OFFICIAL

BEAR CREEK VISTA

KNOW ALL PERSONS BY THESE PRESENTS: That Rochester I Limited Partnership, a Minnesota limited partnership, owner of the following described property:

Parcel 1

Lots 5, 6 and 7, Block 35, MORSE & SARGEANT'S ADDITION TO EAST ROCHESTER, in the City of Rochester, Olmsted County, Minnesota, EXCEPT that part of Lots 5, 6 and 7, Block 35, MORSE & SARGEANT'S ADDITION TO EAST ROCHESTER, Rochester, Minnesota, which lies northerly of the centerline of Bear Creek and westerly and southerly of the following described line:

Commencing at the northwest corner of said Lot 7, thence North 88 degrees 56 minutes 06 seconds East, assumed bearing, along the north line thereof, 22.67 feet for the point of beginning of the line to be described; thence South 01 degree 21 minutes 16 seconds East, 31.00 feet; thence South 41 degrees 36 minutes 17 seconds East, 79 feet more or less to the centerline of Bear Creek and there terminating.

Together with the West half of Vacated Sixth Avenue contained in Vacation Petition No. CD2024-001VAC recorded May 17, 2024 as Document No. A1604923.

AND

Parcel 2

That part of Lots 5 and 8, Block 36, MORSE & SARGEANT'S ADDITION TO EAST ROCHESTER, Rochester, Minnesota, described as follows:

Commencing at the southwest corner of Lot 1 in said Block 36; thence North 01 degree 23 minutes 33 seconds West, assumed bearing, along the west line of said Block 36, a distance of 316.56 feet for the point of beginning; thence South 67 degrees 23 minutes 30 seconds East, 101.34 feet; thence South 74 degrees 25 minutes 14 seconds East, 41.28 feet to the east line of said Lot 5; thence North 01 degree 28 minutes 05 seconds West, along said east line, 17.93 feet to a point distant 20.80 feet southerly from the northeast corner of said Lot 5; thence North 63 degrees 17 minutes 17 seconds West, 63.47 feet; thence North 01 degree 28 minutes 05 seconds West, 41.40 feet to the north line of said Lot 8; thence South 88 degrees 51 minutes 54 seconds West, along said north line, 76.00 feet to the northwest corner of said Lot 8; thence South 01 degree 23 minutes 33 seconds East, along the west line of said Lot 8, a distance of 36.29 feet to the point of beginning.

Together with the East half of Vacated Sixth Avenue adjacent to the subject property (A portion of Lot 8, Block 36) as contained in Vacation Petition No. CD2024-001VAC recorded May 17, 2024 as Document No. A1604923.

AND

Parcel 3

All that part of Lots 5, 8 and 9, in Block 36 of MORSE AND SARGEANT'S ADDITION TO EAST ROCHESTER, in the City of Rochester bounded as follows: commencing at the Northeast corner of said Lot 9; thence West a distance of 56 feet, thence running South parallel with the East line of said lot a distance of 91 feet; running thence in a Southeasterly direction to a point on the East line of said Lot 5 a distance of 120 feet South of the place of beginning; thence running North along the East line of said Lots to the place of beginning; and the West 76 feet of Lot 9 in Block 36 of MORSE AND SARGEANT'S ADDITION TO EAST ROCHESTER, in the City of Rochester, Olmsted County, Minnesota.

Together with the East half of Vacated Sixth Avenue adjacent to the subject property (Lot 9, Block 36) as contained in Vacation Petition No. CD2024-001VAC recorded May 17, 2024 as Document No. A1604923.

AND

Parcel 4

The West 38 feet of Lots 6, 7 and 10, Block 36, MORSE AND SARGEANT'S ADDITION TO EAST ROCHESTER, in the City of Rochester, except that part of said Lot 6 lying Southerly of the following described line: Beginning at the Southeast corner of the West 38 feet of said Lot 6; thence Northwesterly 39.75 feet, more or less, to a point on the West line of said Lot 6, distant 11.52 feet Northerly of the Southwest corner thereof and said line there terminating.

AND

Parcel 5

The East 39 feet of the West 77 feet of Lots 6, 7, and 10, in Block 36. MORSE & SARGEANT'S ADDITION TO EAST ROCHESTER, in the City of Rochester, Olmsted County, Minnesota.

AND

Parcel 6

That part of the West 38 feet of Lot 6, Block 36, MORSE & SARGEANT'S ADDITION TO EAST ROCHESTER, Rochester, Minnesota, lying southerly of the following described line:

Beginning at the southeast corner of the West 38 feet of said Lot 6; thence northwesterly 39.75 feet, more or less, to a point on the west line of said Lot 6, distant 11.52 feet northerly of the southwest corner thereof and said line there terminating, Olmsted County, Minnesota.

AND

Parcel 7

That part of Lots 5 and 8, Block 36, MORSE & SARGEANT'S ADDITION TO EAST ROCHESTER, Rochester, Minnesota, described as follows:

Commencing at the southeast corner of Lot 1, Block 36, said MORSE & SARGEANT'S ADDITION TO EAST ROCHESTER; thence North 01 degree 28 minutes 05 seconds West, assumed bearing, along the east line thereof, 125.00 feet for the point of beginning; thence North 80 degrees 54 minutes 44 seconds West, 134.49 feet to a point on the west line of said Lot 1, distant 150.00 feet northerly of the southwest corner of said Lot 1; thence North 01 degree 23 minutes 33 seconds West, along the west line of said Lots 1, 4, 5 and 8, a distance of 166.56 feet; thence South 67 degrees 23 minutes 30 seconds East, 101.34 feet; thence South 74 degrees 25 minutes 14 seconds East, 41.28 feet to the east line of said Lot 5; thence South 01 degree 28 minutes 05 seconds East, along the east line of said Lots 5, 4 and 1, a distance of 137.75 feet to the point of beginning, Olmsted County, Minnesota.

Together with the East half of Vacated Sixth Avenue adjacent to the subject property as contained in Vacation Petition No. CD2024-001VAC recorded May 17, 2024 as Document No. A1604923.

Which lies northerly of the following described line:

Commencing at the northwest corner of said Block 36; thence South 00 degrees 45 minutes 15 seconds East, assumed bearing, along the west line of said Block 36 for 121.50 feet; thence North 83 degrees 33 minutes 07 seconds West for 33.26 feet to the centerline of said Vacated Sixth Avenue and the point of beginning of the line to be described; thence South 83 degrees 33 minutes 07 seconds East for 33.26 feet; thence North 89 degrees 14 minutes 45 seconds East for 79.35 feet to the northeasterly line of the above described property and said line there terminating.

Together with that part of the East 20.00 feet of said Lot 5 lying southerly of the northeasterly line of the above described property.

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

In witness whereof said Rochester I Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner

this 8th day of June, 20 26.

Rochester I Limited Partnership, a Minnesota limited partnership

By: Rochester I GP, LLC, a Delaware limited liability company

By: _____ Its: Vice President
Russell Condas

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this 8th day of June 202 26, before me, Yesenia Flores, the undersigned Notary Public, personally appeared Russell Condas who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

See Attached

[Seal] Notary Public

SURVEYOR'S CERTIFICATE

I Rory L. Synstelien 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 29th day of May, 20 26.

Rory L. Synstelien, Licensed Land Surveyor
Minnesota License No. 44565

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on the 29th day of May, 20 26 by Rory L. Synstelien, Licensed Land Surveyor, Minnesota License Number 44565.

Notary Public, Signature — Cody E. Johnson, Notary Public, Printed Name

Notary Public Ramsey County, Minnesota

My Commission Expires: January 31, 20 27

OLMSTED COUNTY SURVEYOR

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

this 16 day of JUNE, 20 26.

By: Eric C. Ktenna
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat of BEAR CREEK VISTA was approved by the Community Development Department of Rochester, Minnesota, on the 10th day of June, 20 26, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 1.

Community Development Director

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20 26 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 24 day of June, 20 26.

Document Number: A1647339

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24 day of June, 20 26, at 3 o'clock P.M. and was duly recorded in Olmsted County Records.

Mary Blair-Hoeft
Olmsted County Director of Property Records and Licensing

By: Wendy von Wald
Deputy

1692A

CivilSite GROUP

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On June 8th, 2026 before me, Yesenia Flores, Notary Public
(insert name and title of the officer)

personally appeared Russell Condas,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

YESENIA FLORES
Notary Public - California
Los Angeles County
Commission # 2538103
My Comm. Expires Dec 3, 2029

Signature _____ **(Seal)**

OFFICIAL

BEAR CREEK VISTA

N

20 10 0 10 20 40

SCALE IN FEET

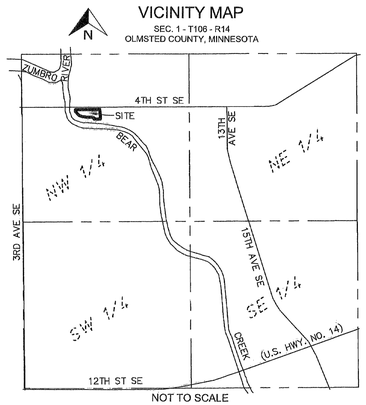
For the purposes of this plat, the north line of Block 36, SARGENT'S ADDITION TO EAST ROCHESTER is assumed to bear N 89 degrees 38 minutes 44 seconds E.

● Denotes a found monument (see map for type)

○ Denotes a 1/2 inch by 14 inch iron rebar set and marked by License No. 44565.

VICINITY MAP

SEC. 1 - T106 - R14
OLMSTED COUNTY, MINNESOTA



NOT TO SCALE

6TH AVE SE

66

90

90

4TH ST SE
(Platted as College Street)

Point of Commencement of Parcel 1 Described Line
NW Corner of Lot 7, Block 35,
MORSE & SARGEANT'S ADDITION TO EAST ROCHESTER

(Desc.= N88°56'06"E) N89°38'44"E 22.67

Point of Beginning of Parcel 1 Described Line
Found 1/2 Inch Iron Pipe w/Cap No. 41887

NW Corner of Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER
Found Mag Nail

S89°38'44"W 384.33

N Line of Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER

S89°38'44"W 56.00
(Desc.= West)

Point of Commencement/-
Beginning Parcel 3
NE Corner of Lot 9, Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER
Found 1/2 Inch Rebar

Drainage & Utility Easement

39.00

10

10

5

Drainage & Utility Easement

MORSE & SARGEANT'S ADDITION

LOT 7

33

33

76.00

LOT 9

LOT 10

38.00

77.00

S00°38'38"E 31.00
(Desc.= S01°21'16"E)

Found 1/2 Inch Iron
Pipe w/Cap No. 47034

NW Corner of Lot 8, Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER
Found Drill Hole w/Scribed "X"

Line Parallel With the
E Line of Lot 9, Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER

6TH AVE SE
(Platted as Cherry Street)

Vacated Street per Doc. No. A1604923

N Line of Lot 8, Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER

S89°35'01"W 76.00
(Desc.= S88°51'54"W)

91.00

Found Mag Nail
w/Disc No. 47034

EXCEPTION (Desc.= S40°53'39"E 77.95 S41°36'17"E 79.00 +/-)

LOT 1

LOT 4

LOT 6

BLOCK 35

W Line of Lot 8, Block 36,
MORSE & SARGEANT'S
ADDITION TO
EAST ROCHESTER

121.50

S00°45'15"E 36.29
(Desc.= S01°23'33"E)

(Desc.= N01°23'05"W 41.40 N00°45'15"W 41.20)

ADDITION

LOT 8

BLOCK 36

120.00

LOT 7

N00°45'15"W 148.96

Found Mag Nail
w/Disc No. 47034

NE Corner of Lot 5, Block 36,
MORSE & SARGEANT'S
ADDITION TO
EAST ROCHESTER

E Line of the W 77.00 Feet
of Lots 6, 7, 10, Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER

Centerline of Bear Creek-
(Per Line Description
As Monumented)

S68°50'21"E
63.74

S89°14'45"W
33.00

N00°45'15"W
4.17

Point of Beginning
of Parcel 2
Found Drill Hole
w/Scribed "X"

(Desc.=S67°23'30"E)
S66°45'12"E 101.34

N63°03'39"W 63.24
(Desc.= N63°17'17"W 63.47)

E Line of Lots 5, 8, 9 &
W Line of Lots 6, 7, 10,
Block 36,MORSE &
SARGEANT'S ADDITION
TO EAST ROCHESTER

38.00

(Desc.= 20.80) 20.53

Found Mag Nail
w/Illegible Disc

Point of Beginning-
of Described Line

Found 1/2 Inch Iron-
Pipe w/Cap No. 47034

33.26
N83°33'07"W

N89°14'45"E 79.35

14.48
S66°45'12"E

20.30
N73°46'56"W

(Desc.=S74°25'14"E 41.28)
S73°46'56"E 41.21

18.50

(Desc.= 17.93)

Found 1/2 Inch Iron
Pipe w/Cap No. 47034

LOT 5

LOT 6

N00°45'15"W
16.74

20

11.52

S89°27'36"W 97.00

SW Corner of Lot 6, Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER

Point of Beginning of Parcel 4 Exception
SE Corner of the W 38 Feet Lot 6, Block 36,
MORSE & SARGEANT'S ADDITION TO EAST ROCHESTER
Found 1/2 Inch Iron Pipe w/Cap No. 41887

6TH AVE SE
(Platted as Olmsted Street)

33

33

166.56

(Desc.= N01°23'33"W) N00°45'15"W 316.56

LOT 4

TO

LOT 3

Edge of Bear Creek-
as Measured 2-24-2025

BEAR CREEK

LOT 3

LOT 1

LOT 2

LOT 1

(Desc.=N80°54'44"W 134.49)
N80°16'26"W 134.24

(Desc.= S01°28'05"E 137.75) S00°45'15"E 137.72

LOT 2
EAST ROCHESTER

150.00

E Line of Lot 1, Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER

125.00

S00°45'15"E
(Desc.=N01°28'05"W)

SW Corner of Lot 1, Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER

SE Corner of Lot 1, Block 36,
MORSE & SARGEANT'S ADDITION
TO EAST ROCHESTER

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