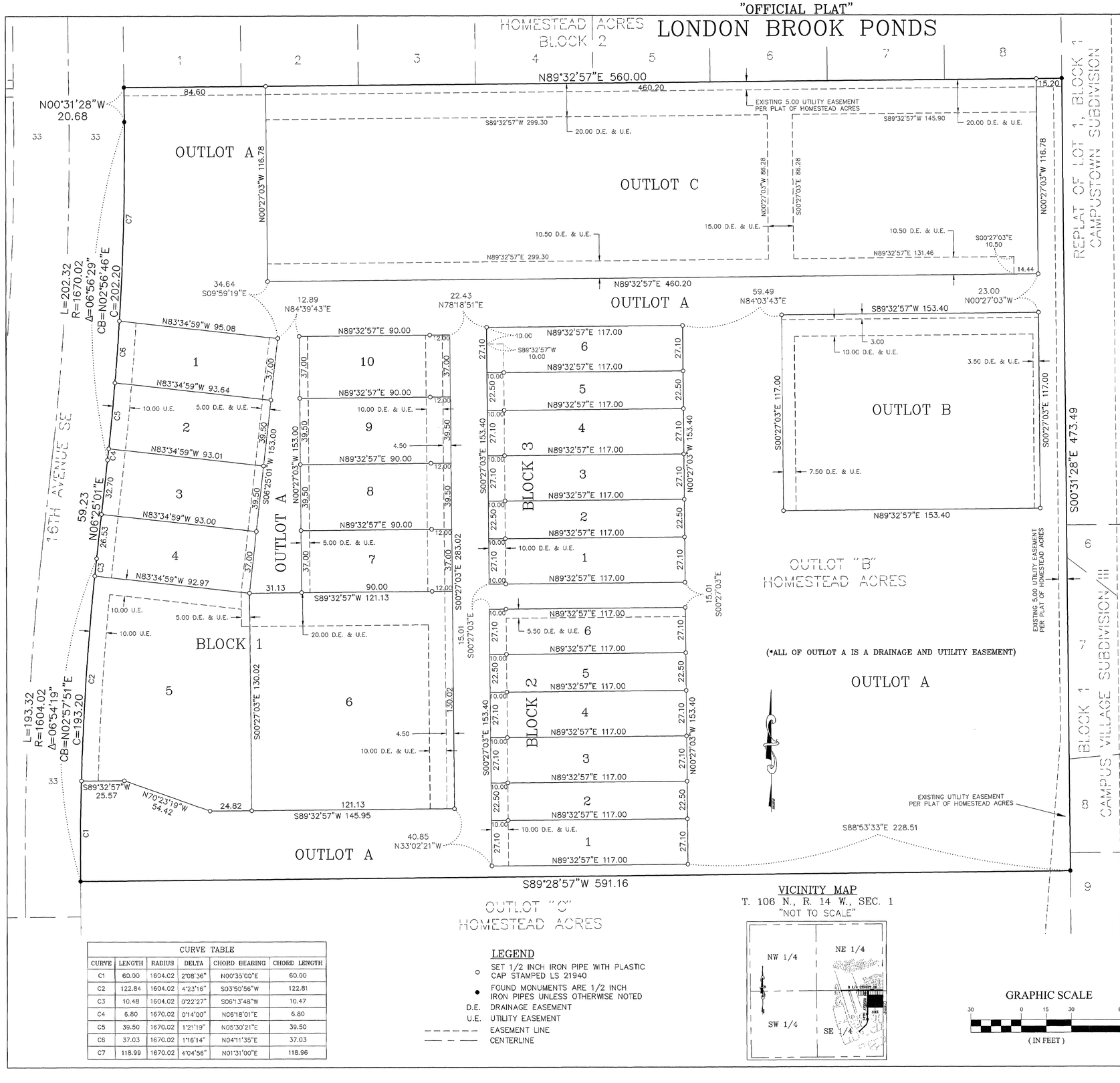
"OFFICIAL PLAT"

LONDON BROOK PONDS

HOMESTEAD ACRES
BLOCK 2

REPLAT OF LOT 1, BLOCK 1
CAMPUSTOWN SUBDIVISION



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00	1604.02	2°08'36"	N00°35'00"E	60.00
C2	122.84	1604.02	4°23'16"	S03°50'56"W	122.81
C3	10.48	1604.02	0°22'27"	S06°13'48"W	10.47
C4	6.80	1670.02	0°14'00"	N06°18'01"E	6.80
C5	39.50	1670.02	1°21'19"	N05°30'21"E	39.50
C6	37.03	1670.02	1°16'14"	N04°11'35"E	37.03
C7	118.99	1670.02	4°04'56"	N01°31'00"E	118.96

LEGEND

- ○ SET 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EASEMENT LINE
- CENTERLINE

VICINITY MAP
T. 106 N., R. 14 W., SEC. 1
"NOT TO SCALE"

GRAPHIC SCALE

30 0 15 30 60
(IN FEET)

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That London Brook Ponds Academy Group LLC, a Minnesota limited liability company, owner of the following described property in the City of Rochester, State of Minnesota, to wit:

Outlot "B", HOMESTEAD ACRES, according to the recorded plat thereof, on file at the office of the County Recorder, Olmsted County, Minnesota.

Containing 6.25 acres, more or less.

Has caused the same to be surveyed and platted as LONDON BROOK PONDS and does hereby dedicate to the public for the public use the drainage and utility easements as created by this plat.

In witness whereof said London Brook Ponds Academy Group LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 16 day of July, 2026.

Signed: London Brook Ponds Academy Group LLC

David McGee, Executive Director

STATE OF MINNESOTA
COUNTY OF Minnesota

This instrument was acknowledged before me on July 16, 2026 by David McGee, Executive Director of London Brook Ponds Academy Group LLC, a Minnesota limited liability company.

Andrew Beck Notary Public, Olmsted County, Minnesota

Andrew Beck
Printed Name

My commission expires: 01/31/2028

SURVEYOR'S CERTIFICATE

I Geoffrey G Griffin 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 13 day of July, 2026.

Geoffrey G Griffin, Licensed Land Surveyor
Minnesota License No. 21940

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on July 13, 2026 by Geoffrey G Griffin, a Licensed Land Surveyor, Minnesota License No. 21940.

Andrew Beck Notary Public, Olmsted County, Minnesota

Andrew Beck
Printed Name

My commission expires: 01/31/2028

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 21 day of July, 2026

Erica C. Stenman
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of the City of Rochester, Minnesota, on the 6th day of July, 2026 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 herein described have been paid, there are no delinquent taxes and transfer entered this 12 day of October, 2026

DOCUMENT NUMBER
A1654207

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 12 day of October, 2026 at 4:19 o'clock P M., and was duly recorded in the Olmsted County Records.

Director of Property Records & Licensing

Deputy

17061A

FILE NO: 24-372 FP

G-Cubed
ENGINEERING
SURVEYING
PLANNING
14070 Hwy 52 S.E.
Chatfield, MN 55923
Ph. 507-867-1696
Fax 507-867-1665
www.gggg.to

"OFFICIAL PLAT"

LONDON BROOK PONDS

HOMESTEAD ACRES
BLOCK 2

1 2 3 4 5 6 7 8

N89°32'57"E 560.00

N00°31'28"W 20.68

L=26.55
R=1670.02
Δ=00°54'39"

33 33

OUTLOT A

32.15
N89°53'06"E

L=20.00
R=1670.02
Δ=00°41'10"

21.89
S89°53'06"W

S34°27'38"E 82.41

N34°27'38"W 76.84

L=72.44
R=1670.02
Δ=02°29'07"

L=202.32
R=1670.02
Δ=06°56'29"
CB=N02°56'46"E
C=202.20

S89°27'20"E
15.01

N89°27'20"W
24.99

OUTLOT C

20.00
N89°32'57"E

21.50
N00°27'03"W

S00°27'03"E 21.50

N89°32'57"E 439.00

N89°32'57"E
9.80

122.78

REPLAT OF LOT 1, BLOCK 1
CAMPUSTOWN SUBDIVISION

OUTLOT A

20.00

S89°32'57"W 102.31

S89°32'57"W 325.51

S00°27'03"E
12.69

S89°32'57"W
26.00

OUTLOT B

1 2 3 4 5 6 7 8 9 10

BLOCK 3

BLOCK 1

BLOCK 2

OUTLOT A

15TH AVENUE SE

59.23
N06°25'01"E

S00°31'28"E 473.49

N00°27'03"W 280.88

S00°27'03"E 318.43

330.71

OUTLOT "B"
HOMESTEAD ACRES

(*ALL OF OUTLOT A IS A DRAINAGE AND UTILITY EASEMENT)

OUTLOT A

BLOCK 1
CAMPUS VILLAGE SUBDIVISION III

L=193.32
R=1604.02
Δ=06°54'19"
CB=N02°57'51"E
C=193.20

L=113.44
R=1604.02
Δ=04°03'07"

15.89
N89°53'05"E

13.16
S45°27'03"E

27.59
S70°23'19"E

33

N89°32'57"E 166.65

28.62
N45°27'03"W

L=20.01
R=1604.02
Δ=00°42'53"

S89°53'05"W
8.28

S89°32'57"W 191.39

L=49.40
R=1604.02
Δ=01°45'52"

OUTLOT A

30.27
N00°27'03"W

219.23

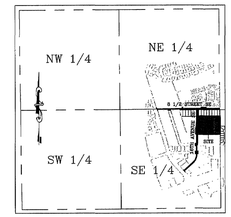
20.00

351.93

S89°28'57"W 591.16

OUTLOT "C"
HOMESTEAD ACRES

VICINITY MAP
T. 106 N., R. 14 W., SEC. 1
"NOT TO SCALE"



LEGEND

- ○ SET 1/2 INCH IRON PIPE WITH PLASTIC CAP STAMPED LS 21940
- ● FOUND MONUMENTS ARE 1/2 INCH IRON PIPES UNLESS OTHERWISE NOTED
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- EASEMENT LINE
- CENTERLINE
- PROPOSED WATERMAIN UTILITY EASEMENT (W.M.U.E.)

GRAPHIC SCALE

30 0 15 30 60
(IN FEET)

FILE NO: 24-372 FP

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