

CASSIDY RIDGE

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Paks Properties IV, LLC, a Minnesota limited liability company, owner; Silver Lake Center, LLC, a Minnesota limited liability company, mortgagee; and Manufacturers Bank and Trust Company, a company existing under the laws of the state of Iowa, mortgagee of the following described property:

That part of the Southeast Quarter of the Southeast Quarter of Section 13, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 13; thence southerly on an assumed azimuth from north, 178 degrees 31 minutes 07 seconds along the east line of said Southeast Quarter 1364.80 feet to the point of beginning; thence continue southerly 178 degrees 31 minutes 07 seconds azimuth along said east line 1061.18 feet to the northerly right of way line of Stone Point Drive N.E. as platted in MORRIS HILLS SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence westerly 269 degrees 02 minutes 01 second azimuth along said northerly right of way line 112.86 feet; thence westerly 57.50 feet along said northerly right of way line on a tangential curve, concave northerly, having a radius of 222.00 feet, and a central angle of 14 degrees 50 minutes 21 seconds; thence westerly 283 degrees 52 minutes 22 seconds azimuth along said northerly right of way line 72.51 feet; thence northerly 359 degrees 14 minutes 20 seconds azimuth 46.04 feet; thence northeasterly 26 degrees 20 minutes 03 seconds azimuth 180.00 feet; thence northerly 358 degrees 31 minutes 07 seconds azimuth 704.59 feet; thence northeasterly 50 degrees 01 minute 55 seconds azimuth 198.01 feet to the point of beginning.

TOGETHER WITH that part of the West Half of the Southwest Quarter of Section 18, Township 107 North, Range 13 West, Olmsted County, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 18; thence southerly on an assumed azimuth from north, 178 degrees 31 minutes 07 seconds along the west line of said Southwest Quarter 1364.80 feet to the point of beginning; thence easterly 89 degrees 04 minutes 21 seconds azimuth, parallel to the north line of said Southwest Quarter, 191.50 feet; thence northerly 358 degrees 31 minutes 07 seconds azimuth, parallel with the west line of said Southwest Quarter, 172.60 feet; thence easterly 89 degrees 04 minutes 21 seconds azimuth, parallel to the north line of said Southwest Quarter, 300.00 feet; thence southerly 178 degrees 31 minutes 07 seconds azimuth, parallel with the west line of said Southwest Quarter, 779.83 feet; thence southerly 186 degrees 15 minutes 26 seconds azimuth 130.89 feet; thence southerly 191 degrees 35 minutes 29 seconds azimuth 194.54 feet; thence southwesterly 206 degrees 53 minutes 36 seconds azimuth 62.32 feet; thence westerly 280 degrees 17 minutes 36 seconds azimuth 211.97 feet; thence southerly 199 degrees 19 minutes 23 seconds azimuth 145.90 feet to the north right of way line of Stone Point Drive N.E. as platted in MORRIS HILLS SUBDIVISION, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota; thence westerly 96.82 feet along said northerly right of way line on a nontangential curve, concave southerly, having a radius of 278.00 feet, a central angle of 19 degrees 57 minutes 18 seconds and a chord azimuth of 279 degrees 00 minutes 40 seconds; thence westerly 269 degrees 02 minutes 01 second azimuth along said northerly right of way line, tangent to the preceding curve, 46.18 feet to the west line of said Southwest Quarter; thence northerly 358 degrees 31 minutes 07 seconds azimuth along said west line 1061.18 feet to the point of beginning.

Said tracts contain 15.99 acres, more or less

Has caused the same to be surveyed and platted as CASSIDY RIDGE and do hereby donate and dedicate to the public for public use forever, the public ways, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Paks Properties IV, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 31 day of August, 2015.

Paks Properties IV, LLC

Charles Pagenhart
Charles Pagenhart
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31 day of August, 2015, by Charles Pagenhart, President of Paks Properties IV, LLC on behalf of the company.

Jane E. Madden
Notary Public, Olmsted County, Minnesota
My Commission Expires 11/31/2020

In witness whereof said Silver Lake Center, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 31 day of August, 2015.

Silver Lake Center, LLC

Charles Pagenhart
Charles Pagenhart
Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31 day of August, 2015, by Charles Pagenhart, Manager of Silver Lake Center, LLC on behalf of the company.

Jane E. Madden
Notary Public, Olmsted County, Minnesota
My Commission Expires 11/31/2020

In witness whereof said Manufacturers Bank and Trust Company, a company existing under the laws of the State of Iowa has caused these presents to be signed by its proper officer this 31 day of August, 2015.

Manufacturers Bank and Trust Company

James R. Siegel
James R. Siegel
Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31 day of August, 2015, by James R. Siegel, Vice President of Manufacturers Bank and Trust Company on behalf of the company.

James R. Siegel
Notary Public, Olmsted County, Minnesota
My Commission Expires 11/31/18

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Aaron S. Reeves, City Clerk in and for the City of Rochester, do hereby certify that on the 15 day of September, 2015, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 15 day of September, 2015.

Aaron Reeves
Aaron Reeves
City Clerk
City of Rochester

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 28 day of August, 2015.

Paul A. Thurston
Olmsted County Surveyor

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 by August 24, 2016; 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 27 day of August, 2015.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 27 day of August, 2015 by Mark J. Haselius.

Donald J. Preece
Notary Public, Olmsted County, MN
My Commission Expires 1-31-16

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2015 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 15 day of September, 2015.

Document Number A1380741

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 15 day of September, 2015, at 4 o'clock p.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski
Olmsted County Director of Property
Records and Licensing

By Wendy von Wald
Deputy

Mark Haselius P:\KOL\KUBAN\125563\9-survey\92-CAD\15-draws\KUI125563PLAT01.dwg Monday, August 24, 2015

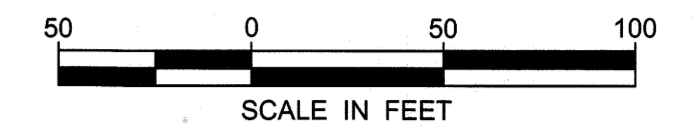
1332A



PHONE: 507.288.6464
717 3RD AVENUE S.E.
ROCHESTER, MN 55904
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CASSIDY RIDGE

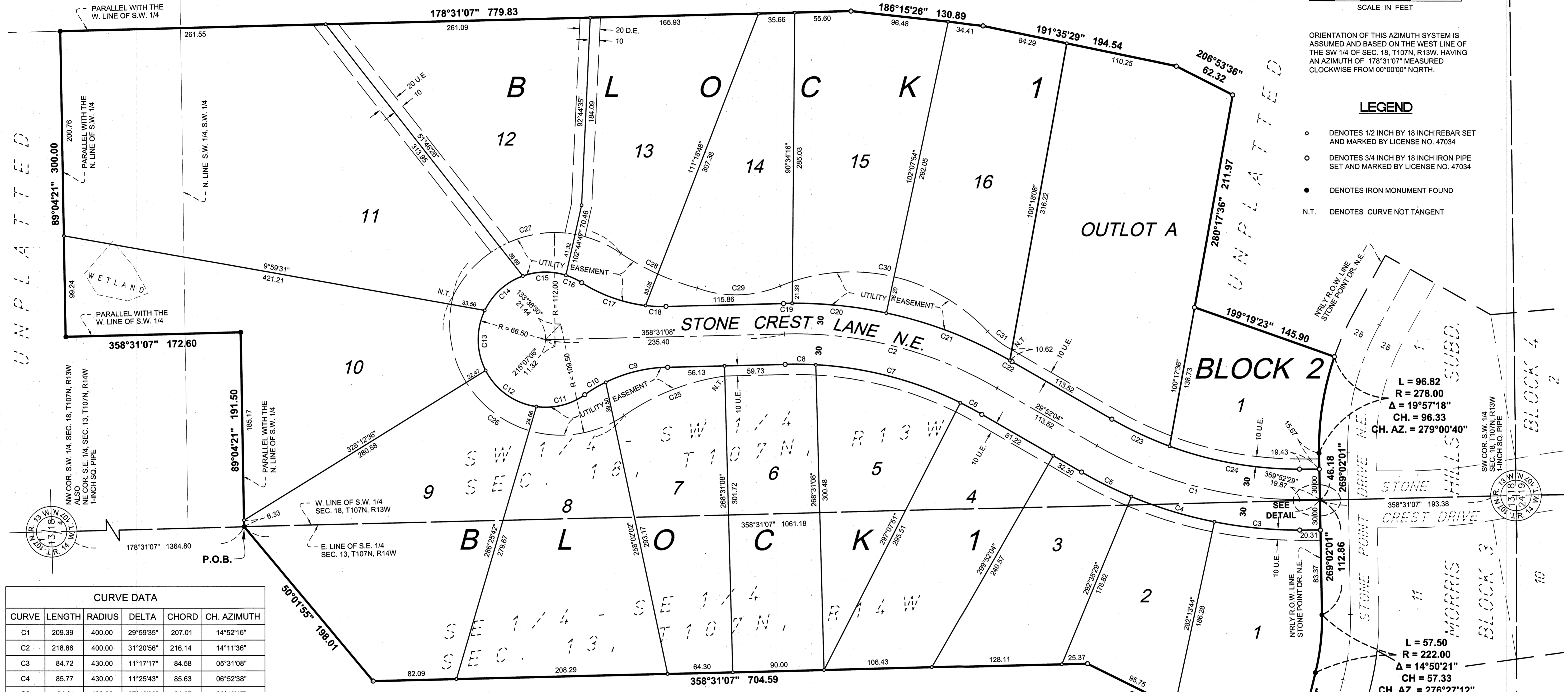
UNPLATTED



ORIENTATION OF THIS AZIMUTH SYSTEM IS ASSUMED AND BASED ON THE WEST LINE OF THE SW 1/4 OF SEC. 18, T107N, R13W, HAVING AN AZIMUTH OF 178°31'07" MEASURED CLOCKWISE FROM 00°00'00" NORTH.

LEGEND

- DENOTES 1/2 INCH BY 18 INCH REBAR SET AND MARKED BY LICENSE NO. 47034
- DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- DENOTES IRON MONUMENT FOUND
- N.T. DENOTES CURVE NOT TANGENT



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. AZIMUTH
C1	209.39	400.00	29°59'35"	207.01	14°52'16"
C2	218.86	400.00	31°20'56"	216.14	14°11'36"
C3	84.72	430.00	11°17'17"	84.58	05°31'08"
C4	85.77	430.00	11°25'43"	85.63	06°52'38"
C5	54.61	430.00	07°16'35"	54.57	26°13'47"
C6	23.80	370.00	03°41'07"	23.79	28°01'30"
C7	148.34	370.00	22°58'15"	147.35	14°41'49"
C8	30.30	370.00	04°41'34"	30.30	00°51'55"
C9	63.46	147.50	24°39'01"	62.97	346°11'37"
C10	23.96	147.50	09°18'31"	23.94	329°12'51"
C11	50.38	66.50	43°24'24"	49.18	346°15'48"
C12	63.71	66.50	54°53'53"	61.31	35°24'56"
C13	61.15	66.50	52°41'07"	59.02	89°12'27"
C14	52.02	66.50	44°49'04"	50.70	317°57'32"
C15	43.15	66.50	37°10'42"	42.40	358°57'25"
C16	17.33	66.50	14°55'34"	17.28	25°00'43"
C17	67.22	147.50	26°06'39"	66.64	19°25'20"
C18	20.20	147.50	07°50'53"	20.19	02°26'34"
C19	8.54	430.00	01°08'15"	8.54	359°05'15"
C20	93.62	430.00	12°28'31"	93.44	05°53'38"

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. AZIMUTH
C21	130.62	430.00	17°24'15"	130.12	20°50'01"
C22	2.49	430.00	00°19'55"	2.49	29°42'06"
C23	62.82	370.00	09°43'38"	62.74	25°00'15"
C24	130.87	370.00	20°15'57"	130.19	10°00'28"
C25	107.53	228.00	27°01'22"	106.54	338°36'48"
C26	266.49	109.50	139°26'35"	205.43	34°49'25"
C27	193.70	112.00	99°05'20"	170.44	165°47'15"
C28	83.20	255.00	18°41'41"	82.83	204°12'00"
C29	83.62	115.50	41°28'51"	81.81	178°26'44"
C30	222.30	184.50	69°02'06"	209.10	192°13'22"
C31	30.03	90.00	19°07'11"	29.89	217°10'56"

UTILITY EASEMENT DEFINED

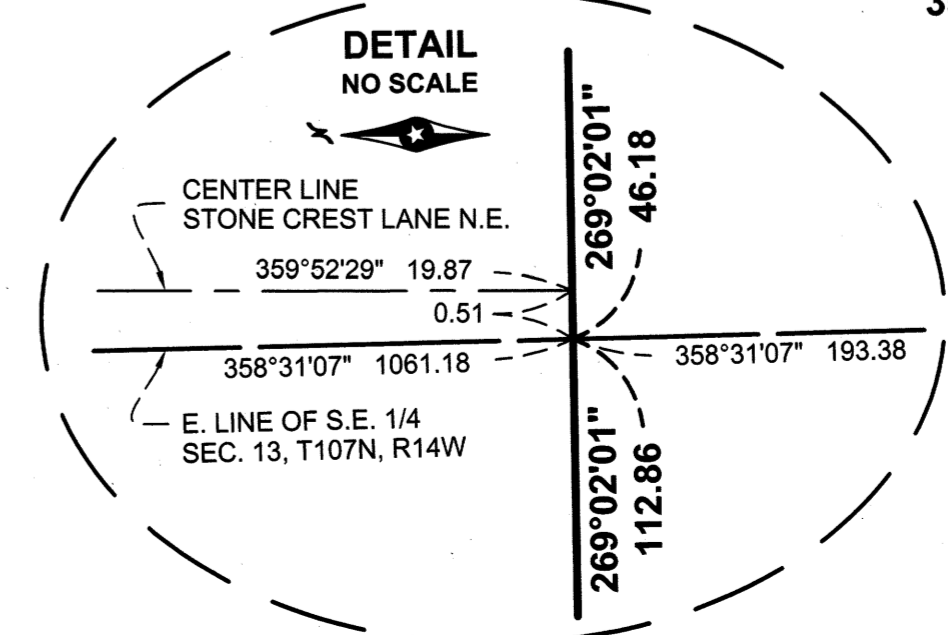
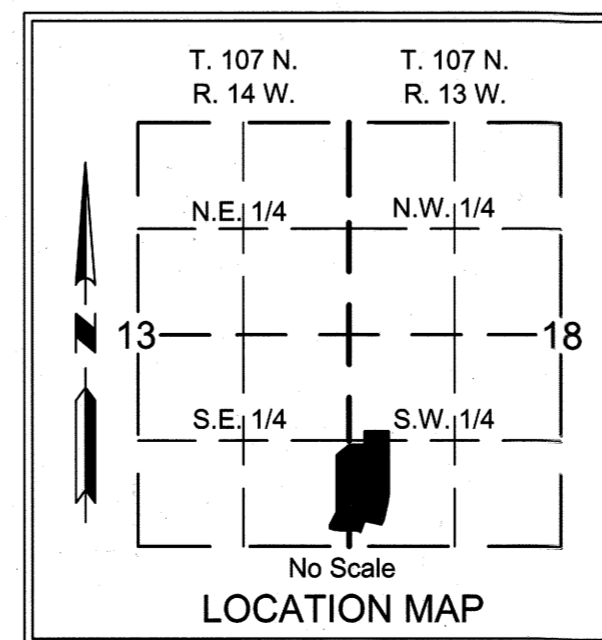
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY OVERHEAD, UNDERGROUND OR SURFACE PUBLIC UTILITIES, INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND AND SURFACE DRAINAGE FACILITIES, AND UTILITY EASEMENT.

D.E. = DRAINAGE EASEMENT



L = 96.82
 R = 278.00
 Δ = 19°57'18"
 CH. = 96.33
 CH. AZ. = 279°00'40"

L = 57.50
 R = 222.00
 Δ = 14°50'21"
 CH = 57.33
 CH. AZ. = 276°27'12"

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