WESTBURY FIRST SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Bigelow Homes LLC, a Minnesota limited liability company, owner of the following described property situated in the City of Rochester, State of Minnesota, to wit:

The Northeast Quarter of the Southwest Quarter, Section 18, Township 107 North, Range 14 West, Olmsted County, Minnesota.

AND

That part of the Northwest Quarter of the Southwest Quarter of Section 18, Township 107 North, Range 14 West, Olmsted County, Minnesota, which lies easterly of the following described line:

Commencing at the northwest corner of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 44 minutes 26 seconds East, assumed bearing, along the north line thereof, 501.62 feet to the most northerly corner of Lot 18, Block 1, KINGSBURY HILLS EIGHTH for the point of beginning of the line to be described (the next two courses are along the east line of said KINGSBURY HILLS EIGHTH); thence South 13 degrees 10 minutes 36 seconds West, 316.59 feet; thence South 00 degrees 06 minutes 08 seconds West, 541.27 feet to the southeast corner thereof; thence continue South 00 degrees 06 minutes 08 seconds West, 120.00 feet; thence South 89 degrees 53 minutes 52 seconds East, 330.48 feet; thence South 00 degrees 06 minutes 08 seconds West, along the east line of LIFE LUTHERAN CHURCH, 343.73 feet to the south line of said Northwest Quarter of the Southwest Quarter and there terminating.

AND

The Northwest Quarter of Section 18, Township 107 North, Range 14 West, Olmsted County, Minnesota less:

KINGSBURY HILLS, KINGSBURY HILLS SECOND, KINGSBURY HILLS THIRD, KINGSBURY HILLS FOURTH, KINGSBURY HILLS FIFTH, KINGSBURY HILLS SIXTH, and KINGSBURY HILLS SEVENTH Subdivisions.

Containing 60.90 acres, more or less.

Have caused the same to be surveyed and platted as WESTBURY FIRST SUBDIVISION and do hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof said Bigelow Homes LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 10 day of September 2026.

Bigelow Homes LLC

Mike Paradise, President

STATE OF MINNESOTA
COUNTY OF Olmsted

This instrument was acknowledged before me this 10 day of September 2026 by Mike Paradise, President of Bigelow Homes LLC, a Minnesota limited liability company.

Notary Public, Olmsted County, Minnesota — Brian Kulas (Printed Notary's Name)

My Commission Expires 1/31/27

SURVEYOR'S CERTIFICATE

I, Timothy A. Hruska, 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 certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 9th day of September, 2026.

Timothy A. Hruska, Licensed Land Surveyor
Minnesota License No. 44930

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 9th day of September, 2026 by Timothy A. Hruska, a Licensed Land Surveyor, Minnesota License No. 44930.

Notary Public, Olmsted County, Minnesota — Joni M. Riggs (Printed Notary's Name)

My Commission Expires 01/31/2028

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

This plat was approved by the City Council of Rochester, Minnesota on the 20th day of July, 2026 and hereby certifies compliance with all requirement as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 6 day of OCTOBER, 2026.

Olmsted County Surveyor

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 on this 9 day of October, 2026.

Document Number A1654095

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 9 day of October, 2026, at 2 o'clock P m. and was duly recorded in Olmsted County Records.

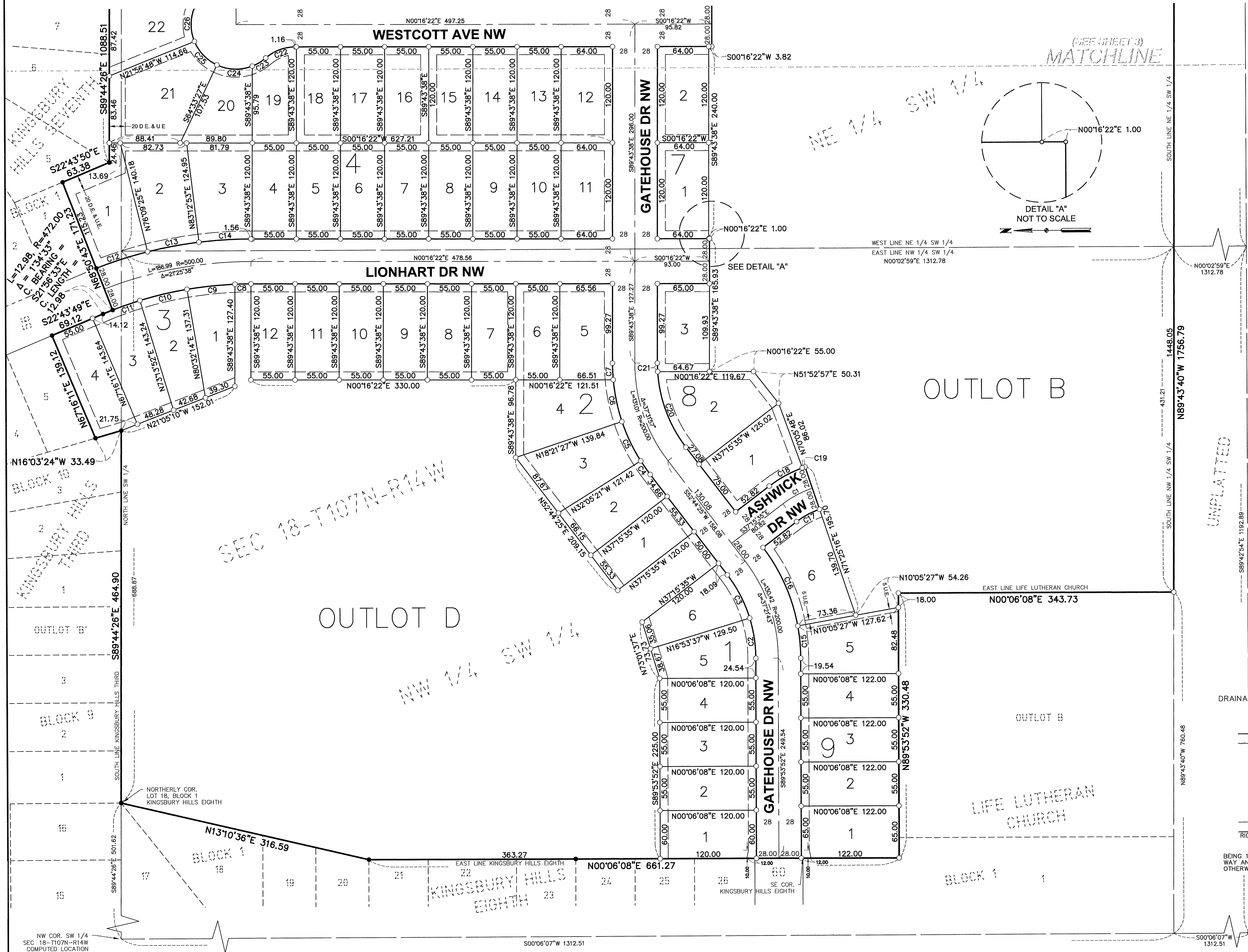
Director of Property Records and Licensing

By
Deputy

1705A

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engineers + planners + land surveyors

WESTBURY FIRST SUBDIVISION



CURVE TABLE					
SEGMENT	CURVE LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	41 73	128 00	18°40'51"	41 55	N27°55'09"W
C2	51 02	172 00	16°59'45"	50 83	N81°36'15"E
C3	61 14	172 00	20°21'58"	60.82	N62°55'24"E
C4	20 58	228 00	5°10'14"	20 57	S55°19'32"W
C5	54.64	228.00	13°43'54"	54 51	S64°46'36"W
C6	53 38	228 00	13°24'51"	53 26	S78°20'59"W
C7	20 76	228 00	5°12'58"	20 75	S87°39'53"W
C8	20 01	472 00	2°25'43"	20 00	N00°56'30"W
C9	60 19	472 00	7°18'25"	60 15	N05°48'33"W
C10	60.19	472 00	7°18'22"	60 15	N13°06'57"W
C11	36 13	472 00	4°23'08"	36.12	N18°57'42"W
C12	67 38	528 00	7°18'41"	67 33	N17°29'56"W
C13	65.04	528 00	7°03'28"	65.00	N10°18'51"W
C14	65 04	528 00	7°03'29"	65 00	N03°15'23"W
C15	40 56	228 00	10°11'35"	40 51	N85°00'21"E
C16	108 11	228 00	27°10'08"	107 10	N66°19'29"E
C17	32.60	100 00	18°40'51"	32 46	N27°55'09"W
C18	47 26	156 00	17°21'23"	47 08	N28°34'54"W
C19	3 61	156 00	1°19'28"	3 61	N19°14'28"W
C20	102 00	172 00	33°58'44"	100 51	S69°43'47"W
C21	10 67	172 00	3°33'13"	10 67	S88°29'45"W
C22	40 47	56 00	41°24'35"	39 60	N20°25'56"W
C23	19 76	56 00	20°12'52"	19 66	S31°01'47"E
C24	45 32	56 00	46°21'54"	44 09	S02°15'36"W
C25	41 65	56.00	42°36'39"	40 69	S46°44'52"W
C26	45.32	56 00	46°21'54"	44 09	N88°45'51"W
C27	16 86	56 00	17°15'03"	16 80	N56°57'23"W
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C29	40 47	56 00	41°24'35"	39 60	N69°33'16"E
C30	21 00	56.00	21°29'17"	20 88	N59°35'38"E
C31	50 49	56 00	51°39'25"	48 80	S83°50'01"E
C32	56 96	56 00	58°16'30"	54 53	S28°52'04"E
C33	40 48	56 00	41°24'45"	39 60	S20°58'34"W
C34	40 47	56 00	41°24'35"	39 60	S20°58'39"W
C35	33 46	56 00	34°14'06"	32 97	N24°01'10"W
C36	86 53	56 00	88°31'40"	78 17	N03°07'37"E

0 30 60 120
SCALE IN FEET

LEGEND

● – FOUND 5/8" PIPE UNLESS OTHERWISE NOTED

○ – DENOTES SET 1/2" IRON PIPE WITH CAP #44930

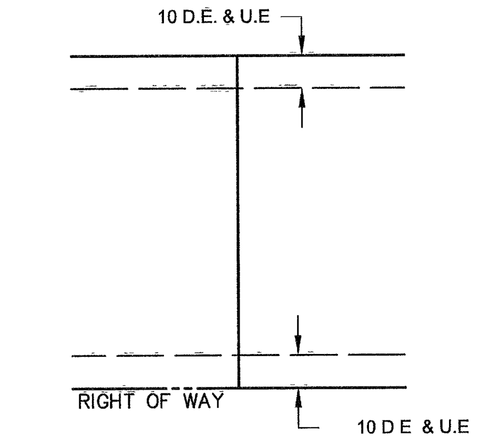
EASEMENT
CENTERLINE
SECTION LINE
EXISTING RIGHT OF WAY
EXISTING BOUNDARY

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
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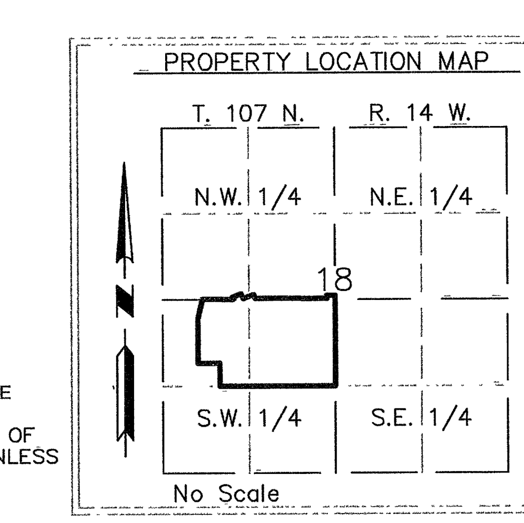
BEARING SYSTEM USED:

ALL BEARINGS ARE IN RELATIONSHIP WITH THE OLMSTED COUNTY COORDINATE SYSTEM (NAD 83, ADJUSTED 1996) WITH THE NORTH LINE OF THE SW 1/4 HAVING A BEARING OF S89°44'26"E.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
NOT TO SCALE

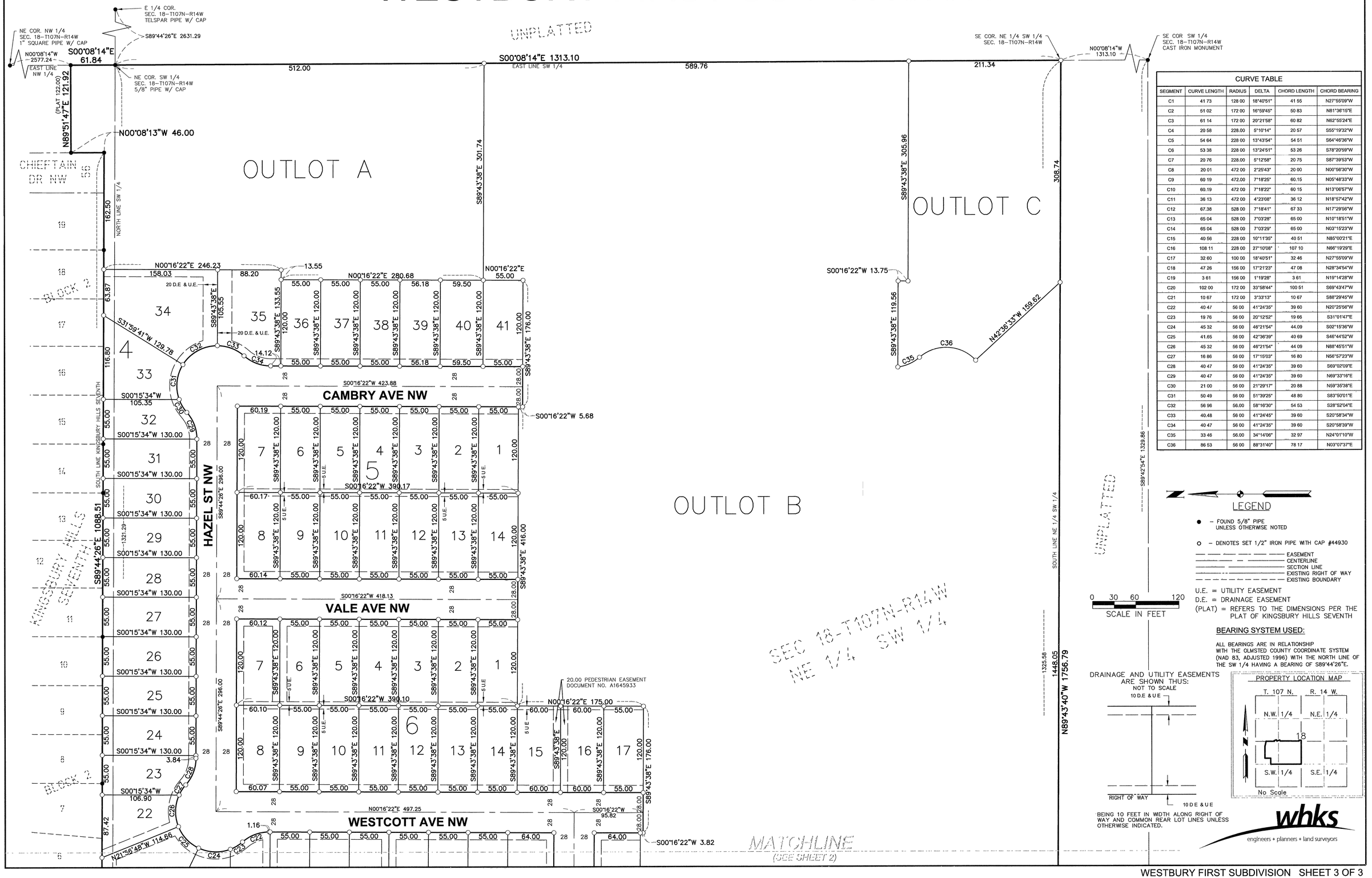


BEING 10 FEET IN WIDTH ALONG RIGHT OF WAY AND COMMON REAR LOT LINES UNLESS OTHERWISE INDICATED.



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PROPERTY LOCATION MAP

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