"OFFICIAL PLAT"

PEBBLE CREEK SIXTH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That DRP MN 3, LLC, a Delaware limited liability company, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the East One-Half of Section 13, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 13; thence South 00 degrees 08 minutes 24 seconds West (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the east line of said Northeast Quarter, 1620.10 feet to the southeast corner of PEBBLE CREEK, according to the recorded plat thereof, for the POINT OF BEGINNING; thence North 89 degrees 51 minutes 36 seconds West, along the south line of said PEBBLE CREEK, 100.00 feet to the west right-of-way line of 60th Avenue NW (C.S.A.H. NO. 44), as defined on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 246; thence South 00 degrees 08 minutes 24 seconds West, along said west right-of-way line, 246.00 feet; thence South 52 degrees 22 minutes 31 seconds West, 119.20 feet; thence North 89 degrees 51 minutes 36 seconds West, 992.85 feet; thence South 27 degrees 13 minutes 30 seconds West, 356.81 feet; thence southeasterly 54.32 feet along a non-tangential curve, concave northeasterly, having a central angle of 03 degrees 01 minutes 18 seconds, a radius of 1030.00 feet, and the chord of said curve bears South 64 degrees 17 minutes 09 seconds East, 54.31 feet; thence South 33 degrees 08 minutes 24 seconds West, not tangent to said curve, 119.07 feet; thence South 31 degrees 08 minutes 47 seconds West, 96.84 feet; thence South 28 degrees 42 minutes 38 seconds West, 449.49 feet; thence northwesterly 190.74 feet along a non-tangential curve, concave northeasterly, having a central angle of 11 degrees 16 minutes 00 seconds, a radius of 970.00 feet, and the chord of said curve bears North 65 degrees 09 minutes 01 seconds West, 190.43 feet; thence South 28 degrees 42 minutes 38 seconds West, not tangent to said curve, 204.03 feet; thence southerly 45.38 feet along a tangential curve, concave southeasterly, having a central angle of 11 degrees 18 minutes 21 seconds, a radius of 230.00 feet, and the chord of said curve bears South 23 degrees 03 minutes 28 seconds West, 45.31 feet; thence South 72 degrees 35 minutes 43 seconds East, not tangent to said curve, 713.02 feet; thence South 17 degrees 24 minutes 17 seconds West, 5.00 feet; thence South 72 degrees 35 minutes 43 seconds East, 202.89 feet; thence South 89 degrees 55 minutes 23 seconds East, 640.66 feet; thence South 00 degrees 04 minutes 37 seconds West, 213.97 feet; thence South 89 degrees 55 minutes 23 seconds East, 122.62 feet; thence South 00 degrees 04 minutes 37 seconds West, 130.00 feet; thence North 89 degrees 55 minutes 23 seconds West, 300.00 feet; thence South 00 degrees 04 minutes 37 seconds West, 388.32 feet; thence South 57 degrees 42 minutes 02 seconds East, 475.21 feet to Olmsted County Highway right-of-way corner B7, as designated on OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 245; thence South 89 degrees 53 minutes 53 seconds East, 180.00 feet to the east line of the Southeast Quarter of said Section 13; thence North 00 degrees 06 minutes 07 seconds East, along said east line, 1622.74 feet to the northeast corner of said Southeast Quarter; thence North 00 degrees 08 minutes 24 seconds East, along the east line of the Northeast Quarter of said Section 13, a distance of 1017.51 feet to the POINT OF BEGINNING.

Containing 56.19 acres, more or less.

Has caused the same to be surveyed and platted as PEBBLE CREEK SIXTH and does hereby dedicate to the public for public use, the public ways and drainage and utility easements as created by this plat.

In witness whereof, DRP MN 3, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this 26 day of May, 20 26.

Signed: DRP MN 3, LLC

Brian Clausen, Authorized Signatory

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 26 day of May, 20 26, by Brian Clausen, Authorized Signatory of DRP MN 3, LLC, a Delaware limited liability company

(Notary Signature)

Notary Public, Dakota County, Minnesota

Jarreen A. Clausen
(Notary Printed Name)

My Commission expires Jan. 31, 2027

SURVEYOR'S CERTIFICATE

I Reinhold W. Zieman 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 27th day of May, 20 26.

RWZ

Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on this 27th day of May, 20 26 by Reinhold W. Zieman, a Licensed Land Surveyor, Minnesota License No. 59823.

(Notary Signature)

Notary Public, Olmsted County, Minnesota

Rebecca Zieman
(Notary Printed Name)

My Commission expires Jan. 31, 2031

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof held this 6 day of April, 20 26, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By:
City Clerk, Rochester, MN

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 27 day of MAY, 2026

Olmsted County Surveyor

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 8th day of June, 2026.

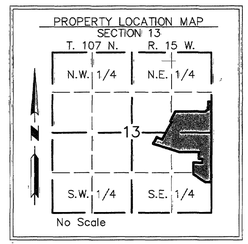
DOCUMENT NUMBER A1646157

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

Mary Blair Hoeft
Director of Property Records & Licensing

Deputy Wendy von Wald

PROPERTY LOCATION MAP
SECTION 13
T. 107 N. R. 15 W.



No Scale

WSE MASSEY
ENGINEERING & LAND SURVEYING LTD
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

1691A

PEBBLE CREEK SIXTH

SHEET NO. 1 OF 5

PROJECT NUMBER: 5001 COMPUTER FILE: 5001SF03.DWG

"OFFICIAL PLAT"

PEBBLE CREEK SIXTH

MONUMENTS

- ○ SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)
- ● Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP
SECTION 13
T. 107 N. R. 15 W.
N.W. 1/4 N.E. 1/4 S.W. 1/4 S.E. 1/4
No Scale

UTILITY EASEMENTS ARE SHOWN THUS:
LOT LINE, LOT LINE, 10, R/W LINE

D.U.E.=DRAINAGE AND UTILITY EASEMENT
C=CHORD
BRG.=BEARING
U.E.=UTILITY EASEMENT
WETLANDS DELINEATED BY MIDWEST NATURAL RESOURCES, INC. MAY 2025
CONTROLLED ACCESS

BASIS OF BEARINGS
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

0 25 50 75 100
SCALE IN FEET

CIM
NE COR. NE 1/4
SEC. 13-107-15

BLOCK 1 1
2
PEBBLE CREEK
OUTLOT B
60 AVENUE NW
SE COR PEBBLE CREEK
S. LINE PEBBLE CREEK
P.O.B.
S 00°08'24" W 1620.10
N 89°51'36" W 100.00
100
(C.S.A.H. NO. 44)
S 00°08'24" W 246.00
E. LINE NE 1/4 SEC. 13
100
S 52°22'31" W 119.20

UNPLATTED
N 89°51'36" W 992.85
431.47
561.38
53.67
S 22°43'21" E 198.96
145.29
N 44°47'53" E 130.00
S 89°45'25" W 130.00
97.48
S 20°58'05" W
60 RADIUS
Δ=44°57'32" L=47.08
Δ=59°03'27" L=61.84
Δ=81°23'42" L=85.24
Δ=10°26'08" L=10.93
Δ=46°33'45" L=48.76
N 17°24'17" E 87.04
N 00°08'24" E 29.27
N 17°24'17" E 255.00
N 32°21'03" E 126.97
S 36°35'49" E 130.00
35 D.U.E.
20 D.U.E.
20 D.U.E.
OUTLOT A
8
7
6
5
4
3
2
1
BLOCK 1
BLOCK 2
Δ=30°50'44" R=60.00 L=32.30
Δ=23°33'43" R=60.00 L=24.69
Δ=17°49'51" R=60.00 L=18.67
S 72°35'43" E 127.48
S 72°35'43" E 153.58
S 72°35'43" E 156.46
S 72°35'43" E 156.46
S 72°35'43" E 12.54
N 62°24'17" E 19.80
N 72°35'43" W 130.00
N 72°35'43" W 130.00
N 72°35'43" W 130.00
N 27°35'43" W 19.80
S 17°24'17" W 64.00
S 17°24'17" W 127.46
N 17°24'17" E 86.54
N 17°24'17" E 55.00
S 17°24'17" W 61.00
S 17°24'17" W 106.00
S 17°24'17" W 55.00
S 17°24'17" W 24.83
S 17°24'17" W 47.00
S 17°24'17" W 116.00
S 17°24'17" W 121.19
45.00
36.63
30.00
PEBBLE CREEK LANE NW
LINFIELD
S 27°13'30" W 356.81
132.14
144.67
62.20
S 64°12'21" E 62.67
200.83
75.96
143.87
S 22°34'31" W
138.36
S 18°35'32" W
57.92
Δ=04°16'59" L=73.08
Δ=04°16'59" L=73.08
Δ=01°11'15" L=20.10
Δ=09°49'13" R=1000.00 L=171.39
KINGSBURY DRIVE NW
Δ=06°47'55" L=122.22
S 33°06'24" W 119.07
150.88
S 72°35'43" E 244.38
SEE SHEET 3
32.00
N 68°01'17" W 12.54
S 27°35'43" E 19.80
OUTLOT B
CREEK DRIVE NW
250.00
OUTLOT F
DRAINAGE EASEMENT OVER THE ENTIRETY OF OUTLOT F
WETLAND
WETLAND
OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 24
60 AVENUE NW
(C.S.A.H. NO. 44)
485.02
852.51
N 00°08'24" E 1017.51
60 AVENUE NW
(C.S.A.H. NO. 44)
N 45°06'31" E 172.64
OUTLOT E
86.60
339.96
Δ=17°19'40" L=140.63
Δ=17°19'40" R=500.00 L=151.21
S 89°55'23" E 426.52
S 89°55'23" E 100.00
KINGSBURY DRIVE NW
SEE SHEET 4
KINGSBURY DRIVE NW
OUTLOT C
Δ=17°19'40" L=161.80
S 62°24'17" W 19.80
41.00
61.00
53.00
S 72°35'43" E 273.00
53.00
53.00
130.00
232.19
426.48
125.38
23.86
68.47
10 D.U.E.
107.48
S 73°44'...
40
30
35.00

PROJECT NUMBER: 5001 COMPUTER FILE: 5001SF03.DWG

WSE MASSEY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

"OFFICIAL PLAT"

PEBBLE CREEK SIXTH

MONUMENTS

- ○ SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)
- ● Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP
SECTION 13
T. 107 N. R. 15 W.
N.W. 1/4 N.E. 1/4
S.W. 1/4 S.E. 1/4
No Scale

UTILITY EASEMENTS ARE SHOWN THUS:
LOT LINE
10
R/W LINE

BASIS OF BEARINGS
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

0 25 50 75 100
SCALE IN FEET

D.U.E.=DRAINAGE AND UTILITY EASEMENT
C.=CHORD
BRG.=BEARING
U.E.=UTILITY EASEMENT
WETLANDS DELINEATED BY MIDWEST NATURAL RESOURCES, INC. MAY 2025

UNPLATTED

OUTLOT B

OUTLOT F
DRAINAGE EASEMENT OVER THE ENTIRETY OF OUTLOT F

OUTLOT C

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

KINGSBURY DRIVE NW

PEBBLE CREEK DRIVE NW

PEBBLE CR LANE NW

IRIS DRIVE NW

IRIS D

GOLDEN LEAF DRIVE NW

SILVER LEAF DR NW

PEBBLE CREEK DRIVE NW

S. LINE NE 1/4 SEC. 13
N. LINE SE 1/4 SEC. 13

Δ=03°01'18" R=1030.00 L=54.32 C.BRG.=S 64°17'09" E C.=54.31

S 33°08'24" W 119.07

S 31°08'47" W 96.84

S 28°42'38" W 449.49 317.41

Δ=06°47'55" L=122.22

Δ=17°19'40" L=140.63

Δ=17°19'40" R=500.00 L=151.21

Δ=17°19'40" L=161.80

Δ=17°19'40" R=420.00 L=127.02

Δ=17°19'40" R=400.00 L=120.97

Δ=11°16'00" R=970.00 L=190.74 C.BRG.=N 65°09'01" W C.=190.43

Δ=11°18'21" R=230.00 L=45.38 C.BRG.=S 23°03'28" W C.=45.31

Δ=11°18'21" L=33.55

Δ=01°48'42" L=30.67

Δ=03°21'03" L=60.24

Δ=03°08'35" L=56.50

Δ=11°18'21" R=1000.00 L=197.32

Δ=01°42'57" R=1000.00 L=30.00

Δ=01°42'57" R=1000.00 L=29.98

Δ=06°26'09" L=48.30

Δ=02°41'22" L=24.18

Δ=01°46'00" L=13.26

Δ=12°13'30" L=78.94

Δ=01°50'03" L=11.84

Δ=03°16'07" L=21.11

Δ=05°52'58" L=40.04

Δ=01°09'13" L=7.86

Δ=10°17'22" L=70.04

Δ=05°34'55" L=43.84

Δ=05°34'57" L=43.85

Δ=00°34'53" L=4.57

S 72°35'43" E 713.02

S 17°24'17" W 5.00

S 72°35'43" E 448.84

S 72°35'43" E 478.06

S 72°35'43" E 119.16

S 72°35'43" E 331.48

S 72°35'43" E 281.19

S 72°35'43" E 244.38

S 72°35'43" E 599.89

S 78°41'18" E 96.45

S 89°55'23" E 456.07

S 72°36'13" E 257.23

S 17°24'17" W 702.69

S 17°24'17" W 497.69

S 17°24'17" W 452.69

S 17°24'17" W 165.00

S 17°24'17" W 195.00

S 17°24'17" W 194.99

S 17°24'17" W 194.98

S 17°24'17" W 194.97

S 17°24'17" W 194.96

S 17°24'17" W 182.71

S 11°49'22" W 166.92

S 08°16'47" W 160.04

S 14°42'55" W 165.66

S 00°04'37" W 154.02

S 00°04'37" W 154.00

S 00°04'37" W 154.04

S 00°04'37" W 154.20

S 00°04'37" W 154.97

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S 00°04'37" W 154.17

S 00°04'37" W 154.16

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S 00°04'37" W 154.14

S 00°04'37" W 154.13

S 00°04'37" W 154.12

S 00°04'37" W 154.11

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S 00°04'37" W 154.09

S 00°04'37" W 154.08

S 00°04'37" W 154.07

S 00°04'37" W 154.06

S 00°04'37" W 154.05

S 00°04'37" W 154.04

S 00°04'37" W 154.03

S 00°04'37" W 154.02

S 00°04'37" W 154.01

S 00°04'37" W 154.00

SEE SHEET 2

SEE SHEET 4

MATCH LINE SHEET 4

WSE MASSEY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

"OFFICIAL PLAT"

PEBBLE CREEK SIXTH

OUTLOT B

PEBBLE CREEK DR

PEBBLE CREEK DRIVE NW

SEE SHEET 3

S. LINE NE 1/4 SEC. 13

N. LINE SE 1/4 SEC. 13

S 89°55'23" E 426.52 SEE SHEET 2

KINGSBURY DRIVE NW

OUTLOT C

BLOCK 3

BLOCK 4

BLOCK 7

IRIS DRIVE NW

GOLDEN LEAF DRIVE NW

PEBBLE CREEK DRIVE NW

GATEHOUSE DRIVE NW

UNPLATTED

COMPUTED LOCATION
NO MONUMENT IN PLACE
NE COR. SE1/4
SEC. 13-107-15

B24516

N 00°06'07" E 1622.74

60 AVENUE NW
(C.S.A.H. NO. 44)

OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 245
60 AVENUE NW
(C.S.A.H NO. 44)

S 17°24'17" W 5.00

S 72°35'43" E 202.89

S 89°55'23" E 640.66

S 89°55'23" E 599.89

S 89°55'23" E 279.99

SEE SHEET 5

MONUMENTS

- SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)
- Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP
SECTION 13
T. 107 N. R. 15 W.
N.W. 1/4 N.E. 1/4
S.W. 1/4 S.E. 1/4
No Scale

UTILITY EASEMENTS ARE SHOWN THUS:
LOT LINE
10
R/W LINE

D.U.E.=DRAINAGE AND UTILITY EASEMENT
CH=CHORD
BRG=BEARING
U.E.=UTILITY EASEMENT

WETLANDS DELINEATED BY MIDWEST NATURAL RESOURCES, INC. MAY 2025
CONTROLLED ACCESS

BASIS OF BEARINGS
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0 25 50 75 100
SCALE IN FEET

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PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

PROJECT NUMBER: 5001 COMPUTER FILE: 5001SP03.DWG

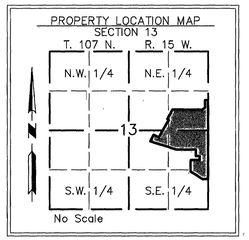
PEBBLE CREEK SIXTH

MONUMENTS

○ SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)

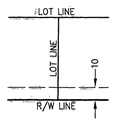
● Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP
SECTION 13
T. 107 N. R. 15 W.



No Scale

UTILITY EASEMENTS ARE SHOWN THUS:



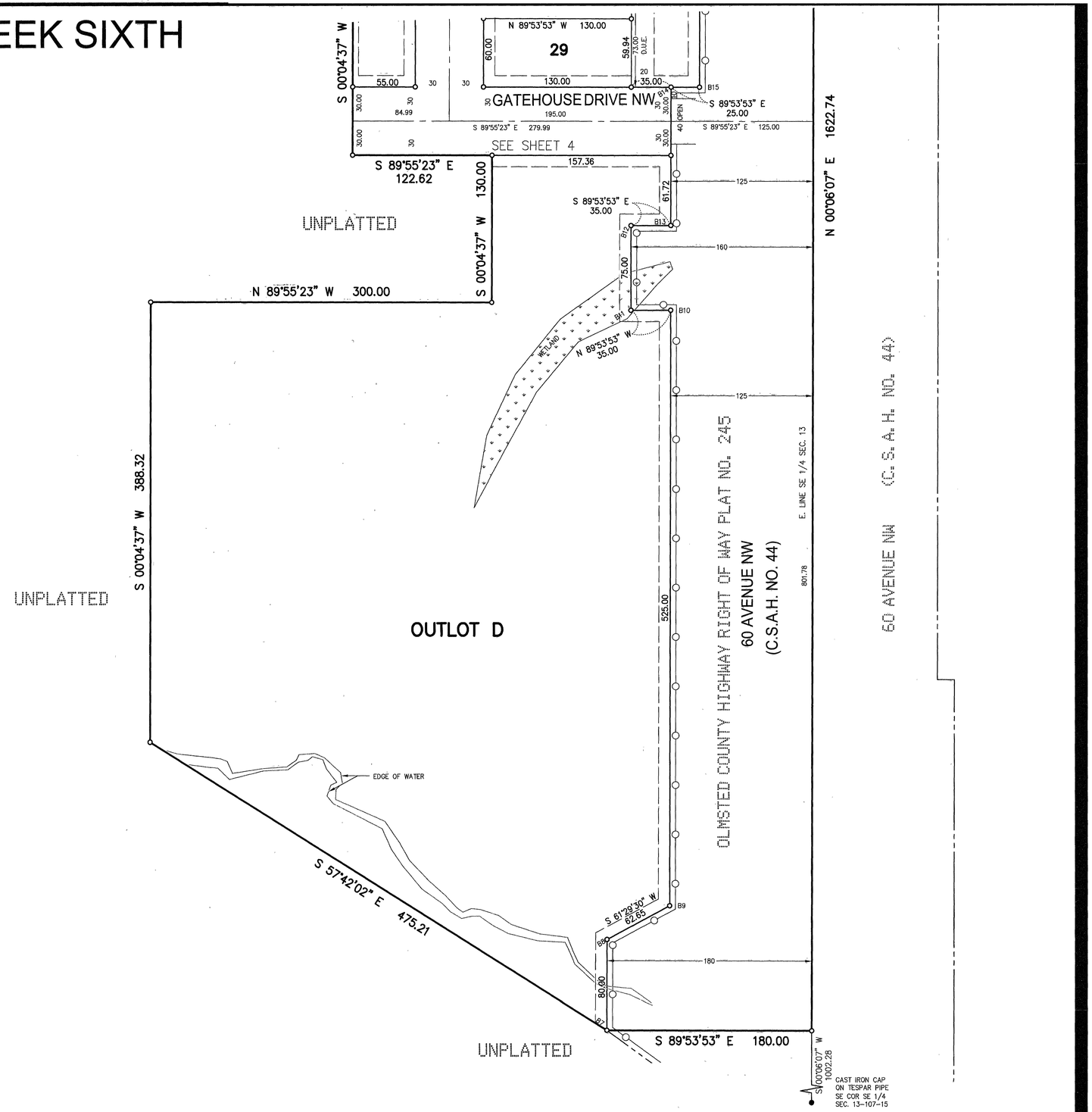
BASIS OF BEARINGS
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0 25 50 75 100
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C.=CHORD
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WETLANDS DELINEATED BY MIDWEST NATURAL RESOURCES, INC. MAY 2025

CONTROLLED ACCESS



WSE + MASSEY
ENGINEERING & LAND SURVEYING LTD.
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