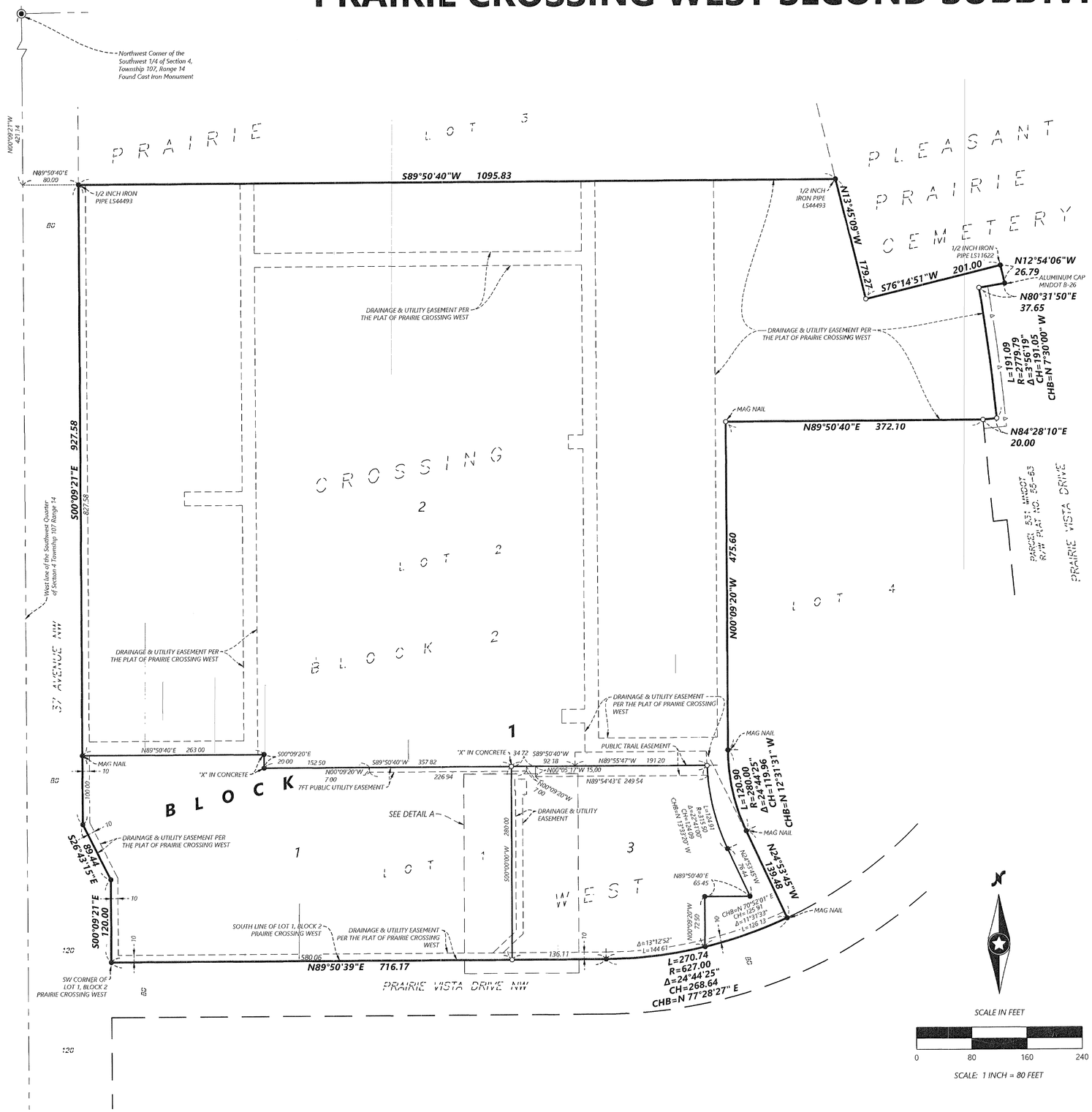
by Wendy von Wald
Deputy

1674A

Westwood
Professional Services, Inc.

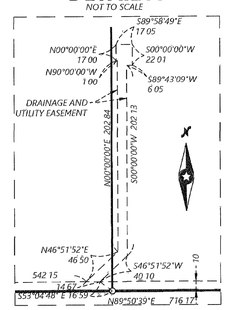
OFFICIAL

PRAIRIE CROSSING WEST SECOND SUBDIVISION



DETAIL A

NOT TO SCALE



VICINITY MAP

(NOT TO SCALE)

CITY OF ROCHESTER
SECTION 4, TOWNSHIP 107, RANGE 14

- ○ DENOTES SET 1/2" BY 14" IRON PIPE WITH CAP #53596, UNLESS OTHERWISE NOTED ON SURVEY
- ● DENOTES FOUND MONUMENT WITH CAP #53596, UNLESS OTHERWISE NOTED ON SURVEY
- ◉ DENOTES FOUND OLMSTED COUNTY CAST IRON MONUMENT
- ——Δ—— DENOTES CONTROLLED ACCESS PER MNDOT R/W PLAT NO. 55-63

BASIS OF BEARINGS

ALL BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 2, PRAIRIE CROSSING WEST, WHICH IS ASSUMED TO BEAR N 89°50'39" E

SCALE IN FEET

0 80 160 240

SCALE: 1 INCH = 80 FEET

Westwood
Professional Services, Inc.