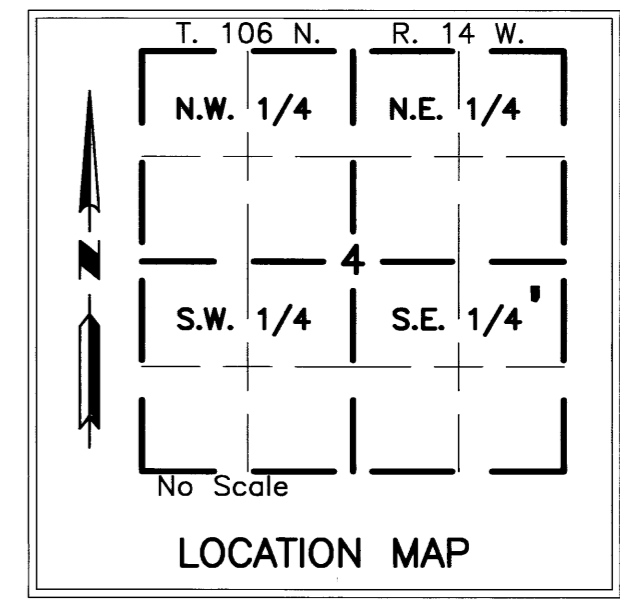
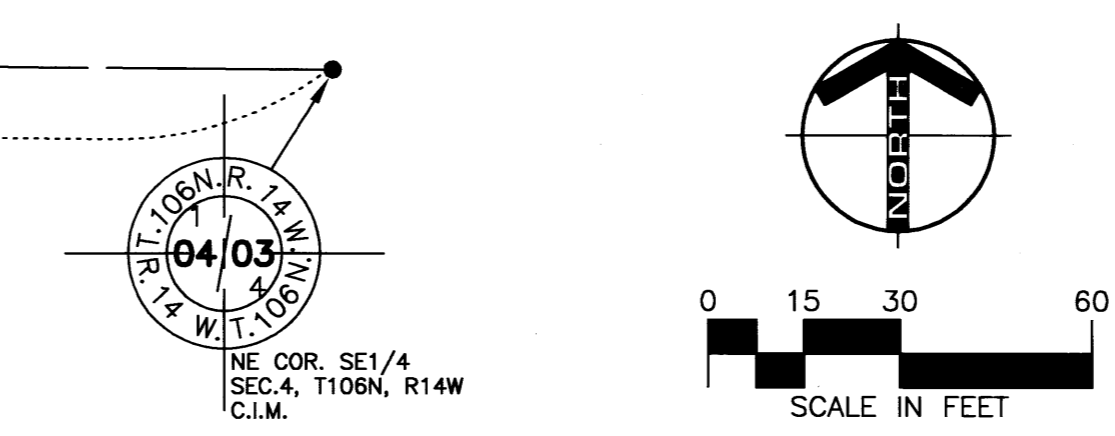
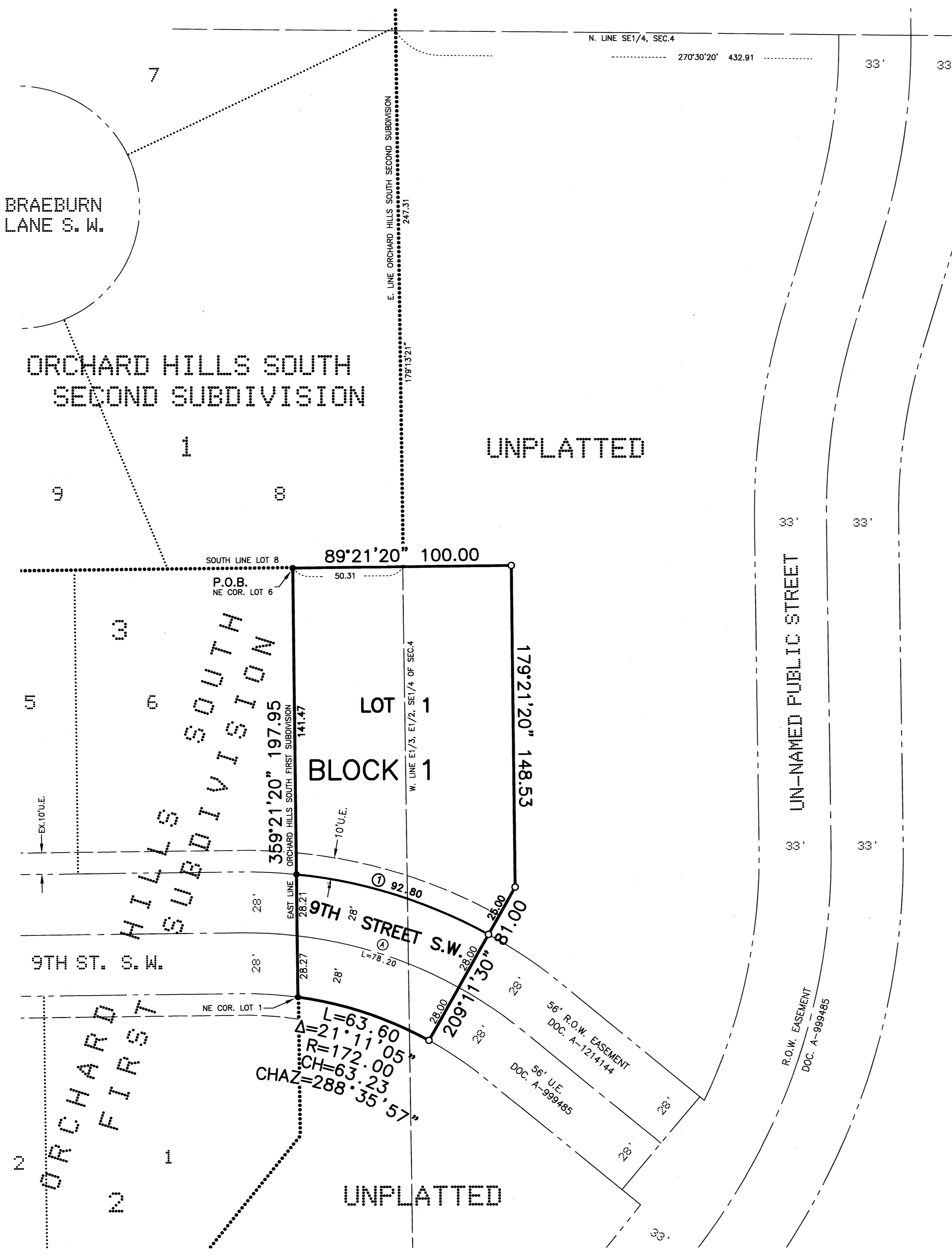


# ORCHARD HILLS SOUTH THIRD SUBDIVISION



**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



CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	92.80	23°19'13"	228.00	92.16	107°31'53"
A	78.20	22°24'12"	200.00	77.71	107°59'24"

**BEARINGS**  
 Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

**MONUMENTS**  
 ○ Set 3/4" Iron Pipes  
 ● Found Monuments (Pipe, Rod, Etc.)  
 All monuments set have a plastic cap stamped L.S. 41887.

**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

### INSTRUMENT OF DEDICATION

KNOW 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 Northeast Quarter of the Southeast Quarter of Section 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of Lot 6, Block 3, ORCHARD HILLS SOUTH FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, said Olmsted County; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 21 minutes 20 seconds along the south line of Lot 8, Block 1, ORCHARD HILLS SOUTH SECOND SUBDIVISION, according to the plat thereof on file at said County Recorder's office, and along the easterly extension of said south line 100.00 feet; thence southerly 179 degrees 21 minutes 20 seconds azimuth 148.53 feet; thence southwesterly 209 degrees 11 minutes 30 seconds azimuth 81.00 feet; thence westerly 63.60 feet on a nontangential curve concave southerly, having a radius of 172.00 feet, a central angle of 21 degrees 11 minutes 05 seconds and a chord azimuth of 288 degrees 35 minutes 57 seconds, to the northeast corner of Lot 1, Block 2, said ORCHARD HILLS SOUTH FIRST SUBDIVISION; thence northerly 359 degrees 21 minutes 20 seconds azimuth along the east line of said ORCHARD HILLS SOUTH FIRST SUBDIVISION 197.95 feet to the point of beginning.

Said tract contains 0.45 acres more or less.

Has caused the same to be surveyed and platted as ORCHARD HILLS SOUTH THIRD SUBDIVISION and does hereby donate and dedicate to the public for public use forever the public way and also dedicate the easement as shown on this plat for utility purposes only.

In witness whereof, said Michael Younge Development, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper Officer this 13<sup>th</sup> day of October, 2009.

*Michael J. Younge*  
 Michael J. Younge, President

STATE OF MINNESOTA  
 COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this day of October, 2009, by Michael J. Younge, President of Michael Younge Development Inc., a Minnesota Corporation.

**BARBARA S. DICKHUT**  
 Notary Public - Minnesota  
 My Commission Expires Jan 31, 2010

*Barbara S. Dickhut*  
 Barbara S. Dickhut  
 Notary Public, Olmsted County, MN  
 My Commission Expires 1-31-2010

### COUNTY SURVEYOR

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

This 13 day of OCTOBER, 2009.

*Paul S. Thoreson*  
 Paul S. Thoreson  
 Olmsted County Surveyor

### CITY APPROVAL

STATE OF MINNESOTA  
 COUNTY OF OLMDSTED  
 CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk in and for the City of Rochester, do hereby certify that on the 13<sup>th</sup> day of September, 2009, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have herunto signed my name and affixed the seal of said City of Rochester this 13<sup>th</sup> day of October, 2009.

*Judy K. Scherr*  
 Judy K. Scherr  
 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 ORCHARD HILLS SOUTH THIRD SUBDIVISION; that this plat is a correct representation of said survey; that all mathematical data and labels are correctly designated on the plat; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by October 12, 2010; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

*Peter G. Oetliker*  
 Peter G. Oetliker  
 Minnesota L.S. No. 41887

STATE OF MINNESOTA  
 COUNTY OF OLMDSTED

The foregoing Surveyor's Certificate was acknowledged before me this 13<sup>th</sup> day of October, 2009, by Peter G. Oetliker, L.S. No. 41887.

**BARBARA S. DICKHUT**  
 Notary Public - Minnesota  
 My Commission Expires Jan 31, 2010

*Barbara S. Dickhut*  
 Barbara S. Dickhut  
 Notary Public, Olmsted County, MN  
 My Commission Expires 1-31-2010

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2009 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 13<sup>th</sup> day of October, 2009.

Document Number A-1214227

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 13<sup>th</sup> day of October, 2009, at 3:26 o'clock p.m. and was duly recorded in Olmsted County Records.

*W. Mark Krupski*  
 W. Mark Krupski  
 Olmsted County Director  
 of Property Records and Licensing  
 By *Wendy von Wald* Deputy

1194A

Peter Oetliker - I:\0625\Cad\Survey\Fmp\10625\FMP101 Monday, October 12, 2009 3:39:59 PM