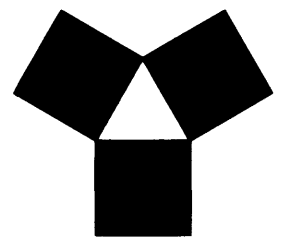


# NORTHERN HEIGHTS NORTH TOWNHOMES FIRST SUBDIVISION



**YAGGY COLBY ASSOCIATES**

ENGINEERS - ARCHITECTS  
SURVEYORS - PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHWEST  
ROCHESTER, MINNESOTA 55904  
87-288-4444  
FAX 87-288-2828

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife and Abbas Tabatabai, a single person, being Owners and Proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 19, Township 107 North, Range 13 West, Olmsted County, Minnesota, together with Outlots "A" and "B" of Northern Heights East Twelfth Subdivision, according to the plat thereof on file in the County Recorder's office, 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 1584.44 feet to the west line of said Northern Heights East Twelfth Subdivision; thence northerly 359 degrees 09 minutes 03 seconds azimuth along said west line 97.09 feet to the southwest corner of said Outlot "A" and the point of beginning; thence northerly 359 degrees 09 minutes 03 seconds azimuth along said west line and its extension thereof 209.47 feet; thence northeasterly 27 degrees 37 minutes 13 seconds azimuth 248.21 feet; thence easterly 89 degrees 08 minutes 53 seconds azimuth 91.32 feet; thence southeasterly 133 degrees 46 minutes 53 seconds azimuth 151.42 feet along a nontangential curve concave northerly, having a radius of 67.00 feet and a central angle of 22 degrees 04 minutes 57 seconds, and a chord azimuth of 61 degrees 19 minutes 58 seconds; thence southerly 162 degrees 22 minutes 26 seconds azimuth 159.76 feet to the northerly line of Northern Heights East Eleventh Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence westerly 252 degrees 22 minutes 26 seconds azimuth 106.15 feet to the east line of Outlot "B" of said Northern Heights East Twelfth subdivision; thence southerly 179 degrees 09 minutes 03 seconds azimuth along said east line 33.58 feet to the south line of said Outlot "B"; thence westerly 269 degrees 09 minutes 03 seconds azimuth 111.39 feet to the northerly line of said Northern Heights East Twelfth subdivision; thence westerly 252 degrees 22 minutes 26 seconds azimuth along said northerly line 88.38 feet to the west right-of-way line of Viola Heights Drive; thence southerly 179 degrees 09 minutes 03 seconds azimuth along said west right-of-way line 39.91 feet to the south line of Outlot "A"; thence westerly 269 degrees 09 minutes 03 seconds azimuth along said south line 130.00 feet to the point of beginning.

Said tract contains 2.84 acres more or less.

Have caused the same to be surveyed, platted and replatted as NORTHERN HEIGHTS NORTH TOWNHOMES FIRST 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.

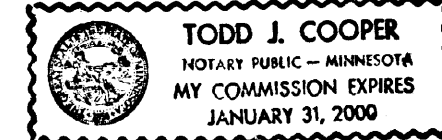
In witness whereof, said Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife, have hereunto set their hands this 29 day of June, 1998.

*Arnold J. Bomgaars*  
Arnold J. Bomgaars

*Rebecca A. Bomgaars*  
Rebecca A. Bomgaars

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 29 day of June, 1998 by Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife.



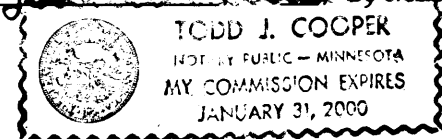
*Todd J. Cooper*  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2000

In witness whereof, said Abbas Tabatabai, a single person, has caused these presents to be signed by its proper officer this 29 day of June, 1998.

*Abbas Tabatabai*  
Abbas Tabatabai

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 29 day of June, 1998 by Abbas Tabatabai, a single person.



*Todd J. Cooper*  
Notary Public, Olmsted County, MN  
My Commission Expires 1/31/2000

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, JUDY KAY SCHAE, City Clerk, in and for the City of Rochester, do hereby certify that on the 29th day of AUGUST, 1998, 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 June, 1998.

*Judy Kay Schae*  
City Clerk  
City of Rochester

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1998 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 7th day of July, 1998.

*Bob Ryan*  
Olmsted County Auditor/Treasurer

COUNTY RECORDER 784357

Document Number 784357

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 7th day of July, 1998, at 1:2 o'clock P.m. and was duly recorded in Olmsted County Records.

*Darlene J. Heel*  
Olmsted County Recorder

COUNTY SURVEYOR

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

This 26 day of June, 1998

*Edward P. Kusie*  
Olmsted County Surveyor

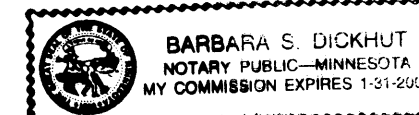
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as NORTHERN HEIGHTS NORTH TOWNHOMES 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 May 1, 1999; 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.

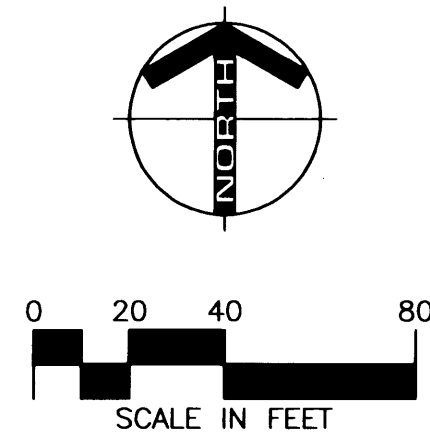
*Douglas G. Rude*  
Douglas G. Rude  
Minnesota L.S. No. 22422

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 25th day of June, 1998 by Douglas G. Rude, L.S. No. 22422.



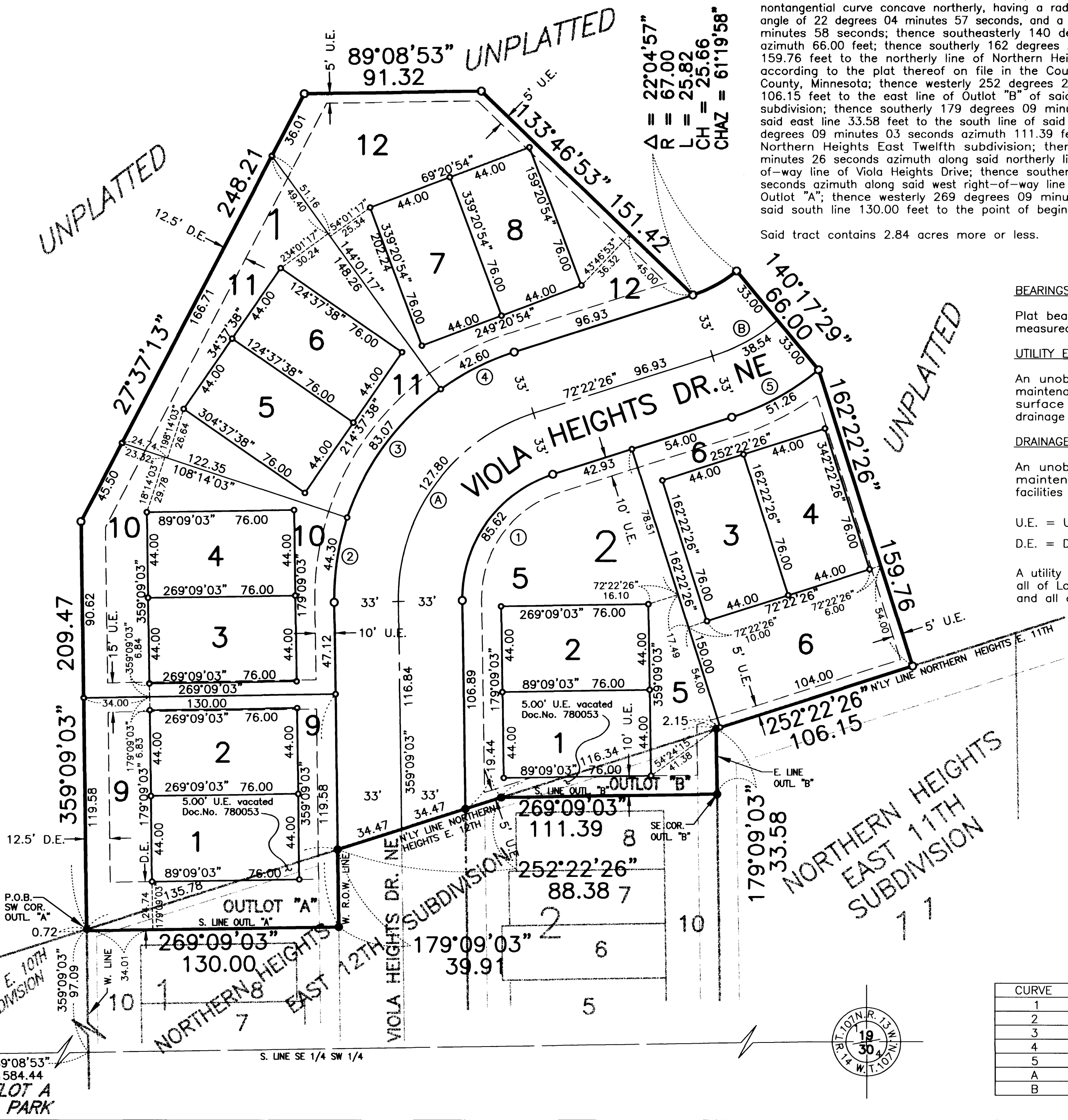
*Barbara S. Dickhut*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000



### 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 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.

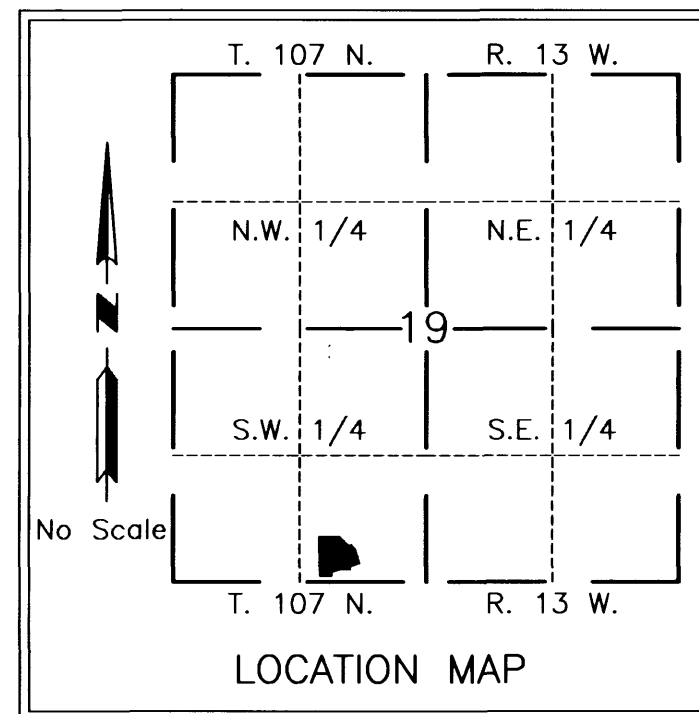
### DRAINAGE EASEMENT DEFINED

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

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

A utility easement is granted over all of Lots 9,10,11 and 12, Block 1, and all of Lots 5 and 6, Block 2.



CURVE	RADIUS	LENGTH	CHORD	DELTA
1	67.00	85.62	79.92	73°13'23"
2	133.00	44.30	44.09	19°05'00"
3	133.00	83.07	81.73	35°47'14"
4	133.00	42.60	42.42	18°21'09"
5	133.00	51.26	50.94	22°04'57"
A	100.00	127.80	119.28	73°13'23"
B	100.00	38.54	38.30	22°04'57"

PROJECT NUMBER: 5489-97  
COMPUTER FILE: 5489SF03.DWG  
DATE: 06/09/1998  
DRAFTSPERSON: R.A.S., P.G.O.