"OFFICIAL PLAT"

CHRISTS HAVEN

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Christ's Church of the Jesus Hour, Inc., a Minnesota nonprofit corporation (Domestic), owner of the following described property:

That part of Lot 1 and 2, Block 2, NORTHGATE THIRD ADDITION, Rochester, Minnesota, being described as follows:

Commencing at the most westerly corner of said Lot 1; thence North 61 degrees 54 minutes 03 seconds East, assumed bearing, along the north line of said Lot 1, a distance of 50.05 feet for the point of beginning; thence South 28 degrees 01 minutes 32 seconds East, 99.91 feet; thence North 61 degrees 55 minutes 23 seconds East, 128.74 feet to the westerly right of way of Trunk Highway No. 52; thence North 27 degrees 57 minutes 37 seconds West along said westerly right of way line, 99.96 feet to the north line of Lot 1; thence South 61 degrees 54 minutes 03 seconds West along said north line, 128.85 feet to the point of beginning.

AND

That part of Lot 2 and 3, Block 2, NORTHGATE THIRD ADDITION, Rochester, Minnesota, being described as follows:

Commencing at the most westerly corner of said Lot 1; thence North 61 degrees 54 minutes 03 seconds East, assumed bearing, along the north line of said Lot 1, a distance of 50.05 feet; thence South 28 degrees 01 minutes 32 seconds East, 99.91 feet; to the point of beginning; thence North 61 degrees 55 minutes 23 seconds East, 128.74 feet to the westerly right of way of Trunk Highway No. 52; thence South 27 degrees 57 minutes 37 seconds East along said westerly right of way, 60.00 feet to the southerly line of Lot 3, in said Block 2; thence South 61 degrees 55 minutes 23 seconds West, 178.72 feet to the southwest corner of said Lot 3; thence North 28 degrees 01 minutes 32 seconds west along the westerly line of said Lot 2 and 3, 60.00 feet; thence North 61 degrees 55 minutes 23 seconds East, 50.05 feet to the point of beginning.

Containing 0.54 acres more or less.

Has caused the same to be surveyed and platted as CHRISTS HAVEN and does hereby dedicate to the public for public use the utility easement as created by this plat.

In witness whereof, said Christ's Church of the Jesus Hour, Inc., a Minnesota nonprofit corporation (Domestic), has caused these presents to be signed by its proper officer this 3rd day of December, 2024.

Signed: Christ's Church of the Jesus Hour, Inc., a Minnesota nonprofit corporation (Domestic)

Kenneth M. Rowe

Kenneth M. Rowe, Sr., President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 3rd day of December, 20 24, by Kenneth M. Rowe Sr., President of Christ's Church of the Jesus Hour, Inc., a Minnesota nonprofit corporation (Domestic), on behalf of the corporation.

Rebecca Zieman
Notary Printed Name

Notary Public, Olmsted, MN
My Commission Expires Jan. 31, 2026

SURVEYOR'S CERTIFICATE

I Reinhold W. Zieman 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 27th day of November, 20 24.

Reinhold W. Zieman, Licensed Land Surveyor
Minnesota License No. 59823

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 27th day of November 20 24 by Reinhold W. Zieman.

Rebecca Zieman
Notary Public, Dodge County, MN
My Commission Expires Jan. 31, 2026

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has has been reviewed and approved this 3 day of DECEMBER, 2024.

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2024 on the land herein described have been paid, there are no delinquent taxes, and transfer entered this 31st day of December 2024.

DOCUMENT NUMBER A1617140

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 31st day of December, 2024, at 8:12 o'clock AM., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoelt
Director of Property Records & Licensing

Wendy von Wald
Deputy

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of CHRISTS HAVEN was approved by the Community Development Department of Rochester, Minnesota, on this 27th day of December 2024 and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

Community Development Director

BASIS OF BEARINGS
All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

0 10 20 30 40
SCALE IN FEET

NOTES:

PL.=PLATTED DISTANCES ACCORDING TO THE PLAT OF NORTHGATE THIRD ADDITION.

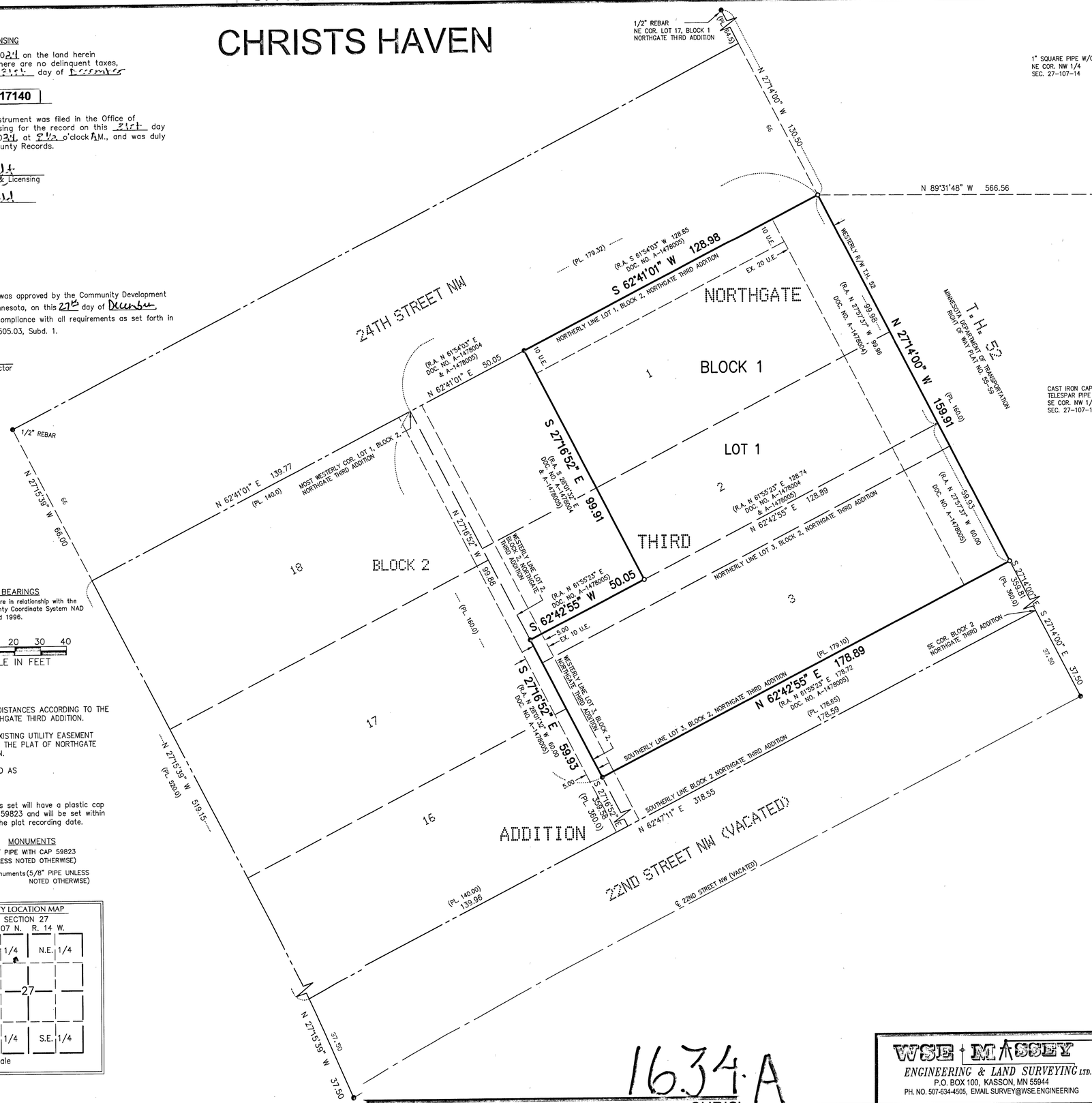
EX. 20 U.E.=EXISTING UTILITY EASEMENT ACCORDING TO THE PLAT OF NORTHGATE THIRD ADDITION.

R.A.=RECORDED AS

All monuments set will have a plastic cap stamped L.S. 59823 and will be set within one year of the plat recording date.

MONUMENTS
- SET (5/8" PIPE WITH CAP 59823 UNLESS NOTED OTHERWISE)
- Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP
SECTION 27
T. 107 N. R. 14 W.
N.W. 1/4 | N.E. 1/4
27
S.W. 1/4 | S.E. 1/4
No Scale



16.34-A

CHRISTS HAVEN

WSE MASSEY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

COMPUTER FILE: 4869SF02.DWG

PROJECT NUMBER: 4869