CASSIDY RIDGE OUTLOTS

INSTRUMENT OF DEDICATION

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

All that part of Outlot A, STONEHEDGE ESTATES FIFTH SUBDIVISION, according to the plat thereof, on file and of record in the office of the County Recorder, Olmsted County, Minnesota, lying north of the following described line:

Commencing at an angle point in the west line of said Outlot A, said point coinciding with the northeast corner of Lot 12, Block 1 of said STONEHEDGE ESTATES FIFTH SUBDIVISION; thence South 09 degrees 48 seconds 29 seconds East, assumed bearing, along the east line of said Lot 12 a distance of 151.45 feet to the southeast corner of said Lot and point of beginning of the line being described; thence North 89 degrees 13 minutes 09 seconds East 230.03 feet to an angle point on the northerly line of said Outlot A and said line there terminating.

TOGETHER WITH

All that part of Outlot D, STONEHEDGE ESTATES FIFTH SUBDIVISION, according to the plat thereof, on file and of record in the office of the County Recorder, Olmsted County, Minnesota, lying southerly and westerly of the following described line:

Commencing at the southwest corner of CASSIDY RIDGE FOURTH, according to the plat thereof, on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence North 83 degrees 40 minutes 44 seconds East along the south line of said CASSIDY RIDGE FOURTH 626.52 feet to the southeast corner of said CASSIDY RIDGE FOURTH; thence South 12 degrees 12 minutes 49 seconds East 119.10 feet; thence South 34 degrees 43 minutes 04 seconds East 129.32 feet to the north line of Outlot D of said STONEHEDGE ESTATES FIFTH SUBDIVISION and point of beginning of the line being described; thence continuing South 34 degrees 43 minutes 04 seconds East 107.63 feet; thence South 36 degrees 59 minutes 55 seconds East 56.85 feet; thence South 87 degrees 42 minutes 50 seconds East 180.00 feet; thence South 02 degrees 17 minutes 10 seconds West 140.00 feet; thence South 87 degrees 42 minutes 50 seconds East 268.70 feet; thence South 02 degrees 17 minutes 10 seconds West 169.97 feet to an angle point on the southerly line of said Outlot D, and said line there terminating.

And that Bunne Land Development, LLC, a Minnesota limited liability company, owner of the following described property:

All that part of the West 1151.5 feet of the Southwest Quarter of Section 18, Township 107 North, Range 13 West, Olmsted County, Minnesota, lying easterly of CASSIDY RIDGE SECOND, and southerly of CASSIDY RIDGE FOURTH, according to the plats thereof, on file and of record in the office of the County Recorder, Olmsted County, Minnesota.

TOGETHER WITH

A part of the Southwest Quarter of Section 18, Township 107, Range 13, Olmsted County, Minnesota, described as follows: Commencing at the southwest corner of said Southwest Quarter; thence South 89 degrees 43 minutes 49 seconds East assumed bearing, along the south line of said Southwest Quarter, 1151.62 feet to the East line of the West 1151.50 feet of said Southwest Quarter, for a point of beginning; thence North 00 degrees 33 minutes 08 seconds West, along said East line, 1312.11 feet to the south line of WEIH SUBDIVISION (according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota) thence South 89 degrees 53 minutes 37 seconds East, 499.71 feet to the southeast corner of said WEIH SUBDIVISION, (thence northerly) 513.47 feet to a point which is South 00 degrees 32 minutes 30 seconds East, 800.00 feet from the northeast corner of said WEIH SUBDIVISION; thence East, parallel with the north line of said Southwest Quarter, 369.28 feet; thence South 06 degrees 04 minutes 39 seconds East, 577.86 feet; thence North 82 degrees 01 minutes 18 seconds East, 485.08 feet to the east line of said Southwest Quarter; thence South 00 degrees 10 minutes 32 seconds East, 1323.87 feet to the southeast corner of said Southwest Quarter; thence North 89 degrees 43 minutes 49 seconds West, along the south line of said Southwest Quarter, 1397.13 feet to the point of beginning, EXCEPT that portion thereof platted as CASSIDY RIDGE FOURTH.

Said tracts contains 44.82 acres, more or less.

Have caused the same to be surveyed and platted as CASSIDY RIDGE OUTLOTS.

In witness whereof said Hadley Creek Partners, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30 day of June, 2026.

Hadley Creek Partners, LLC

Judith Argue
Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30 day of June, 2026 by , Judith Argue, Manager of Hadley Creek Partners, LLC, a Minnesota limited liability company, on behalf of the company.

Christina A. Mclaughlin
Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/31

In witness whereof said Bunne Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30 day of June, 2026.

Bunne Land Development, LLC

Richard Argue
Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 30 day of June, 2026 by , Richard Argue, Chief Manager of Bunne Land Development, LLC, a Minnesota limited liability company, on behalf of the company.

Christina A. Mclaughlin
Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/31

SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, 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 1st day of JULY, 2026

Mark J. Haselius, Licensed Land Surveyor
Minnesota License No. 47034

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 1 day of July, 2026 by Mark J. Haselius, a Licensed Land Surveyor, Minnesota License No. 47034

Christina A. Mclaughlin
Notary printed name

Notary Public, Olmsted County, MN

My Commission Expires 1/31/31

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of CASSIDY RIDGE OUTLOTS was approved by the Community Development Department of Rochester, Minnesota on this 6th day of July, 2026, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

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 1 day of JULY, 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 7th day of July, 2026

Document Number A1648240

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7th day of July, 2026, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

Olmsted County Director of Property Records and Licensing

By Wendy von Wald
Deputy

1695A

CASSIDY RIDGE OUTLOTS

UNPLATTED

S 00°10'32" E 1323.87 (DEED)
S 00°20'48" E 1323.93

S 00°20'48" E 1307.28

N E CORNER OF S.W. 1/4 OF SEC. 18 1-INCH SQ. PIPE

EAST LINE OF THE SW 1/4 OF SEC. 18

S E. CORNER OF THE S.W. 1/4 OF SEC. 18 TELSPAR PIPE WITH CAST IRON CAP

UNPLATTED

UNPLATTED

N 82°01'18" E 485.58 (DEED)
N 81°51'26" E 485.04

A LINE PARALLEL WITH THE NORTH LINE OF THE SW 1/4 OF SEC. 18

S 06°04'39" E 577.86 (DEED)
S 06°14'31" E 577.86

OUTLOT A

SW 1/4
T 107 N
R 13 W
SEC. 18

SOUTH LINE OF THE SW 1/4 OF SEC. 18

N 89°53'52" W 906.52

N 89°43'49" W 1397.13 (DEED)

OUTLOT D

STONEHEDGE

S 02°17'10" W 169.97

S 15°32'48" E 149.91

AN ANGLE POINT IN THE SOUTHERLY LINE OF OUTLOT D

S 87°42'50" E 268.70

S 78°35'05" W 210.03

OUTLOT A

S 02°17'10" W 140.00

N 83°06'19" W 217.53

N'RLY LINE OF OUTLOT A

ESTATES

A POINT WHICH IS 800.00 FEET SOUTH OF THE NORTHEAST CORNER OF WEIH SUBDIVISION

N 89°50'00" E 369.28

369.28 (DEED)

S 36°59'55" E 56.85

S 87°42'50" E 180.00

S 34°43'04" E 107.63

N 00°43'13" W 349.99

N 24°36'34" W 193.81

513.47 (DEED)
N 00°43'13" W 697.75

S E. CORNER OF WEIH SUBDIVISION

SHARED ROADWAY & UTILITY DECLARATION DOC. NO. A-1600311

CASSIDY

5 6

N 89°16'47" E 183.75

P.O.B.

S 34°43'04" E 129.32

N 53°04'59" W 100.00

N 36°55'01" E 155.00

N 64°54'19" W 225.66

UNPLATTED

OUTLOT D

N LINE OF OUTLOT D, STONEHEDGE ESTATES FIFTH SUBDIVISION

S 36°55'01" W 155.00

AN ANGLE POINT IN THE NORTHERLY LINE OF OUTLOT A

FIFTH

18 17 16 15 14 13

WEIH

1 2 4 7 8 9 10 11 12

RIDGE

N 00°43'13" W 378.10

S 12°12'49" E 119.10

22ND AVENUE N.E.

VACATED WEIH STREET

S 89°53'37" E 499.71 (DEED)

66 66 60

EXCEPTION

BLOCK 3

S. LINE OF CASSIDY RIDGE FOURTH

SE COR CASSIDY RIDGE FOURTH

S 89°53'52" E 564.85

31 FT. UTILITY EASEMENT DOC. NO. A-1324543 & A-1324545

OUTLOT C

20 FT. UTILITY EASEMENT DOC. NO. A-1088961

S 89°13'09" W 230.03

P.O.B. SE CORNER OF LOT 12, BLOCK 1

12 FT. ACCESS EASEMENT DOC. NO. A-1088961

SUBDIVISION

10 11 12

CASSIDY RIDGE DRIVE N.E.

62 80 80 62

5 4 3 2 1

BLOCK 1

S. LINE OF WEIH SUBDIVISION

N 83°40'44" E 626.52

8 FT. DRAINAGE EASEMENT DOC. NO. A-1555141

OUTLOT A

OUTLOT B

P.O.B.

N 26°55'53" W 136.48

N 09°48'29" W 151.45

AN ANGLE POINT IN THE WEST LINE OF OUTLOT A, COINCIDING WITH THE NORTHEAST CORNER OF LOT 12, BLOCK 1, STONEHEDGE ESTATES FIFTH SUBDIVISION.

N 00°33'08" W 1312.11 (DEED)

E. LINE OF THE WEST 1151.5 FEET OF THE SW 1/4 OF SEC. 18, T.107 N, R.13 W.

FOURTH

CASSIDY RIDGE

6 5 4 3 2

BLOCK 2

SECOND

SW CORNER OF CASSIDY RIDGE FOURTH

E. LINE OF THE WEST 1151.5 FEET OF THE SW 1/4 OF SEC. 18, T.107 N, R.13 W

N 89°53'52" W 221.10

N 22°54'50" E 165.37

N 25°32'32" W 167.09

N 40°50'39" W 42.64

BLOCK 1

CAMEO PLACE N.E.

13 14 15 16 17

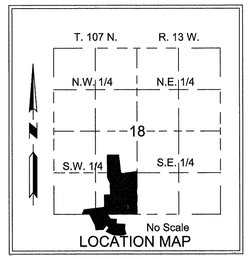
655.50
S 89°53'52" E

S.W.CORNER OF S.W. 1/4 OF SEC. 18 1-INCH SQ. PIPE WITH CAP

LEGEND

- ○ DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- ● DENOTES FOUND 3/4 INCH IRON PIPE UNLESS NOTED OTHERWISE

(DEED) REFERS TO DIMENSIONS RECITED IN DEED RECORDED 10-08-2012 IN OLMSTED COUNTY RECORDS AS DOC. NO. A-1301290



LOCATION MAP

100 50 0 100 200
SCALE IN FEET

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM; NAD 83 (1996 ADJ.) WHEREIN THE SOUTH LINE OF THE S.W. 1/4 OF SEC. 18, T107N, R13W, BEARS S 89°53'52" E.

SEH