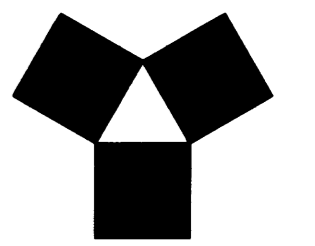


# LINCOLNSHIRE NORTH FIRST SUBDIVISION



**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

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

INSTRUMENT OF DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS: That Michael Younge Development, Inc., a Minnesota Corporation, being Owner and Proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Northwest Quarter, and of the North Half of the Southwest Quarter of Section 16, Township 107 North Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 29 minutes 22 seconds along the east line of said Southwest Quarter 40.00 feet to the point of beginning; thence continue southerly 179 degrees 29 minutes 22 seconds azimuth along said east line 405.00 feet to the northerly line of Arborglen Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence westerly 269 degrees 29 minutes 22 seconds azimuth along said northerly line 348.00 feet; thence northerly 359 degrees 29 minutes 22 seconds azimuth 330.10 feet; thence northwesterly 290 degrees 52 minutes 17 seconds azimuth 71.94 feet; thence westerly 269 degrees 26 minutes 33 seconds azimuth 1328.35 feet; thence northerly 359 degrees 25 minutes 41 seconds azimuth 130.00 feet to the southerly right-of-way line of 48th Street Northwest; thence easterly 89 degrees 26 minutes 33 seconds azimuth along said southerly right-of-way line 1311.92 feet; thence easterly 81.16 feet along said southerly right-of-way line on a tangential curve concave southerly, having a radius of 217.00 feet, and a central angle of 21 degrees 25 minutes 42 seconds; thence easterly 110 degrees 52 minutes 17 seconds azimuth along said southerly right-of-way line 100.32 feet; thence easterly 124.54 feet along said southerly right-of-way line on a tangential curve concave northerly, having a radius of 333.00 feet and a central angle of 21 degrees 25 minutes 45 seconds; thence southerly 179 degrees 26 minutes 32 seconds azimuth along said southerly right-of-way line 7.00 feet; thence easterly 89 degrees 26 minutes 33 seconds azimuth along said southerly right-of-way line 137.15 feet to the point of beginning.

Said tract contains 7.55 acres more or less.

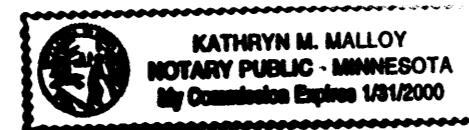
Have caused the same to be surveyed and platted as LINCOLNSHIRE NORTH FIRST SUBDIVISION and do hereby donate and dedicated to the public for public use forever the thoroughfares and grant the easements, as shown on this plat.

In witness whereof, said Michael Younge Development, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper Officer this 22nd day of October, 1997.

Michael J. Younge  
Michael J. Younge, President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 22nd day of October, 1997, by Michael J. Younge, President of Michael Younge Development, Inc.



Kathryn M. Malloy  
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 6<sup>th</sup> day of Nov, 1997.

Bob Ryan  
Olmsted County Auditor/Treasurer  
By Dawn Manshey Deputy

COUNTY RECORDER 764586  
764586  
Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 7<sup>th</sup> day of November, 1997, at 8 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall  
Olmsted County Recorder  
Luan Murray, Deputy

COUNTY SURVEYOR

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

This 31 day of October, 1997.

Edward P. Kivell  
Olmsted County Surveyor

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, JUDY KAY SCHERB, City Clerk, in and for the City of Rochester, do hereby certify that on the 3rd day of NOVEMBER, 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 5th day of NOVEMBER, 1997.

Judy Kay Scherb  
City Clerk

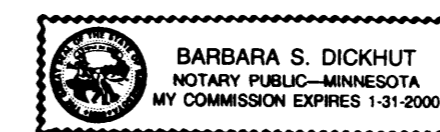
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as LINCOLNSHIRE NORTH FIRST 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 October 30, 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

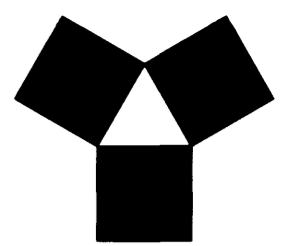
The foregoing Surveyor's Certificate was acknowledged before me this 22nd day of October, 1997, by Douglas G. Rude, L.S. No. 22422.



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

PROJECT NUMBER: 5402  
COMPUTER FILE: 5402\F01.DWG  
DATE: 08/14/97  
DRAFTSPERSON: SCB

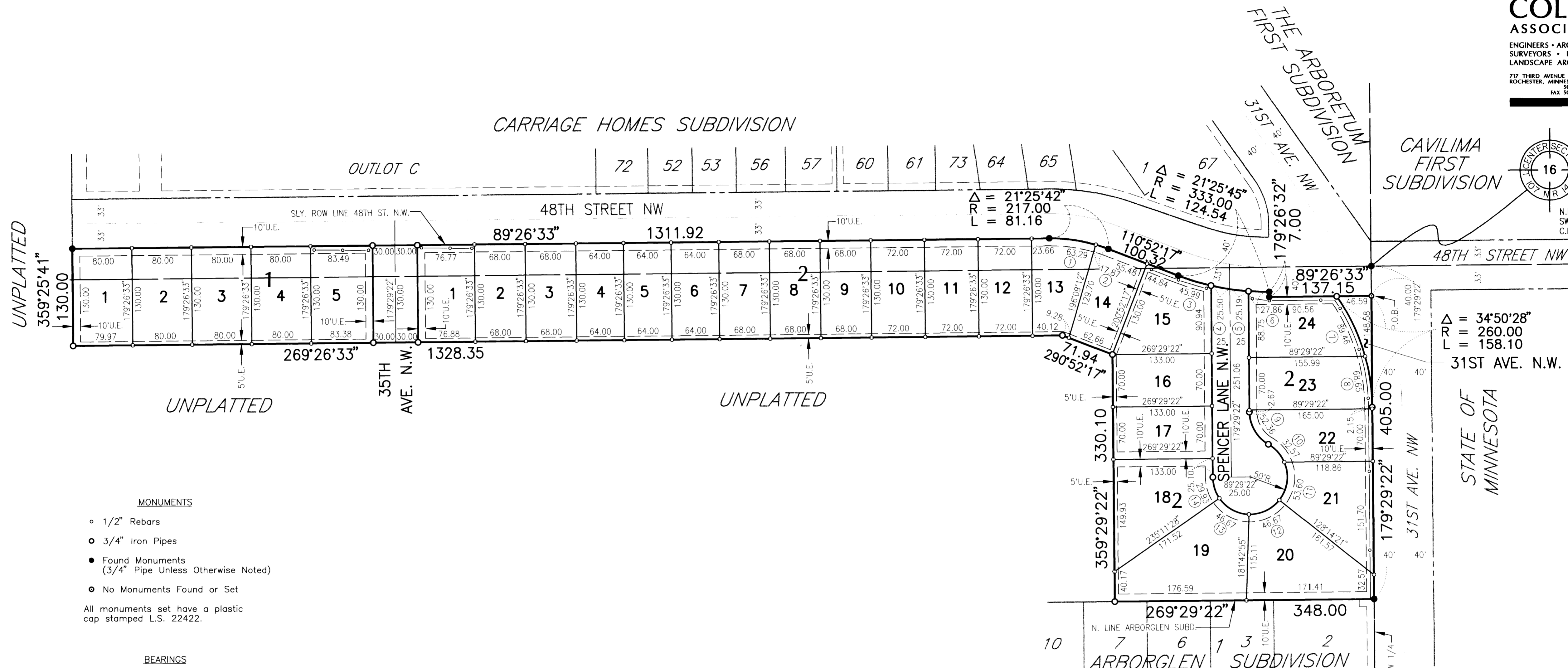
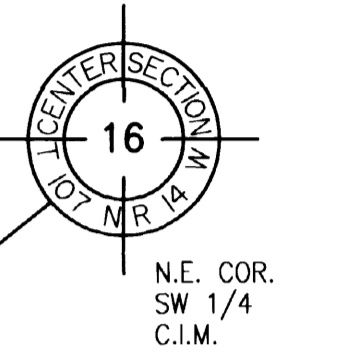
# LINCOLNSHIRE NORTH FIRST SUBDIVISION



**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

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



- MONUMENTS**
- 1/2" Rebars
  - 3/4" Iron Pipes
  - Found Monuments (3/4" Pipe Unless Otherwise Noted)
  - No Monuments Found or Set
- 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.

CURVE	Δ	RADIUS	LENGTH	CHORD
1	16°42'39"	217.00'	63.29'	63.07'
2	04°43'03"	217.00'	17.87'	17.86'
3	07°54'51"	333.00'	45.99'	45.96'
4	04°23'14"	333.00'	25.50'	25.49'
5	04°20'02"	333.00'	25.19'	25.18'
6	04°47'38"	333.00'	27.86'	27.85'
7	19°42'48"	260.00'	89.45'	89.02'
8	15°07'40"	260.00'	68.65'	68.45'
9	60°00'00"	50.00'	52.36'	50.00'
10	37°19'28"	50.00'	32.57'	32.00'
11	61°25'30"	50.00'	53.60'	51.07'
12	53°28'34"	50.00'	46.67'	44.99'
13	53°28'34"	50.00'	46.67'	44.99'
14	34°18'10"	50.00'	29.93'	29.49'

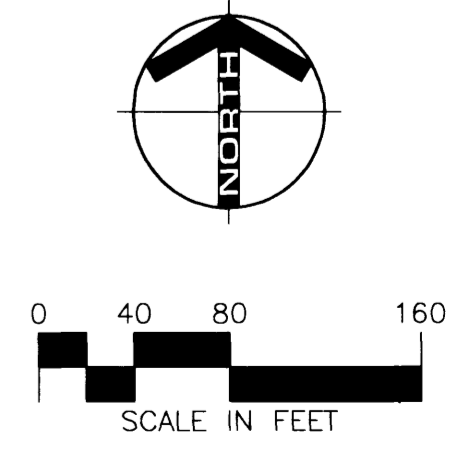
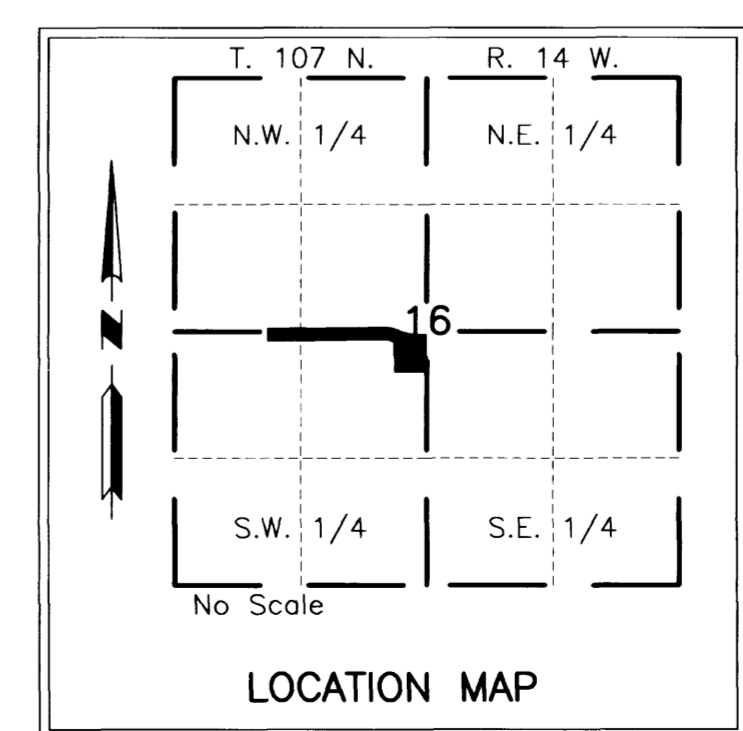
(7) CURVE REFERENCE NO. (PROP. LINE)  
(A) CURVE REFERENCE LETTER (CENTER LINE)

U.E. = UTILITY EASEMENT  
○—○—○ = CONTROLLED ACCESS

**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 of Minnesota State Statue 160.08.



PROJECT NUMBER: 5402  
COMPUTER FILE: 5402SP01.DWG  
DATE: 08/14/97  
DRAFTSPERSON: SCB