OFFICIAL PLAT

THE MAYFLOWER

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Mayflower Group, LLC, a Wisconsin limited liability company and Gerrard Corporation, a Wisconsin corporation, owners of the following described property:

The East 45 feet of Outlot 2 ,CUMMINGS ADDITION, Rochester, less the South 17 feet thereof for street purposes, Olmsted County, Minnesota, also less that part thereof lying north of a line drawn parallel with and 117 feet South of the south line of First Street S.W.

AND

The South 150 feet of the West 44 feet of Outlot No. 1 of CUMMINGS ADDITION to the town, now city of Rochester, less the South 17 feet thereof for street purposes, Olmsted County, Minnesota.

AND

The South One Hundred Fifty (150) feet of the West Four (4) feet of the East Sixty-two (62) feet of the West One Hundred Six (106) feet of Outlot One (1) in CUMMINGS ADDITION to the City of Rochester, less the South Seventeen (17) feet thereof for street purposes.

AND

The South 150 ½ feet of the East 62 feet of the West 106 feet of part of Outlot 1, CUMMINGS ADDITION, except the South 17 feet thereof, except the following described land: The South 150 feet of the West 4 feet of the East 62 feet of the West 106 feet of Outlot 1, CUMMINGS ADDITION to the City of Rochester, Olmsted County, Minnesota.

AND

The East sixty-two (62) feet of the West one hundred sixty-eight (168) feet of Outlot 1, CUMMINGS ADDITION, except the North one hundred twenty-one (121) feet thereof, also less the South seventeen (17) feet of said Outlot 1 for street purposes, in the city of Rochester, Minnesota.

AND

The East Fifty (50) Feet of the West Two Hundred and Eighteen (218) Feet of Part of Outlot One (1) of CUMMINGS ADDITION to Rochester, Olmsted County, Minnesota, less the North One Hundred Twenty one (121) feet thereof also less the South Seventeen (17) feet thereof, according to the Plat thereof on file and of record in the office of the county recorder in and for said county and state.

AND

The North 116 feet of the west 45 feet of the East 90 feet of Outlot 2, CUMMINGS ADDITION, Rochester, Minnesota, subject to the public easement in that portion thereof occupied by First Street SW, formerly 4th Street. Subject to covenants, easements and restrictions of record.

AND

All that part of the East 45 feet of Outlot 2 of CUMMINGS ADDITION to the Town, now City of Rochester, lying North of a line parallel with and 117 feet South of the South line of First Street Southwest, subject to the public easement across the north end thereof.

Said tract contains 1.11 acres, more or less.

Have caused the same to be surveyed and platted as THE MAYFLOWER and do hereby dedicate to the public for public use the utility easements as created by this plat.

In witness whereof said Mayflower Group, LLC, a Wisconsin limited liability company has caused these presents to be signed by its proper officer this 2 day of April, 2026

MAYFLOWER GROUP, LLC

Peter T. Gerrard
Member

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2 day of April, 2026 by Peter T. Gerrard, Member of Mayflower Group, LLC, a Wisconsin limited liability company, on behalf of the company.

Christina McLaughlin
Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/31

In witness whereof said Gerrard Corporation, a Wisconsin corporation has caused these presents to be signed by its proper officer this 2 day of April, 2026

GERRARD CORPORATION

Peter T. Gerrard
Authorized Agent

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2 day of April, 2026 by Peter T. Gerrard, Authorized Agent of Gerrard Corporation, a Wisconsin corporation, on behalf of the corporation.

Christina McLaughlin
Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/31

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of THE MAYFLOWER was approved by the Community Development Department of Rochester, Minnesota, on this 15th day of April, 2026, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

D M Woodward
Community Development Director

COUNTY SURVEYOR

I certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 31 day of MARCH, 2026.

Eric C. Klemp
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I, Christopher D. Munn, 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 30 day of March, 2026.

Christ D. Munn
Christopher D. Munn, Licensed Land Surveyor
Minnesota License No. 45818

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 30th day of March, 2026, by Christopher D. Munn.

CANDACE E KASH
Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/2030

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2026 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 22ND day of APRIL, 2026.

Document Number A1643436

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 22ND day of APRIL, 2026, at 8 o'clock A.m. and was duly recorded in Olmsted County Records.

Mary Blair-Hoeft
Olmsted County Director of Property Records and Licensing

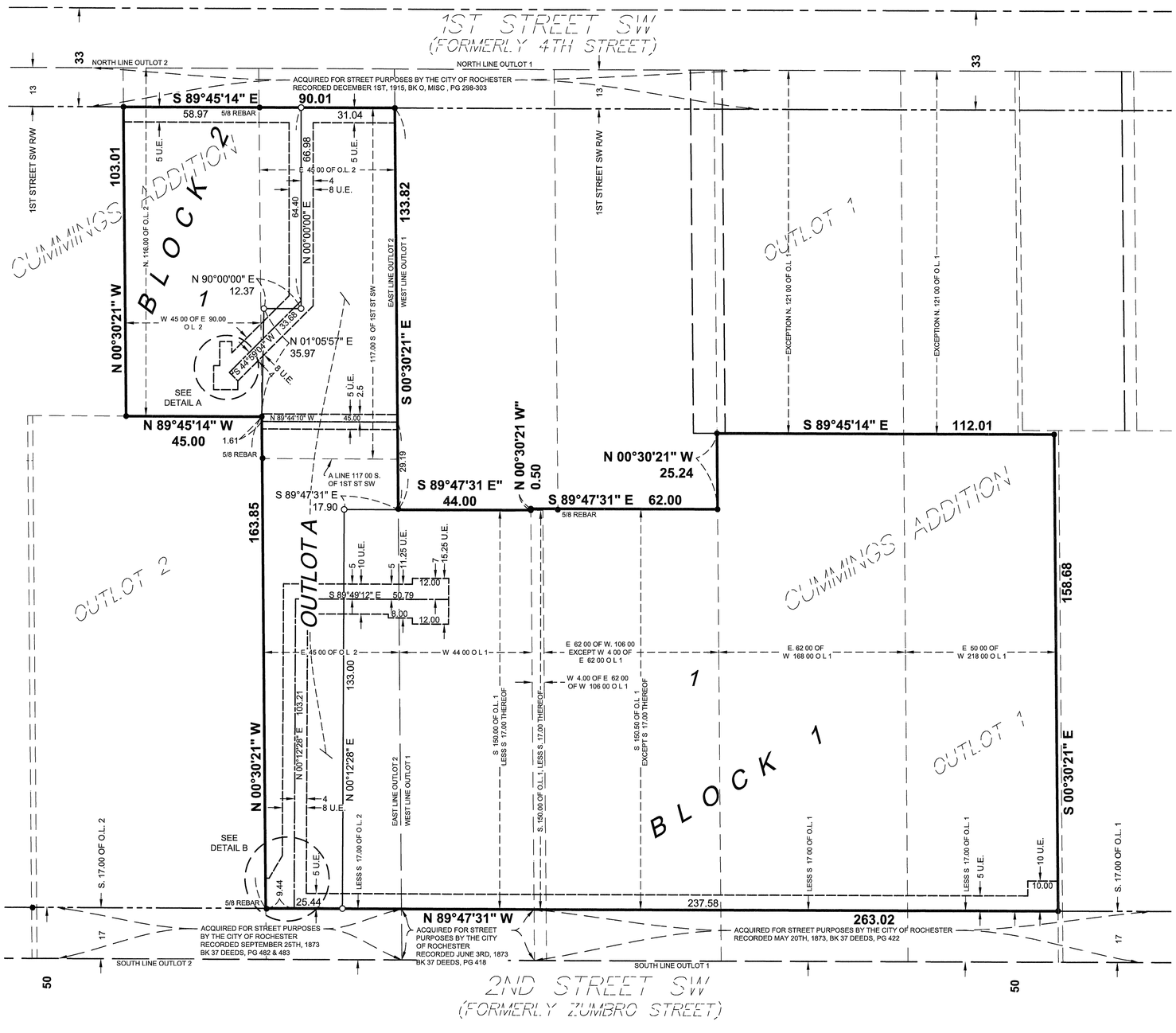
By Wendy von Wald
Deputy

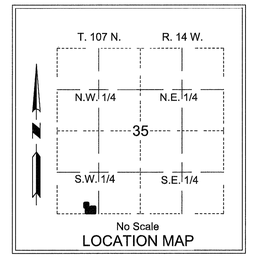
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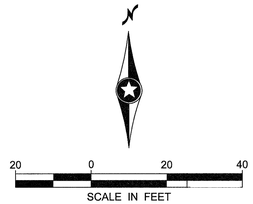
SEH

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THE MAYFLOWER





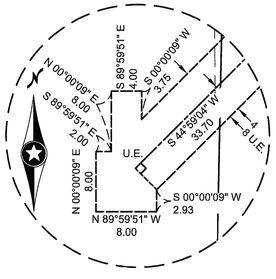


ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE OLMSTED COUNTY NAD 83 (1996) COORDINATE SYSTEM WHEREIN THE SOUTH LINE OF OUTLOT 1, CUMMINGS ADDITION, BEARS N 89°47'31" W

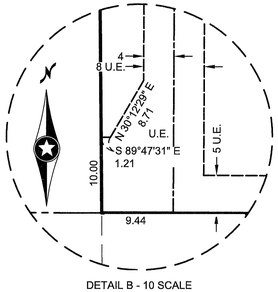
LEGEND

- ○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 45818
- ● DENOTES FOUND 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE

U.E. = UTILITY EASEMENT
O.L. = OUTLOT



DETAIL A - 10 SCALE



DETAIL B - 10 SCALE

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