OFFICIAL

SAVANNAH ROCHESTER SUBDIVISION

INSTRUMENT OF DEDICATION

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

The Northwest Quarter of the Northwest Quarter of Section 20, all in Township 107 North, Range 14 West, Olmsted County, Minnesota, LESS the following described parcel.

That part of the Northwest Quarter of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the intersection of the north line of said Northwest Quarter of the Northwest Quarter of Section 20 and a line parallel with and 33 feet east of the west line of said Northwest Quarter of the Northwest Quarter; thence southerly parallel to said west line 114.31 feet; thence northeasterly deflecting to the left 150 degrees 00 minutes 00 seconds 11.19 feet; thence northerly and northeasterly a distance of 39.36 feet along a non-tangential curve concave to the southeast, having a radius of 76.00 feet, a central angle of 29 degrees 40 minutes 22 seconds, and a chord of said curve deflects 28 degrees 07 minutes 29 seconds to the right from the last-described line; thence easterly not tangent to the last described curve deflecting to the right 31 degrees 52 minutes 31 seconds from the chord of the last described curve a distance of 22.27 feet; thence northerly deflecting to the left 90 degrees 00 minutes 00 seconds 85.50 feet to the north line of said Northwest Quarter of the Northwest Quarter of Section 20; thence westerly along said north line to the point of beginning.

AND LESS AND EXCEPT

That part of the Northwest Quarter of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 20; thence North 88 degrees 26 minutes 10 seconds East, assumed bearing, along the north line of said Northwest Quarter, 93.94 feet to the easterly Right of Way line of 50th Avenue NW for the point of beginning; thence continue North 88 degrees 26 minutes 10 seconds East, along said north line, 230.21 feet; thence southeasterly 89.76 feet along a non-tangential curve, concave southerly, central angle of 06 degrees 32 minutes 06 seconds, radius of 787.00 feet and a chord which bears South 77 degrees 09 minutes 33 seconds East, 89.72 feet; thence southeasterly 62.95 feet along a reverse curve, concave northerly, central angle of 06 degrees 30 minutes 37 seconds and radius of 554.00 feet; thence easterly 30.66 feet along a compound curve, concave northerly, central angle of 06 degrees 27 minutes 27 seconds and radius of 272.00 feet; thence northeasterly 40.77 feet along a compound curve, concave northerly, central angle of 37 degrees 04 minutes 54 seconds and radius of 63.00 feet; thence North 56 degrees 03 minutes 32 seconds East, tangent to said curve, 45.31 feet; thence North 29 degrees 49 minutes 10 seconds East, 9.80 feet to the north line of said Northwest Quarter; thence North 88 degrees 26 minutes 10 seconds East, along said north line, 117.14 feet; thence South 29 degrees 49 minutes 10 seconds West, 91.66 feet; thence southerly 69.73 feet along a non-tangential curve, concave easterly, central angle of 17 degrees 22 minutes 13 seconds, radius of 230.00 feet and a chord which bears South 04 degrees 25 minutes 15 seconds West, 69.46 feet; thence southeasterly 30.93 feet along a compound curve, concave northeasterly, central angle of 39 degrees 22 minutes 42 seconds and radius of 45.00 feet; thence southeasterly 15.67 feet along a compound curve, concave northeasterly, central angle of 14 degrees 28 minutes 58 seconds and a radius of 62.00 feet; thence southeasterly 123.84 feet along a reverse curve, concave southwesterly central angle of 13 degrees 20 minutes 15 seconds and radius of 532.00 feet; thence southeasterly 376.34 feet along a reverse curve, concave northeasterly, central angle of 34 degrees 43 minutes 22 seconds and radius of 621.00 feet; thence easterly 222.31 feet along a compound curve, concave northerly, central angle of 17 degrees 16 minutes 57 seconds and radius of 737.00 feet to the east line of said Northwest Quarter of the Northwest Quarter; thence South 00 degrees 18 minutes 40 seconds East, along said east line, 90.96 feet; thence westerly 104.79 feet along a non-tangential curve, concave northerly, central angle of 04 degrees 00 minutes 10 seconds, radius of 1500.00 feet and a chord which bears South 87 degrees 40 minutes 08 seconds West, 104.77 feet; thence northwesterly 590.39 feet along a compound curve, concave northeasterly, central angle of 47 degrees 26 minutes 35 seconds and radius of 713.00; thence northwesterly 119.48 feet along a reverse curve, concave southwesterly, central angle of 36 degrees 36 minutes 32 seconds and a radius of 187.00 feet; thence North 79 degrees 29 minutes 44 seconds West, tangent to said curve, 19.52 feet; thence southwesterly 40.60 feet along a tangential curve, concave southeasterly, central angle of 69 degrees 47 minutes 11 seconds and radius of 33.33 feet; thence southerly 77.03 feet along a compound curve, concave easterly, central angle of 43 degrees 19 minutes 30 seconds, radius of 101.87 feet and a chord which bears South 09 degrees 03 minutes 20 seconds West, 75.21 feet; thence South 65 degrees 37 minutes 57 seconds West, not tangent to said curve, 60.00 feet; thence northwesterly 61.20 feet along a non-tangential curve, concave easterly, central angle of 36 degrees 53 minutes 09 seconds, radius of 95.07 feet and a chord which bears North 18 degrees 26 minutes 56 seconds West, 60.15 feet; thence northerly 56.06 feet along a compound curve, concave easterly, central angle of 11 degrees 57 minutes 39 seconds and radius of 268.57 feet; thence North 11 degrees 41 minutes 12 seconds East, not tangent to said curve, 49.69 feet; thence northwesterly 22.47 feet along a tangential curve, concave westerly, central angle of 41 degrees 05 minutes 18 seconds and a radius of 31.33 feet; thence northwesterly 88.44 feet along a compound curve, concave southwesterly, central angle of 44 degrees 03 minutes 45 seconds and radius of 115.00 feet; thence westerly 133.82 feet along a compound curve, concave southerly, central angle of 09 degrees 27 minutes 58 seconds, radius of 810.00 feet and a chord which bears North 78 degrees 11 minutes 50 seconds West, 133.67 feet; thence South 89 degrees 46 minutes 54 seconds West, not tangent to said curve, 167.27 feet to said easterly right of way line of 50th Avenue NW; thence North 00 degrees 13 minutes 06 seconds West, along said right of way line, 85.50 feet to the point of beginning.

AND LESS AND EXCEPT

That part of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, platted as ALPHA SUBDIVISION, according to the plat thereof on file at the County Recorder's Office, said Olmsted County.

AND LESS AND EXCEPT

That part of the Northwest Quarter of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest comer of the Northwest Quarter of said Section 20; thence North 88 degrees 26 minutes 10 seconds East, assumed bearing, along the north line of said Northwest Quarter, 324.15 feet for the point of beginning; thence southeasterly 89.76 feet along a non-tangential curve, concave southerly, central angle of 06 degrees 32 minutes 06 seconds, radius of 787.00 feet and a chord which bears South 77 degrees 09 minutes 33 seconds East, 89.72 feet; thence southeasterly 62.95 feet along a reverse curve, concave northerly, central angle of 06 degrees 30 minutes 37 seconds, radius of 554.00 feet and a chord which bears South 77 degrees 08 minutes 49 seconds East, 62.92 feet; thence easterly 30.66 feet along a compound curve, concave northerly, central angle of 06 degrees 27 minutes 27 seconds, radius of 272.00 feet and a chord which bears South 83 degrees 37 minutes 51 seconds East, 30.64 feet; thence northeasterly 40.77 feet along a compound curve, concave northerly, central angle of 37 degrees 04 minutes 54 second, radius of 63.00 feet and a chord which bears North 74 degrees 35 minutes 59 seconds East, 40.07 feet; thence North 56 degrees 03 minutes 32 seconds East, tangent to said curve, 45.31 feet; thence North 29 degrees 49 minutes 10 seconds East, 9.80 feet to the north line of said Northwest Quarter; thence South 88 degrees 26 minutes 10 seconds West, along said north line, 260.45 feet to the point of beginning.

Has caused the same to be surveyed and platted as SAVANNAH ROCHESTER SUBDIVISION 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 said SCS Rochester LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 6TH day of AUGUST, 2026

SCS Rochester LLC

Printed: TIMOTHY R. COVENEY, Chief Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This foregoing instrument was acknowledged before me on August 6, 2026 by Timothy R. Coveney, Chief Manager of SCS Rochester LLC, a Minnesota limited liability company.

Stacey Dvorak
(Notary Signature)

Stacey Ellen Dvorak
(Notary Printed Name)
Notary Public Minnesota
My Commission Expires: 1/31/2030

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 29th day of July, 2026.

Peter G. Oetliker

Peter G. Oetliker, Licensed Land Surveyor

Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me on July 29, 2026 by Peter G. Oetliker, a Licensed Land Surveyor, Minnesota License No. 41887.

Stacey Dvorak
(Notary Signature)

Stacey Ellen Dvorak
(Notary Printed Name)
Notary Public, Olmsted County, Minnesota
My Commission Expires: 1/31/2030

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota, on the 4th day of May, 2026 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 30 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 18 day of August, 2026.

Document Number A1651001

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18 day of August, 2026 at 1 o'clock P.M. and was duly recorded in the Olmsted County Records.

Director of Property Records & Licensing

Deputy

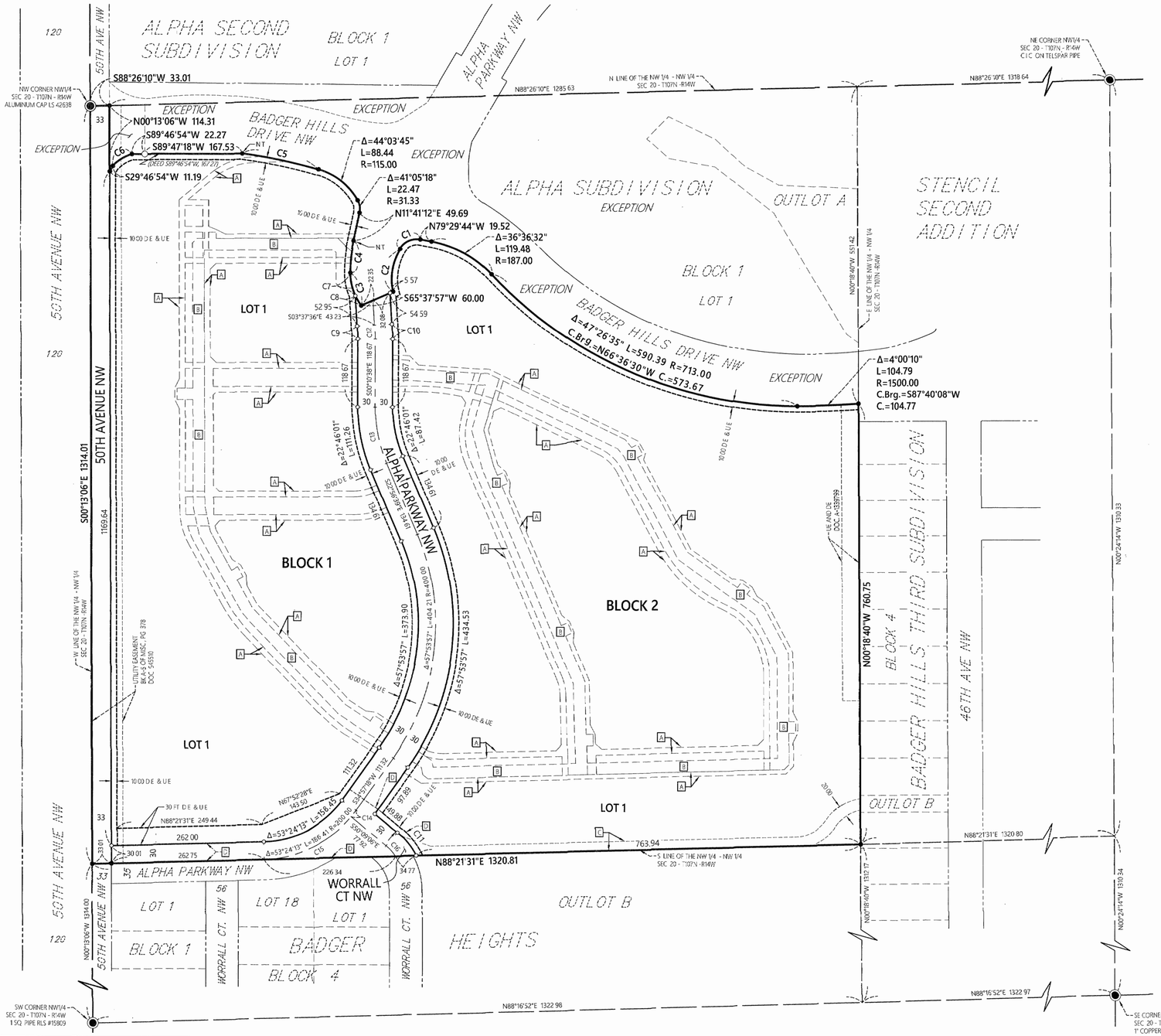
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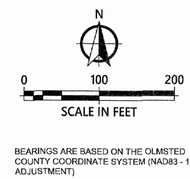
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OFFICIAL

SAVANNAH ROCHESTER SUBDIVISION

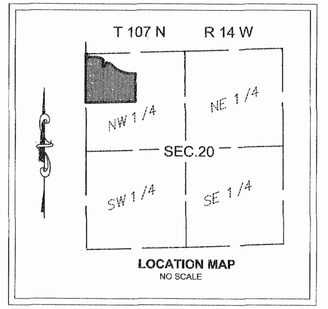




BEARINGS ARE BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)

● = FOUND 1/2" IRON PIPE MONUMENT WITH CAP MARKED 42648 UNLESS NOTED OTHERWISE

○ = SET 1/2" IRON PIPE MONUMENT WITH CAP MARKED 41887



D E & U E = DRAINAGE EASEMENT AND UTILITY EASEMENT

N T = NON-TANGENTIAL

C I C = CAST IRON CAP

(DEED) = REFERS TO DIMENSIONS IN LIMITED WARRANTY DEED DOC A1620974

A = CITY DRAINAGE AND UTILITY EASEMENT, DOC A1648260

B = CITY WATERMAIN EASEMENT, DOC A1648261

C = PEDESTRIAN FACILITIES EASEMENT, DOC A1645232

D = RIGHT OF WAY EASEMENT, DOC. A1631890

CURVE DATA TABLE

SEGMENT	LENGTH	RADIUS	DELTA	C. BRG.	C.
C1	40 60	33 33	69°47'11"	S65°36'40"W	38 13
C2	77 03	101 87	43°19'30"	S09°03'20"W	75 21
C3	61 20	95 07	36°53'09"	N18°26'56"W	60 15
C4	56 06	268 57	11°57'37"	N05°58'24"E	55 96
C5	133 82	810 00	9°27'58"	N78°11'50"W	133 67
C6	39 36	76 00	29°40'22"	S57°54'23"W	38 92
C7	41 32	95 07	24°54'13"	S12°27'31"E	41 00
C8	19 88	95 07	11°58'50"	S30°54'02"E	19 84
C9	22 27	370 00	3°26'58"	S01°54'07"E	22 27
C10	25 89	430 00	3°26'58"	S01°54'07"E	25 88
C11	51 46	133 00	22°10'13"	S39°03'59"E	51 14

CENTERLINE CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	C. BRG.	C
C12	24 08	400 00	3°26'58"	S01°54'07"E	24 08
C13	99 34	250 00	22°46'01"	S11°33'39"E	98 89
C14	14 08	200 00	4°02'03"	N36°58'19"E	14 08
C15	172 33	200 00	49°22'10"	N63°40'25"E	167 05
C16	24.37	103 00	13°33'21"	S43°22'25"E	24 31

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