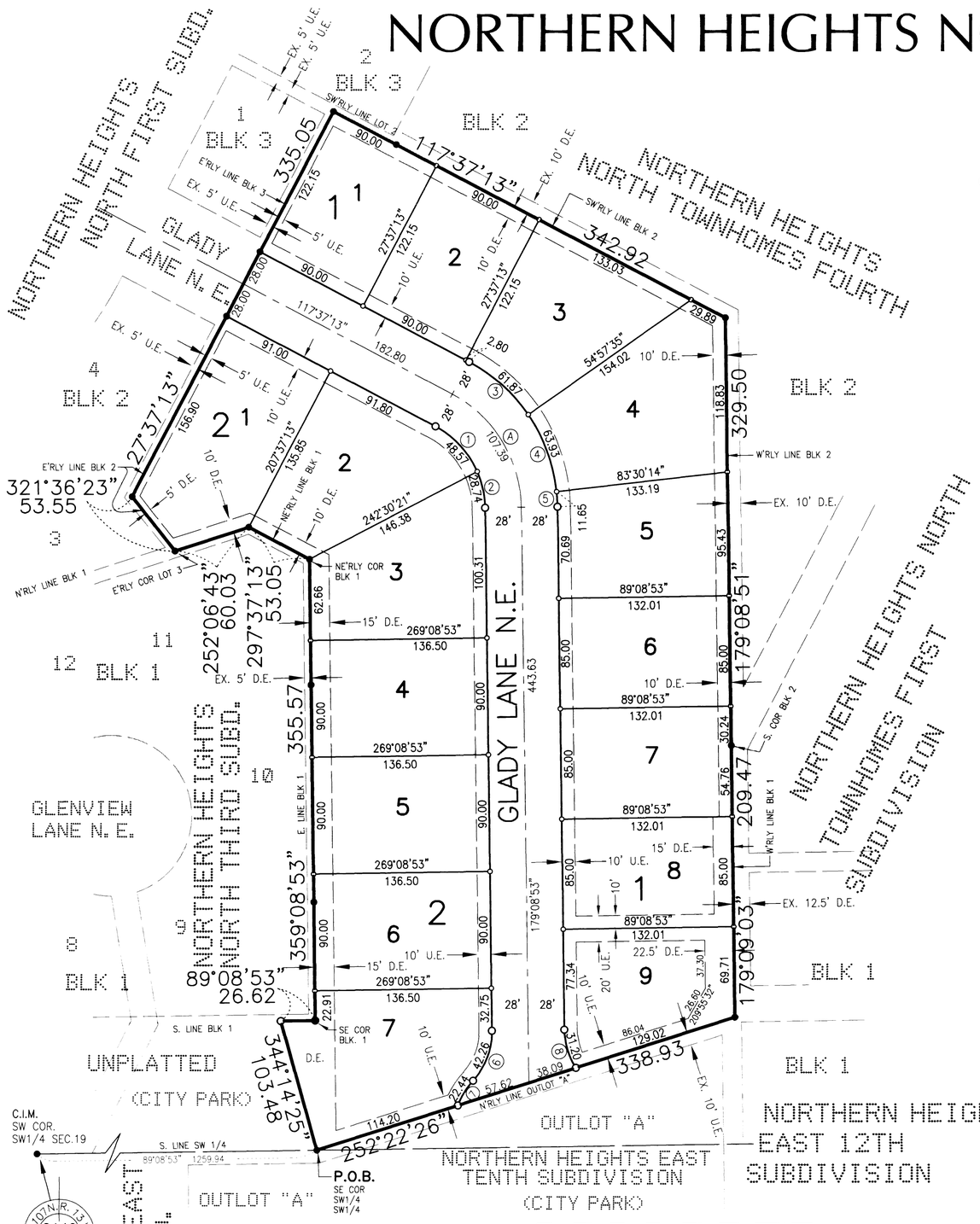
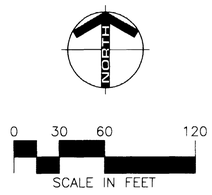
"OFFICIAL PLAT"

NORTHERN HEIGHTS NORTH FOURTH SUBDIVISION





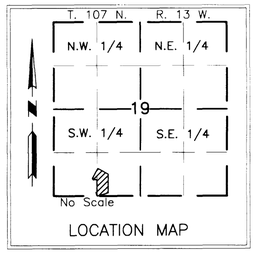
MONUMENTS

- ○ Set 1/2" Rebars
- ○ Set 3/4" Iron Pipes
- ● Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.



YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife, owners and proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Southwest Quarter of Section 19, Township 107 North, Range 13 West, Olmsted County Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north 89 degrees 08 minutes 53 seconds along the south line of said Southwest Quarter 1259.94 feet to the southeast corner of the Southwest Quarter of said Southwest Quarter and the point of beginning; thence northerly 344 degrees 14 minutes 25 seconds azimuth 103.48 feet to the south line of Block 1 of NORTHERN HEIGHTS NORTH THIRD SUBDIVISION according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 89 degrees 08 minutes 53 seconds azimuth along said south line 26.62 feet to the southeast corner of said Block 1; thence northerly 359 degrees 08 minutes 53 seconds azimuth along the east line of said Block 1, a distance of 355.57 feet to the northeasterly corner of said Block 1; thence northwesterly 297 degrees 37 minutes 13 seconds azimuth along the northeasterly line of said Block 1, a distance of 53.05 feet; thence westerly 252 degrees 06 minutes 43 seconds azimuth along the northerly line of said Block 1, a distance of 60.03 feet to the easterly corner of Lot 3, Block 2 of NORTHERN HEIGHTS NORTH FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northwesterly 321 degrees 36 minutes 23 seconds azimuth along the easterly line of said Block 2, a distance of 53.55 feet; thence northeasterly 27 degrees 37 minutes 13 seconds azimuth along said easterly line and along the easterly line of Block 3 of said NORTHERN HEIGHTS NORTH FIRST SUBDIVISION 335.05 feet to the southwesterly line of Lot 2, of said Block 3; thence southeasterly 117 degrees 37 minutes 13 seconds azimuth along said southwesterly line and the southwesterly line of Block 2 of NORTHERN HEIGHTS NORTH TOWNHOMES THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 342.92 feet to the westerly line of said Block 2; thence southerly 179 degrees 08 minutes 51 seconds azimuth along said westerly line 329.50 feet to the south corner of said Block 2; thence southerly 179 degrees 09 minutes 03 seconds azimuth along the westerly line of Block 1 of NORTHERN HEIGHTS NORTH TOWNHOMES FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 209.47 feet to the northerly line of Outlot "A" of NORTHERN HEIGHTS EAST TENTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 252 degrees 22 minutes 26 seconds azimuth along said northerly line 338.93 feet to the point of beginning.

Said tract contains 5.55 acres more or less.

Have caused the same to be surveyed and platted as NORTHERN HEIGHTS NORTH FOURTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements, as shown on this plat for utility and drainage purposes only.

In witness whereof said Arnold J. Bomgaars and Rebecca A. Bomgaars have hereunto set their hands this 22 day of MAY, 2003.

Arnold J. Bomgaars

Rebecca A. Bomgaars

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 22 day of MAY, 2003 by Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife.

JUSTIN R PARKIN
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2008

Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 22nd day of JULY, 2003, 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 29TH day of MAY, 2003.

Judy K. Scherr
City Clerk

COUNTY SURVEYOR

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

This 22 day of MAY, 2003.

Edward P. Kuisle
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as NORTHERN HEIGHTS NORTH FOURTH SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by April 15, 2004; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 20 day of MAY, 2003, by Douglas G. Rude, L.S. No. 22422.

JUSTIN R PARKIN
NOTARY PUBLIC - MINNESOTA
My Commission Expires 1-31-2008

Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

COUNTY PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 30th day of MAY, 2003.

Document Number A-971019

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of MAY, 2003, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Olmsted County Director of Property Records and Licensing
By Wendy von Wald Deputy

869-A

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

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

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHORD AZ.
1	48.57	38°39'13"	72.00	47.66	136°56'49"
2	28.74	22°52'27"	72.00	28.55	167°42'39"
3	61.87	27°41'47"	128.00	61.27	131°28'06"
4	63.93	28°37'00"	128.00	63.27	159°37'30"
5	11.65	05°12'53"	128.00	11.65	176°32'26"
6	42.26	43°14'27"	56.00	41.27	200°46'06"
7	22.44	21°40'14"	59.33	22.31	211°33'13"
8	31.20	31°55'20"	56.00	30.80	163°11'13"
A	107.39	61°31'40"	100.00	102.30	148°23'03"

PROJECT NUMBER 5703 COMPUTER FILE: 5703 S FNPL 02.DWG DATE: 5/19/03 DRAFTSPERSON: F.J.G., P.G.O.

NORTHERN HEIGHTS NORTH FOURTH SUBDIVISION

SHEET NO. 1 OF 1