OFFICIAL PLAT

REGIONAL SPORTS AND RECREATION COMPLEX

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Rochester, a municipal corporation, under the laws of the State of Minnesota, owner of the following described property:

The East One-Half of the Northwest Quarter, EXCEPTING Parcel 3 according to the OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 235, all in Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota.

TOGETHER WITH:
The West One-Half of the Northeast Quarter, EXCEPTING Parcel 1 according to the AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 236, all in Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota, and EXCEPTING the following described parcel:

Commencing at the southeast corner of the Northeast Quarter of said Section 25; thence South 89 degrees 50 minutes 58 seconds West (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the south line of said Northeast Quarter, 1310.20 feet to the southeast corner of the West One-Half of said Northeast Quarter; thence North 00 degrees 31 minutes 44 seconds West, along the east line of said West One-Half, 100.00 feet to the north right of way line of AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 236 and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 58 seconds West, along said north right of way line, 712.31 feet; thence westerly 244.22 feet, along said north right of way line and along a tangential curve, concave southerly, having a central angle of 06 degrees 57 minutes 42 seconds , a radius of 2010.00 feet, and the chord of said curve bears South 86 degrees 22 minutes 07 seconds West, 244.07 feet; thence North 03 degrees 07 minutes 21 seconds West, not tangent to said curve, 464.72 feet; thence North 89 degrees 50 minutes 58 seconds East, parallel with the south line of said Northeast Quarter, 977.06 feet to the east line of said West One-Half; thence South 00 degrees 31 minutes 44 seconds East, along said east line, 449.29 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH:

That part of the Southwest Quarter of Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 25; thence North 89 degrees 50 minutes 58 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Southwest Quarter, 1312.75 feet to the northwest corner of the Northeast Quarter of said Southwest Quarter and the POINT OF BEGINNING; thence South 00 degrees 36 minutes 50 seconds East, along the west line of the Northeast Quarter of said Southwest Quarter, 922.55 feet to the northerly right of way line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 235 (the next 5 courses are along said right of way line); thence northeasterly 217.25 feet along a non-tangential curve, concave northwesterly, having a central angle of 06 degrees 50 minutes 31 seconds, a radius of 1819.29 feet, and the chord of said curve bears North 51 degrees 34 minutes 00 seconds East, 217.12 feet; thence North 48 degrees 08 minutes 44 seconds East, tangent to said curve, 546.71 feet; thence northeasterly 23.26 feet along a tangential curve, concave southeasterly, having a central angle of 00 degrees 40 minutes 11 seconds, a radius of 1990.00 feet, and the chord of said curve bears North 48 degrees 28 minutes 49 seconds East, 23.26 feet; thence North 42 degrees 00 minutes 20 seconds East, not tangent to said curve, 132.38 feet; thence northeasterly 671.29 feet along a non-tangential curve, concave southeasterly, having a central angle of 19 degrees 08 minutes 08 seconds, a radius of 2010.00 feet, and the chord of said curve bears North 62 degrees 07 minutes 57 seconds East, 668.18 feet to the north line of said Southwest Quarter; thence South 89 degrees 50 minutes 58 seconds West, along said north line, 1283.88 feet to the POINT OF BEGINNING.

Said tract contains 158.21 acres, more or less.

Has caused the same to be surveyed and platted as REGIONAL SPORTS AND RECREATION COMPLEX and does hereby dedicate to the public for public use the public ways and the utility easements as created by this plat, and also dedicate to Olmsted County the right of access as created by this plat.

In witness whereof, said City of Rochester, a municipal corporation, under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this this 9 day of April, 2026.

Signed: City of Rochester

Acting Mayor — City Clerk

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on April 9, 2026, by Randy Schubring and Ann Kasel, Acting the Mayor and City Clerk, respectively, of the City of Rochester, a municipal corporation under the laws of the State of Minnesota, on behalf of the corporation.

Notary Public, Olmsted County, Minnesota
My Commission Expires 01/31/2026

Dawn M. Zwart
Notary Printed Name

SURVEYOR'S CERTIFICATE

I, Joseph A. Haefner, 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 way are shown and labeled on this plat.

Dated this 1st day of April, 2026.

Joseph A. Haefner, Licensed Land Surveyor
Minnesota License No. 43909

STATE OF MINNESOTA
COUNTY OF Martin

This instrument was acknowledged before me on 1st day of April 2026 by Joseph A. Haefner, a Licensed Land Surveyor, Minnesota License No. 43909.

Notary Public, Martin County, Minnesota
My Commission Expires January 31, 2029

Valerie Rae Ellis
Notary Printed Name

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 17 day of APRIL, 2026.

Eric C. Stewes
Olmsted County Surveyor

CITY APPROVAL

CITY OF ROCHESTER
COUNTY OF OLMSTED
STATE OF MINNESOTA

This plat was approved by the City Council or Rochester, Minnesota, on the 21st day of January, 20 26, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2026 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 20th day of APRIL, 2026.

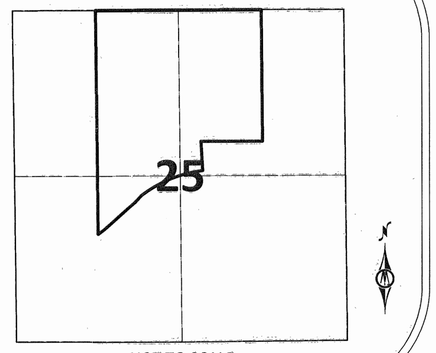
Document Number A-1643216

I hereby certify that this instrument was filed in the Office of the Property Records and Licensing for the record on this 20th day of APRIL, 2026, at 8 1/2 o'clock A. M. and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director, Department of Property Records and Licensing

by Wendy von Wald
Deputy

PROPERTY LOCATION MAP
SECTION 25, TOWNSHIP 106N, RANGE 14W



NOT TO SCALE

1688A

THIS PLAT PREPARED BY BOLTON & MENK, INC.

OFFICIAL PLAT

REGIONAL SPORTS AND RECREATION COMPLEX

NW CORNER
SECTION 25-106-14
FOUND 1" SQUARE PIPE
WITH CAP

N 89°45'19" E 1314.84

40TH STREET SE

N 89°45'19" E 1314.79

NORTH LINE NW1/4

10 PUBLIC UTILITY EASEMENT

N1/4 CORNER
SECTION 25-106-14
FOUND CAST IRON MONUMENT

UNPLATED

N 89°54'27" E 1312.06

N 89°54'27" E 1312.01

1098.84

NE CORNER
SECTION 25-106-14
FOUND CAST IRON MONUMENT

THE GARDENS NORTH DEVELOPMENT

OUTLOT "G"

WEST LINE E1/2-NW1/4

ORCHID ROAD SE

THE GARDENS NORTH DEVELOPMENT SECOND

OUTLOT "F"

BLOCK 1

LOT 1

OUTLOT A

ON 1/4 LINE

N 00°05'33" W 485.54

S 00°05'33" E 485.54

237.95 N 00°00'00" E

S 00°00'00" E 238.00

L=126.48
R=670.00
Δ=10°48'57"

L=115.15
R=610.00
Δ=10°48'57"

200.19 N 10°48'57" W

S 10°48'57" E 200.19

L=116.24
R=630.00
Δ=10°34'16"

L=127.31
R=690.00
Δ=10°34'16"

OUTLOT C

EAST LINE W1/2-NE1/4

2028.37

S 00°31'44" E 2088.37

N 00°39'37" W 2634.71

W1/2 - NW1/4

E1/2 - NW1/4

W1/2 - NE1/4

E1/2 - NE1/4

N 00°36'52" W 2636.86

2543.86

76 75 74 73 72 71 70 31 30 29 28 27 26 25 24 23 22 21

THE GARDENS FOURTH SUBDIVISION

OUTLOT "E" THE GARDENS

10 PUBLIC UTILITY EASEMENT

OUTLOT "F" THE GARDENS

OUTLOT "B"

THE GARDENS THIRD SUBDIVISION

HIGHWAY EASEMENT (DOC # A-1579132)

APPROXIMATE 45TH STREET SE RIGHT OF WAY EASEMENT (FORMER COUNTY ROAD NO. 101) QUIT CLAIM DEED DOC. NO. A-1611004)

10 PUBLIC UTILITY EASEMENT

L=323.61
R=413.00
Δ=44°52'59"

N 89°50'58" E 749.76

45TH STREET SE

33.00

S 89°50'58" W 749.23

10 PUBLIC UTILITY EASEMENT

L=374.18 R=479.00
Δ=44°45'19"
C=371.54 R=210.00 Δ=27°58'45"
CB=S 66°33'16" W C=1051.39
CB=S 67°45'35" W R=2010.00 Δ=30°19'23"

DETAIL

OUTLOT D

S 42°00'20" W 132.38

L=23.26
R=1990.00
Δ=00°40'11"
CB=S 48°28'49" W
C=23.26

WEST LINE E1/2-SW1/4

10 PUBLIC UTILITY EASEMENT

EXISTING CONTROLLED ACCESS

N 00°36'50" W 922.55

889.55

S 00°36'50" E 2639.83

S 00°39'37" E 2635.23

UNPLATED

NW1/4 - SW1/4

10 PUBLIC UTILITY EASEMENT

S 48°08'44" W 546.71

47TH ST SE (CSAH 47)

(FORMER COUNTY ROAD 101)
OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 235

NE1/4 - SW1/4

PARCEL 1

L=217.25
R=1819.29
Δ=06°50'31"
CB=S 51°34'00" W
C=217.12

FOUND 5/8" PIPE w/CAP #53823

SW CORNER
SECTION 25-106-14
FOUND 1" SQUARE PIPE WITH CAP

1310.72

S 89°57'10" E 2621.44

1310.72

S1/4 CORNER
SECTION 25-106-14
FOUND CAST IRON CAP
ON TELSPAR PIPE

S 00°34'08" E 2644.34

C=574.03 CB=S 02°58'39" E
L=574.25 R=6020.00 Δ=05°27'56"

NOT TANGENT
N 02°32'46" W 124.41

N 72°22'23" E 134.45

L=231.86
R=487.00
Δ=27°16'44"

N 45°05'39" E 217.58

S 45°05'39" W 217.58

L=277.56
R=421.00
Δ=37°46'29"

GAMEDAY DRIVE SE

L=694.35 R=5960.00 Δ=06°40'30"

68.21

32.44

L1 L2 L3 L4 L5 C1 C2 C3

180.39

N 03°07'21" W 464.72

252.09

255.72 N 06°34'18" W

OUTLOT B

10 PUBLIC UTILITY EASEMENT

N 89°50'58" E 977.06

FOUND 5/8" PIPE w/CAP #53823

FOUND 5/8" PIPE w/CAP #53823

S 00°31'44" E 449.29

L=244.22
R=2010.00
Δ=06°57'42"
CH=244.07
CH BR=S 86°22'07" W

EXCEPTION

EXISTING CONTROLLED ACCESS

S 89°50'58" W 712.31

EXCEPTION PARCEL 1

1310.19

N 00°31'44" W 100.00

SE CORNER
W1/2-NE1/4

S 89°50'58" W 2620.39

1310.20

E1/4 CORNER
SECTION 25-106-14
FOUND 1" COPPER
PLUG W/PUNCH MARI

S 00°29'19" E 2638.31

W1/4 CORNER
SECTION 25-106-14
FOUND 1" SQUARE
PIPE WITH CAP

N 89°50'58" E 1312.75

NW CORNER
NE1/4-SW1/4
FOUND MAG NAIL

(FORMER COUNTY ROAD 101)
AMENDED OLMSTED COUNTY HIGHWAY
RIGHT OF WAY PLAT NO. 236

PARCEL 4

45TH ST SE (CSAH 47)

EXISTING 66 GAS LINE EASEMENT (DOC. # A-1043304)

UNPLATED

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S84°23'13"W	97.36
L2	N13°32'27"W	35.54
L3	S82°52'08"W	33.42
L4	N00°05'35"E	17.79
L5	N85°37'39"E	104.88

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	C LENGTH	C BEARING
C1	37.93	26.00	83°35'25"	34.66	N55° 20' 10"W
C2	35.32	28.00	72°16'48"	33.03	N36° 13' 59"E
C3	82.22	2010.00	02°20'37"	82.21	S81° 42' 57"W

DETAIL
SCALE 1" = 20'

W1/2 NE1/4
E1/2 NW1/4
EXCEPTION PARCEL 3
Δ=00°51'43"
C=30.24 CB=S 72°07'53"E
L=30.24 R=2010.00
N 00°34'08" W 9.20
S 89°50'58" W 28.87
PARCEL 1
CENTER OF SECTION
SECTION 25-106-14
BY INTERSECTION
PARCEL 2
PARCEL 4
CSAH 47
(FORMER COUNTY ROAD 101)
OLMSTED COUNTY HIGHWAY
RIGHT OF WAY PLAT NO. 235
CSAH 47
(FORMER COUNTY ROAD 101)
AMENDED OLMSTED COUNTY HIGHWAY
RIGHT OF WAY PLAT NO. 236
NE1/4 SW1/4
NW1/4 SE1/4

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 43909
- FOUND 5/8" PIPE (UNLESS OTHERWISE NOTED)
- EXISTING CONTROLLED ACCESS
- RIGHT OF ACCESS TO BE DEDICATED TO OLMSTED COUNTY

N

0 200 400
SCALE IN FEET

Horizontal Datum: Olmsted County Coordinate System (1996 Adj.)

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JOB NUMBER: 24X.136499.000 FIELD BOOK:

THIS PLAT PREPARED BY BOLTON & MENK, INC.

DRAWN BY: JAH