"OFFICIAL PLAT"

EDEN

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of EDEN was approved by the Community Development Department of Rochester, Minnesota, on this 21st day of October, 2026 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

JH Woodward
Community Development Director

PROPERTY RECORDS AND LICENSING

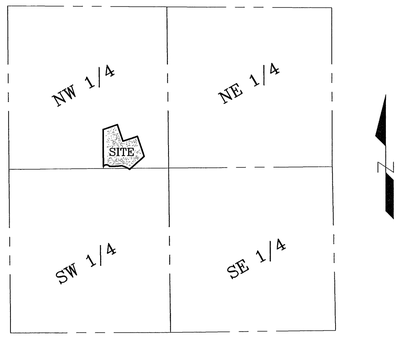
Taxes payable in the year 2026 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 29 day of October, 2026.

DOCUMENT NUMBER A1655156

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29 day of October, 2026 at 9 o'clock AM M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

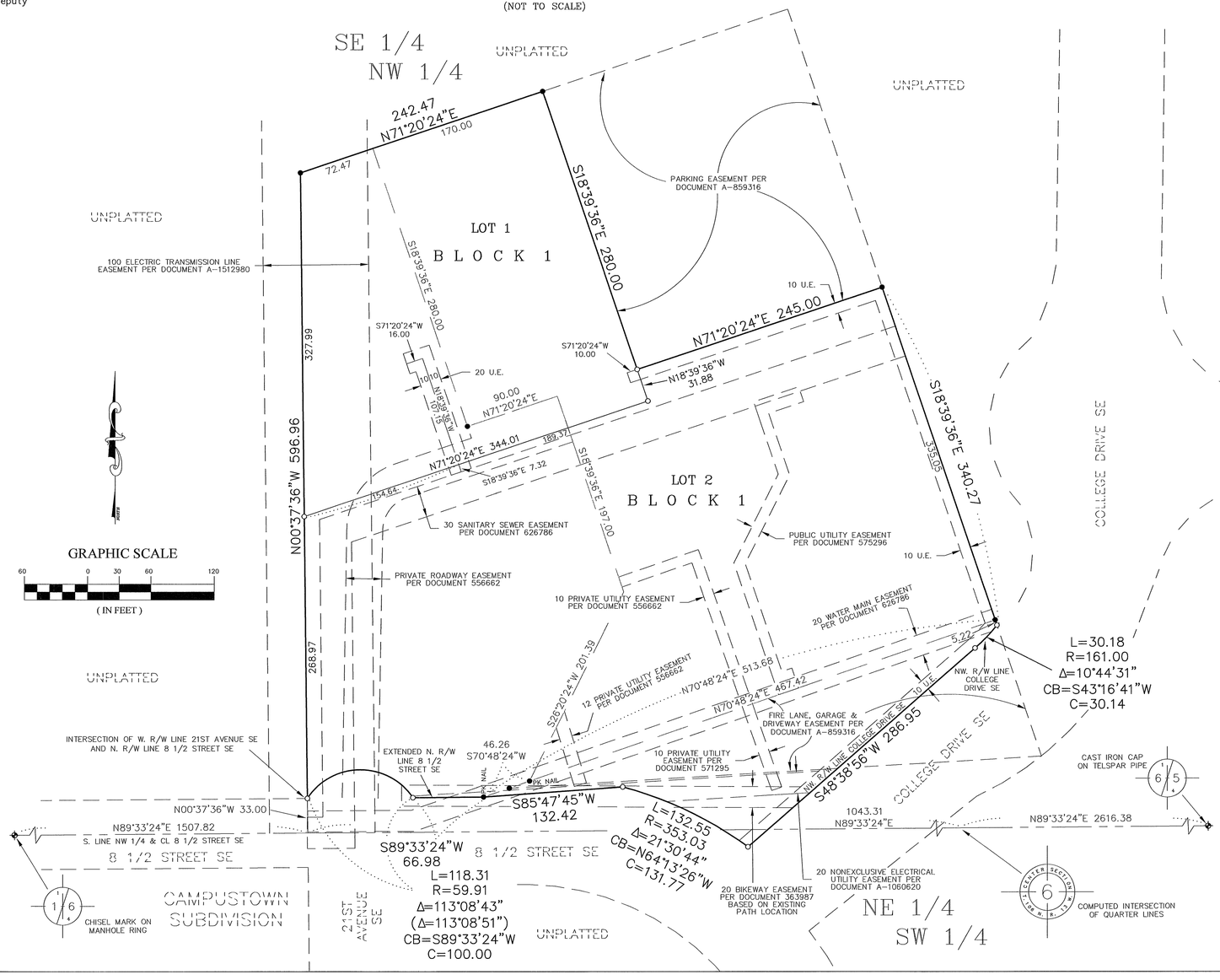
Deputy



VICINITY MAP
SECTION 6, T. 106 N., R. 13 W.
(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
- ⊕ DENOTES OLMSTED COUNTY PUBLIC LAND SURVEY CORNER
- (S90°00'00"W) DENOTES BEARING OF RECORD PER DOCUMENT NO. A1572883
- EASEMENT LINE
- UNDERLYING PROPERTY LINE
- U.E. UTILITY EASEMENT



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: Quarters Asset Management, LLC, a Minnesota limited liability company, owner of the following described property:

That part of the Southeast Quarter of the Northwest Quarter of Section 6, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows: Commencing at the west quarter corner of said Section 6; thence along the south line of the Northwest Quarter of said Section 6, also being the centerline of 8 1/2 Street SE, North 88 degrees 47 minutes 42 seconds East, 1507.82 feet to a point on the westerly right-of-way line of 21st Avenue SE; thence along said westerly right-of-way line North 01 degrees 23 minutes 18 seconds West, 33.00 feet to the northerly right-of-way line of 8 1/2 Street SE and the point of beginning; thence continuing North 01 degrees 23 minutes 18 seconds West, 596.96 feet; thence North 70 degrees 34 minutes 42 seconds East, 72.47 feet; thence South 19 degrees 25 minutes 18 seconds East, 280.00 feet; thence North 70 degrees 34 minutes 42 seconds East, 90.00 feet; thence South 19 degrees 25 minutes 18 seconds East, 197.00 feet; thence South 25 degrees 34 minutes 42 seconds West, 201.39 feet; thence South 70 degrees 02 minutes 42 seconds West, 46.26 feet to a point on the extended northerly right-of-way line of 8 1/2 Street SE; thence along said extended northerly right-of-way line, 66.98 feet; thence westerly 118.31 feet along a non-tangential curve, concave to the south, radius of 59.91 feet, central angle of 113 degrees 08 minutes 51 seconds, and the chord of said curve bears South 88 degrees 47 minutes 42 seconds West, chord length of 100.00 feet, to the point of beginning.

AND

That part of the Southeast Quarter of the Northwest Quarter of Section 6, Township 106 North, Range 13 West, Olmsted County, Minnesota, being described as follows: Commencing at the west quarter corner of said Section 6; thence along the south line of the Northwest Quarter of said Section 6, also being the centerline of 8 1/2 Street SE, North 88 degrees 47 minutes 42 seconds East, 1507.82 feet to a point on the westerly right-of-way line of 21st Avenue SE; thence along said westerly right-of-way line, North 01 degrees 23 minutes 18 seconds West, 33.00 feet to a point on the northerly right-of-way line of 8 1/2 Street SE; thence continuing North 01 degrees 23 minutes 18 seconds West, 596.96 feet; thence North 70 degrees 34 minutes 42 seconds East, 72.47 feet to the point of beginning; thence South 19 degrees 25 minutes 18 seconds East, 280.00 feet; thence North 70 degrees 34 minutes 42 seconds East, 90.00 feet; thence South 19 degrees 25 minutes 18 seconds East, 197.00 feet; thence South 25 degrees 34 minutes 42 seconds West, 201.39 feet; thence North 70 degrees 02 minutes 42 seconds East, 467.42 feet; thence North 19 degrees 25 minutes 18 seconds West, 335.05 feet; thence South 70 degrees 34 minutes 42 seconds West, 245.00 feet; thence North 19 degrees 25 minutes 18 seconds West, 280.00 feet; thence South 70 degrees 34 minutes 42 seconds West, 170.00 feet to the point of beginning.

AND

That part of the Northwest Quarter and the Southwest Quarter of Section 6, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:
Commencing at the southwest corner of the Northwest Quarter of said Section 6; thence North 89 degrees 33 minutes 24 seconds East, assumed bearing, along the south line of said Northwest Quarter (said south line also being the centerline of 8 ½ Street SE) a distance of 1507.82 feet to the westerly right of way line of 21st Avenue SE; thence North 00 degrees 37 minutes 36 seconds West, along said westerly right of way line, 33.00 feet to the northerly right of way line of said 8 ½ Street SE; thence North 89 degrees 33 minutes 24 seconds East, along said northerly right of way line, 166.98 feet for the point of beginning; thence North 70 degrees 48 minutes 24 seconds East, 513.68 feet; thence South 18 degrees 39 minutes 36 seconds East, 5.22 feet to the northwesterly right of way of College Drive SE (the next 2 courses are along said northwesterly right of way line); thence 30.18 feet southwesterly along a nontangential curve, concave northwesterly, central angle of 10 degrees 44 minutes 31 seconds, radius of 161.00 feet and a chord which bears South 43 degrees 16 minutes 41 seconds West, 30.14 feet; thence South 48 degrees 38 minutes 56 seconds West, tangent to said curve, 286.95 feet to the northerly right of way line of 8 ½ Street SE; thence northwesterly 132.55 feet along said northerly right of way line and nontangential curve, concave southwesterly, central angle of 21 degrees 30 minutes 44 seconds, radius of 353.03 feet and a chord which bears North 64 degrees 13 minutes 26 seconds West, 131.77 feet; thence South 85 degrees 47 minutes 45 seconds West, not tangent to said curve, 132.42 feet to the point of beginning.

Containing 7.29 acres, more or less.

Has caused the same to be surveyed and platted as EDEN and does hereby dedicate to the public for the public use the utility easements as shown on this plat.

In witness whereof said Quarters Asset Management, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 25 day of September, 2026

Quarters Asset Management, LLC

Nick Stageberg – Manager

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 25 day of September, 2026 by Nick Stageberg, Manager of Quarters Asset Management, LLC, a Minnesota limited liability company.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2028

Andrew Buck
Notary Printed Name

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 25 day of September, 2026

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

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me on this 25 day of September 2026 by Geoffrey G Griffin, a Licensed Land Surveyor, Minnesota License No. 21940.

Andrew Buck
Notary Public, Olmsted County, Minnesota
My Commission expires: 01/31/2028

Andrew Buck
Notary Printed Name

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 28 day of SEPTEMBER, 2026.

Eric C. Stemmes
Olmsted County Surveyor

BEARINGS
ALL BEARINGS ARE BASED ON THE SOUTH LINE OF NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 106 NORTH, RANGE 13 WEST, OLMSTED COUNTY, MINNESOTA, WHICH IS ASSUMED TO BEAR NORTH 89°33'24" EAST / SOUTH 89°33'24" WEST

1708A

FILE NO: 26-150 FP

G-Cubed
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SURVEYING
PLANNING
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