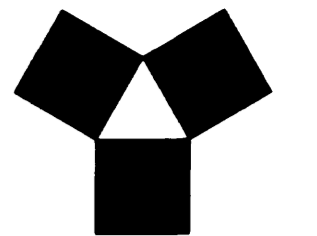


# NORTHERN HEIGHTS NORTH SECOND SUBDIVISION



**YAGGY  
COLBY  
ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6444  
507-288-5058  
FAX 507-288-5058

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arnie Bomgaars and Rebecca A. Bomgaars, 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 northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 37 minutes 23 seconds along the west line of said Southwest Quarter 429.12 feet to the point of beginning; thence continuing northerly along said west line 358 degrees 37 minutes 23 seconds azimuth 881.14 feet to the northwest corner of said South Half; thence easterly 89 degrees 11 minutes 14 seconds azimuth along the north line of said South Half 450.00 feet to the northwest corner of Northern Heights North First Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southeasterly 147 degrees 41 minutes 27 seconds azimuth along the southwesterly line of said Northern Heights North First Subdivision 659.63 feet; thence southerly 179 degrees 08 minutes 53 seconds azimuth along the westerly line of said Northern Heights North First Subdivision 134.22 feet to the northerly right-of-way line of Rocky Creek Drive NE; thence westerly 269 degrees 08 minutes 53 seconds azimuth along said northerly right-of-way line 7.82 feet; thence southerly 179 degrees 08 minutes 53 seconds azimuth along the westerly line of said Northern Heights North First Subdivision 143.00 feet; thence westerly 269 degrees 08 minutes 53 seconds azimuth 340.00 feet; thence northerly 359 degrees 08 minutes 53 seconds azimuth 185.95 feet; thence northwesterly 297 degrees 04 minutes 24 seconds azimuth 85.69 feet; thence westerly 260 degrees 21 minutes 03 seconds azimuth 42.11 feet; thence southwesterly 230 degrees 05 minutes 09 seconds azimuth 413.44 feet to the point of beginning.

Said tract contains 11.76 acres more or less.

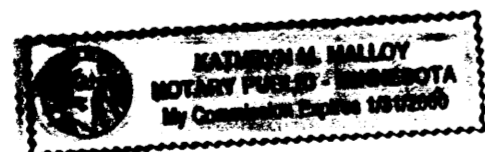
Have caused the same to be surveyed and platted as NORTHERN HEIGHTS NORTH SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof said Arnie Bomgaars and Rebecca A. Bomgaars have hereunto set their hands this 15th day of August, 1997.

Arnie Bomgaars  
Arnie Bomgaars  
Rebecca A. Bomgaars  
Rebecca A. Bomgaars

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 15th day of August, 1997 by Arnie Bomgaars and Rebecca A. Bomgaars, husband and wife.



Matthew M. Hall  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

### COUNTY AUDITOR/TREASURER

Taxes payable in the year 1997 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22nd day of August, 1997.

Bob Ryan  
Olmsted County Auditor/Treasurer  
By Annunzio Bartel Deputy

COUNTY RECORDER  
Document Number 758852

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 22 day of August, 1997 at 1:52 o'clock P.M. and was duly recorded in Olmsted County Records.

Daniel F. Wolf  
Olmsted County Recorder  
Catherine E. Evans, Deputy

### COUNTY SURVEYOR

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

This 15th day of August, 1997.  
Edward P. Kiniele  
Olmsted County Surveyor

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, JUDY KAY SCHERZ, City Clerk, in and for the City of Rochester, do hereby certify that on the 15th day of August, 1997, 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 22nd day of AUGUST, 1997.

Judy Kay Scherz  
City Clerk  
City of Rochester

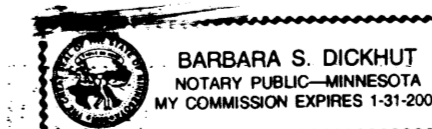
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as NORTHERN HEIGHTS NORTH SECOND 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 February 1, 1998; 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  
Douglas G. Rude  
Minnesota L.S. No. 22422

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 15th day of August, 1997, by Douglas G. Rude, L.S. No. 22422.



Barbara S. Dickhut  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

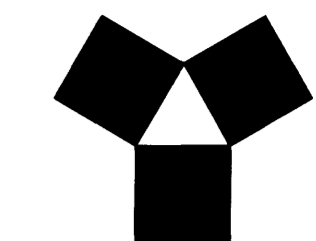
DRAFTSPERSON:SCB/RAS

DATE: 05/12/97

COMPUTER FILE: 5406FNPL.DWG

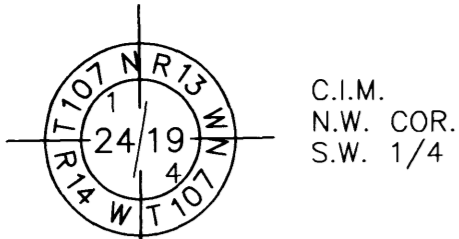
PROJECT NUMBER: 5406

# NORTHERN HEIGHTS NORTH SECOND SUBDIVISION



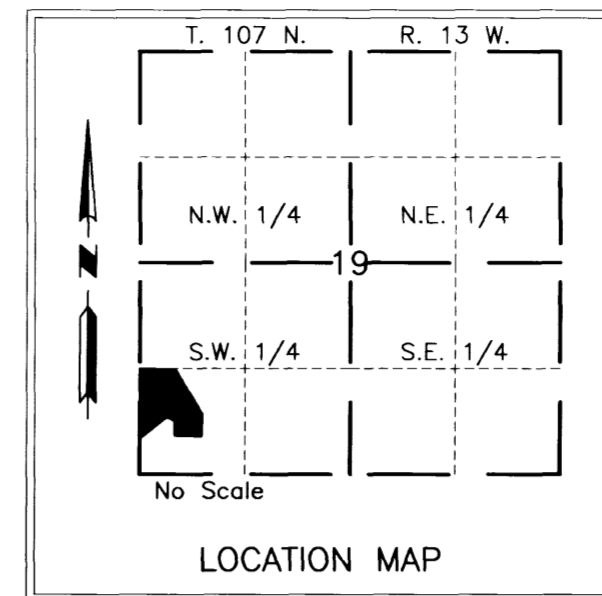
**YAGGY COLBY ASSOCIATES**  
 ENGINEERS • ARCHITECTS  
 SURVEYORS • PLANNERS  
 LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST  
 ROCHESTER, MINNESOTA 55904  
 507-288-6464  
 FAX 507-288-5058



C.I.M.  
 N.W. COR.  
 S.W. 1/4

UNPLATTED



**MONUMENTS**

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)
- No Monuments Found or Set

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

**BEARINGS**

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

**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.

**DRAINAGE EASEMENT DEFINED**

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

**CONTROLLED ACCESS DEFINED**

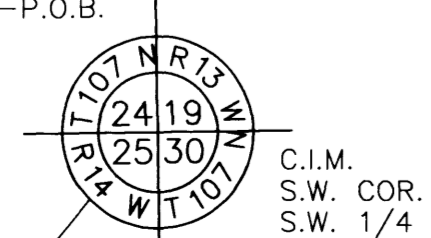
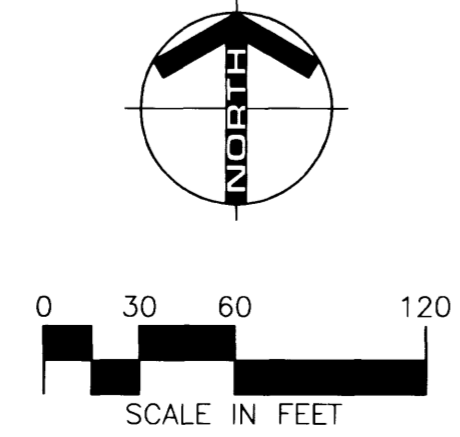
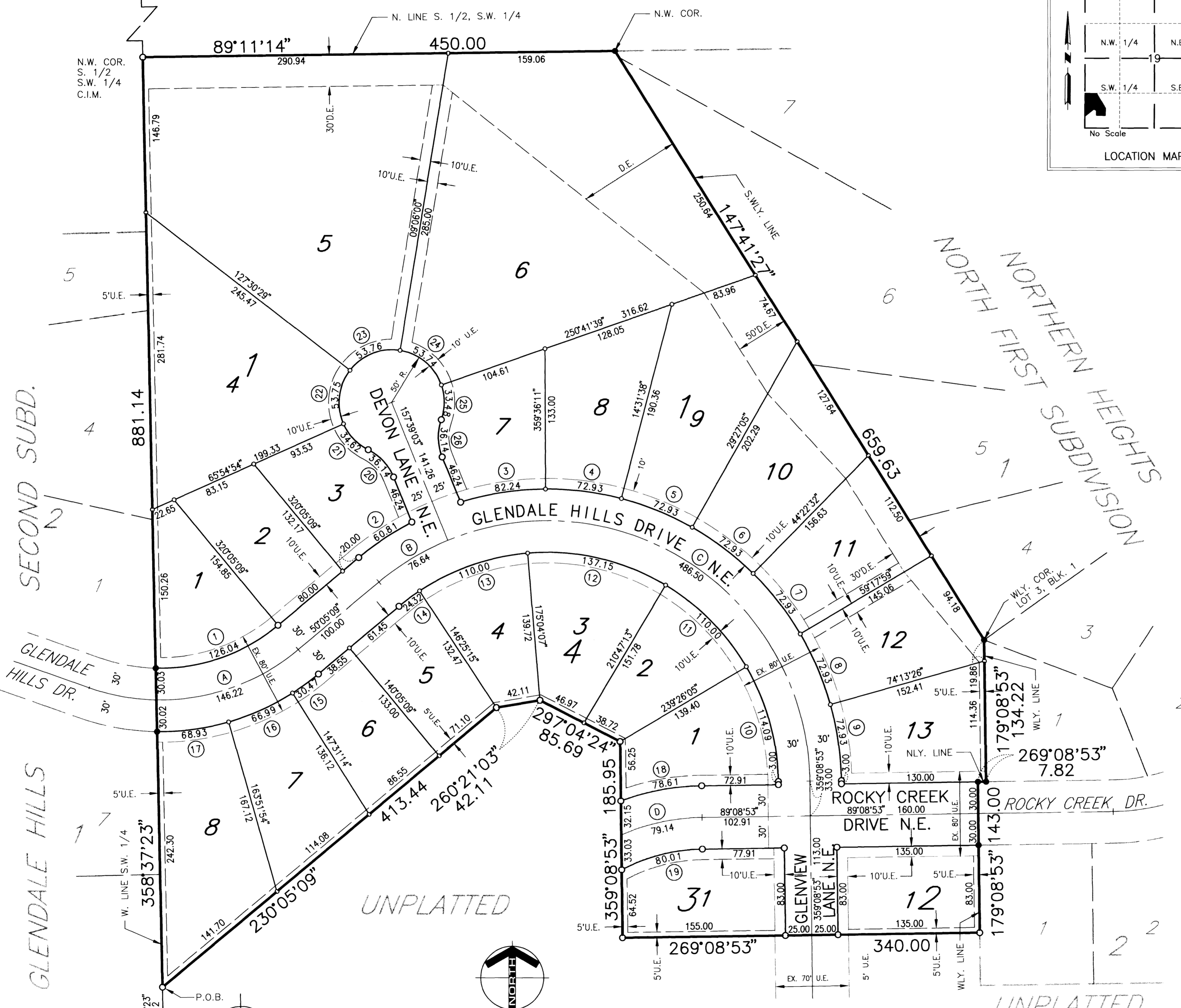
Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

CURVE	CURVE DATA			
	Δ	RADIUS	LENGTH	CHORD
1	41°18'14"	174.84	126.04	123.33
2	12°26'33"	280.00	60.81	60.69
3	16°49'46"	280.00	82.24	81.95
4	14°55'27"	280.00	72.93	72.73
5	14°55'27"	280.00	72.93	72.73
6	14°55'27"	280.00	72.93	72.73
7	14°55'27"	280.00	72.93	72.73
8	14°55'27"	280.00	72.93	72.73
9	14°55'27"	280.00	72.93	72.73
10	29°42'48"	220.00	114.09	112.82
11	28°38'52"	220.00	110.00	108.86
12	35°43'06"	220.00	137.15	134.94
13	28°38'52"	220.00	110.00	108.86
14	06°20'06"	220.00	24.32	24.31
15	07°26'05"	234.84	30.47	30.45
16	16°20'40"	234.84	66.99	66.76
17	16°49'03"	234.84	68.93	68.68
18	19°34'56"	230.00	78.61	78.23
19	26°57'55"	170.00	80.01	79.27
20	41°24'35"	50.00	36.14	35.36
21	39°40'25"	50.00	34.62	33.93
22	61°35'35"	50.00	53.75	51.20
23	61°35'58"	50.00	53.76	51.20
24	61°35'12"	50.00	53.74	51.19
25	38°21'59"	50.00	33.48	32.86
26	41°24'35"	50.00	36.14	35.36
A	40°53'55"	204.84	146.22	143.13
B	17°33'54"	250.00	76.64	76.34
C	11°29'50"	250.00	486.50	413.29
D	22°40'14"	200.00	79.14	78.62

- ① CURVE REFERENCE NUMBER (PROPERTY LINE)
- Ⓐ CURVE REFERENCE NUMBER (CENTER LINE)



C.I.M.  
 S.W. COR.  
 S.W. 1/4

PROJECT NUMBER: 5406  
 COMPUTER FILE: 5406RPL.DWG  
 DATE: 06/12/97  
 DRAFTER/PERSON: SCB/RAS