"OFFICIAL PLAT"

RESTORATION GLEN

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Bear Creek Development Center Inc., a Nonprofit Corporation (Domestic), owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota, to wit:

That part of the Southwest Quarter (SW 1/4), Section 11, Township 106 North, Range 14 West, Olmsted County, Minnesota, described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section 11, a cast iron monument, thence North 89°57' East, 490.23 feet along the South line of said Section 11, thence North 01°06' West, 1134.04 feet, thence South 88°54' West, 224.67 feet; thence North 13°31' East, 160.03 feet; thence North 02°41' East, 120.05 feet, thence North 00°15' West, 67.00 feet, thence North 14°50' West, 110.06 feet; thence North 23°58' West, 250.85 feet to a point on the centerline of County Road "D", thence North 72°07'30" East, 130.06 feet along the centerline of County Road "D", thence along the centerline of County Road "D", a curve to the left with a central angle of 2°32', a radius of 2864.79 feet, a distance of 126.67 feet, thence North 69°35'30" East, 186.84 feet along the centerline of said County Road "D", for a point of beginning; thence along the centerline of County Road "D" a curve to the left with a central angle of 21°17', radius of 572.96 feet, a distance of 212.83 feet, thence South 30°00' East, 197.63 feet, thence South 60°00' West, 240.0 feet, thence North 21°40' West, 196.12 feet to the point of beginning.

TOGETHER WITH:

That part of Lot 1, Block 1, MINNESOTA BIBLE COLLEGE ADDITION, City of Rochester, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota describes as follows:

Commencing at the most northerly corner of said MINNESOTA BIBLE COLLEGE ADDITION and the centerline of Mayowood Road SW; thence South 21 degrees 44 minutes 50 seconds East, 37.51 feet to the most northerly corner of said Lot 1 and the POINT OF BEGINNING; thence continue South 21 degrees 44 minutes 50 seconds East, along the northeasterly line of said Lot 1, 158.47 feet to the northerly line of said Lot 1; thence North 60 degrees 11 minutes 39 seconds East, 109.00 feet; thence South 28 degrees 23 minutes 51 seconds West, 225.35 feet; thence North 61 degrees 37 minutes 21 seconds West, 243.00 feet; thence North 20 degrees 07 minutes 21 seconds West, 107.50 feet to the northerly line of said Lot 1; thence northeasterly 30.00 feet along the northerly line of said Lot 1 and along a non-tangential curve, concave northwesterly, having a central angle of 00 degrees 35 minutes 32 seconds, and a radius of 2902.29 feet, chord of said curve bears North 70 degrees 10 minutes 25 seconds East, 30.00 feet; thence North 69 degrees 52 minutes 39 seconds East, tangent to said curve and along the northerly line of said Lot 1, a distance of 187.91 feet to the POINT OF BEGINNING.

Said parcel contains 2.17 acres more or less.

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

In witness whereof, Bear Creek Development Center Inc., a Nonprofit Corporation (Domestic), has caused these presents to be signed by its proper officer this 19th day of February, 2025.

Signed: Bear Creek Development Center Inc., a Nonprofit Corporation (Domestic)

Jeffrey Urban, Executive Director

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 19th day of February, 2025, by Jeffery Urban, Executive Director of Bear Creek Development Center Inc., a Nonprofit Corporation (Domestic), on behalf of the corporation.

Rebecca Zieman
Notary Printed Name

Notary Public, Olmsted County, 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 14th day of February, 2025.

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

STATE OF MINNESOTA
COUNTY OF DODGE

This instrument was acknowledged before me on this 14th day of February 2025 by Reinhold W. Zieman.

Rebecca Zieman
Notary Printed Name

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 18 day of FEBRUARY, 2025.

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2025 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 7th day of March, 2025.

DOCUMENT NUMBER A1620214

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7th day of March, 2025, at 4 1/2 o'clock P M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoelt
Director of Property Records & Licensing

by Wendy von Wald
Deputy

OLMSTED COUNTY HIGHWAY ENGINEER

Recommended for approval this 18 day of February, 2025.

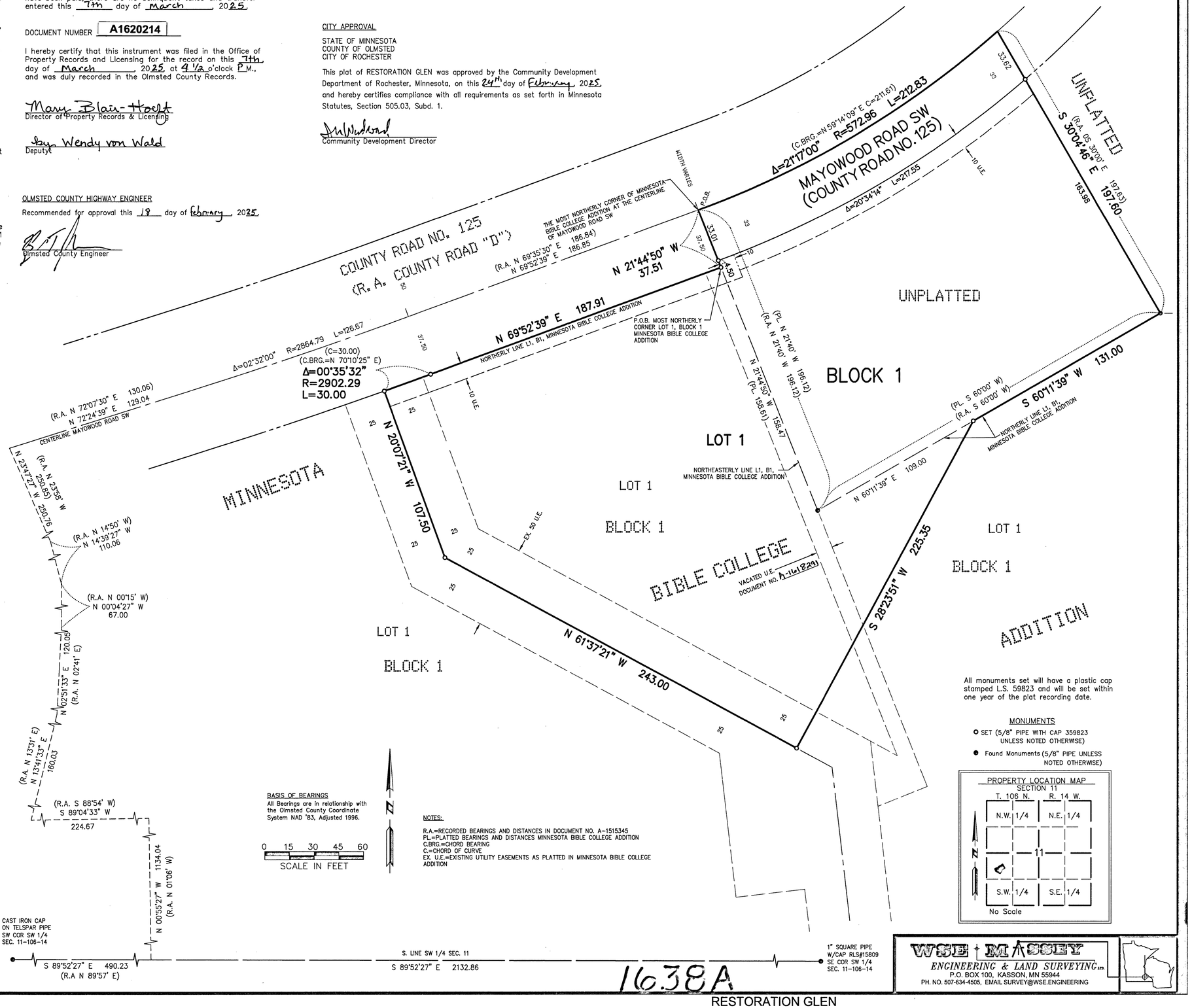
Olmsted County Engineer

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of RESTORATION GLEN was approved by the Community Development Department of Rochester, Minnesota, on this 24th day of February, 2025, 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 15 30 45 60
SCALE IN FEET

NOTES:

R.A.=RECORDED BEARINGS AND DISTANCES IN DOCUMENT NO. A-1515345
PL=PLATTED BEARINGS AND DISTANCES MINNESOTA BIBLE COLLEGE ADDITION
C.BRG.=CHORD BEARING
C.=CHORD OF CURVE
EX. U.E.=EXISTING UTILITY EASEMENTS AS PLATTED IN MINNESOTA BIBLE COLLEGE ADDITION

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 359823 UNLESS NOTED OTHERWISE)
- Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

PROPERTY LOCATION MAP
SECTION 11
T. 106 N. R. 14 W.

No Scale

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

PROJECT NUMBER: 4370 COMPUTER FILE: 4370SF01.DWG

16.38A