

CENTURY HILLS TOWNHOMES SECOND SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 158

MCA
LAND SURVEYORS
4800 HIGHWAY 63 S
ROCHESTER, MN 55904
(507) 281-5700
FAX (507) 280-4058

NE COR., NE 1/4
SEC. 30
C.I.M.
 $\Delta = 04^{\circ}43'19''$
 $R = 2954.32$
 $L = 243.48$
 $CH = 243.41$
 $CHAZ = 266^{\circ}57'55''$

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this _____ day of _____, 1999.

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Payne Company, a Minnesota Corporation, Owners and Proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

Olmsted County Auditor/Treasurer
By _____ Deputy

COUNTY RECORDER 815474

Document Number _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 15th day of June, 1999, at 10 o'clock A.m. and was duly recorded in Olmsted County Records.

David J. Hall
Olmsted County Recorder
By: *Barbara S. Wickert*, Deputy

COUNTY SURVEYOR

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

This 28 day of June, 1999

Edward P. Luell
Olmsted County Surveyor

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy Kay Scheer, City Clerk, in and for the City of Rochester, do hereby certify that on the 17th day of June, 1999, 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 17th day of June, 1999.

Judy Kay Scheer
Judy Kay Scheer, City Clerk

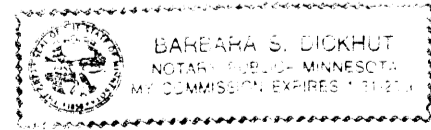
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CENTURY HILLS TOWNHOMES SECOND SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 158; 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 by May 1, 2000; 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.

Michael J. Fritz
Michael J. Fritz, Land Surveyor No. 20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 28th day of May, 1999, by Michael J. Fritz, L.S. No. 20703.



Barbara S. Wickert
Notary Public, Olmsted County, MN
My Commission Expires _____

That part of the East Half of the Northeast Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 03 minutes 15 seconds along the east line of said Northeast Quarter 977.59 feet to the southerly right of way line of County State Aid Highway No. 2 as defined by Olmsted County Highway Right of Way Plat No. 116, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence westerly 243.48 feet along said southerly right of way line on a nontangential curve concave northerly having a radius of 2954.32 feet, a central angle of 04 degrees 43 minutes 19 seconds and a chord azimuth of 266 degrees 57 minutes 55 seconds; thence westerly 269 degrees 19 minutes 34 seconds azimuth along said southerly right of way line 901.54 feet to the northwest corner of Lot 1, Block 1, Century Hills Townhomes Common Interest Community Number 144 First Supplemental CIC Plat, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence southerly 179 degrees 03 minutes 15 seconds azimuth along the westerly line of said Lot 1 a distance of 177.99 feet to the southwest corner of Lot 2, said Block 1 and the point of beginning; thence continue southerly 179 degrees 03 minutes 15 seconds azimuth 389.77 feet; thence easterly 89 degrees 03 minutes 18 seconds azimuth 444.83 feet to the westerly line of Lot 1, Block 2, Century Hills First Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence northerly 359 degrees 03 minutes 18 seconds azimuth along the westerly line of said Lot 1 a distance of 73.43 feet to the northwest corner of said Lot 1; thence easterly 78 degrees 39 minutes 55 seconds azimuth 153.95 feet to the intersection of the southerly right of way line of 21st Street N E and the westerly right of way line of Rim Rock Lane NE; thence northwesterly 7.99 feet along a nontangential curve concave northeasterly having a radius of 330.00 feet, a central angle of 01 degrees 23 minutes 11 seconds and a chord azimuth of 311 degrees 04 minutes 56 seconds; thence northerly 359 degrees 03 minutes 18 seconds azimuth 15.21 feet to the southerly line of said Lot 2, Block 1; thence northwesterly 36.00 feet along said southerly line on a nontangential curve concave northeasterly having a radius of 318.00 feet, a central angle of 06 degrees 29 minutes 12 seconds and a chord azimuth of 311 degrees 04 minutes 56 seconds; thence northwesterly 314 degrees 19 minutes 32 seconds azimuth along said southerly line 225.23 feet; thence northwesterly 221.48 feet along said southerly line on a tangential curve concave southwesterly having a radius of 282.00 feet, a central angle of 45 degrees 00 minutes 00 seconds and a chord azimuth of 291 degrees 49 minutes 32 seconds; thence westerly 269 degrees 19 minutes 32 seconds azimuth along said southerly line 205.58 feet to the point of beginning.

Said tract contains 4.11 acres, more or less.

Have caused the same to be surveyed and platted as CENTURY HILLS TOWNHOMES SECOND SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 158, 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 thereof, said Payne Company has caused these presents to be signed by its proper Officers this 15th day of June, 1999.

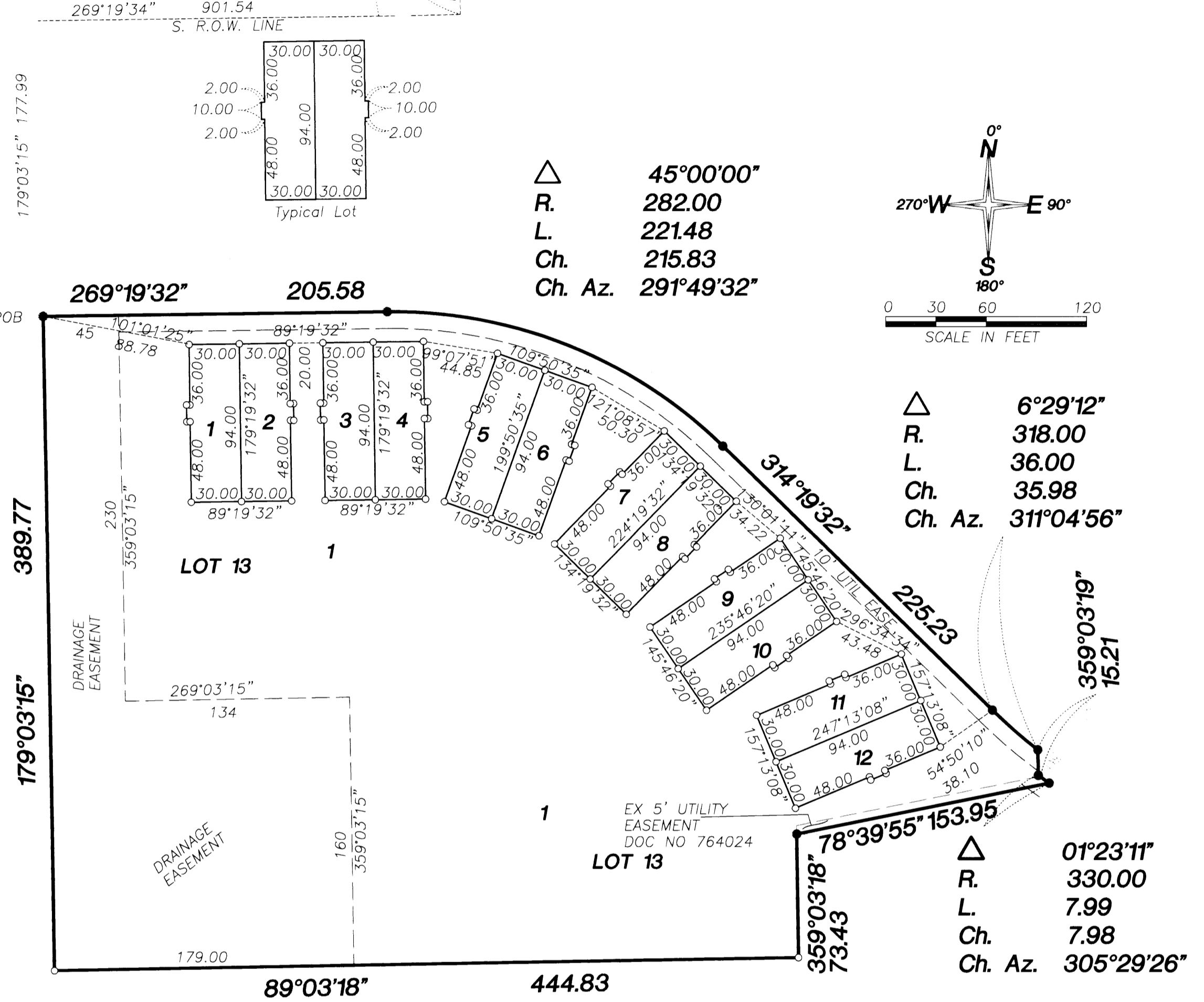
Harold E. Payne
Harold E. Payne, Chairman
Roger M. Payne
Roger M. Payne, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

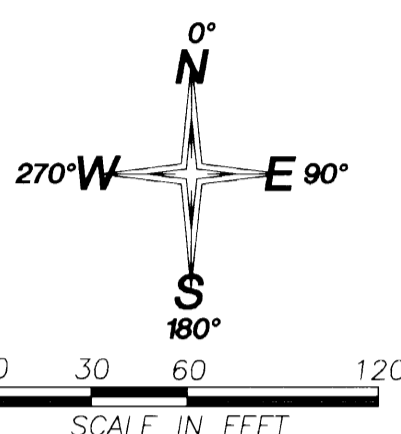
The foregoing instrument was acknowledged before me this 15th day of June, 1999, by Harold E. Payne and Roger H. Payne, Chairman and President respectively, of Payne Company, a Minnesota Corporation on behalf of the Corporation.

Michael J. Fritz
MICHAEL J. FRITZ
NOTARY PUBLIC-MINNESOTA
OLMSTED COUNTY
My Commission Expires 01/31/2000

Michael J. Fritz
Notary Public, Olmsted County, MN.
My Commission Expires 1/31/2000



Δ 45°00'00"
R. 282.00
L. 221.48
Ch. 215.83
Ch. Az. 291°49'32"



Δ 6°29'12"
R. 318.00
L. 36.00
Ch. 35.98
Ch. Az. 311°04'56"

Δ 01°23'11"
R. 330.00
L. 7.99
Ch. 7.98
Ch. Az. 305°29'26"

LEGEND

- PLACED 3/4" X 18" IRON PIPE
- PLACED 1/2" X 18" REBAR
- FOUND MONUMENT 1/2" REBAR UNLESS OTHERWISE NOTED

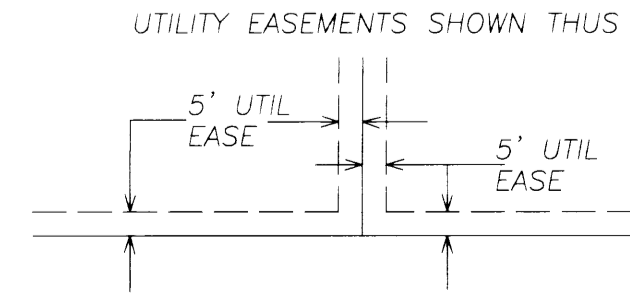
PLACED MONUMENTS HAVE A PLASTIC CAP STAMPED RLS20703

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.

LOCATION MAP

