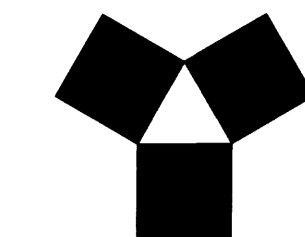


# CENTURY HILLS THIRD SUBDIVISION



**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

717 THIRD AVENUE, SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
307-288-6464  
FAX 507-288-5058

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Payne Company, a Minnesota Corporation, Larry M. Martin and Lois J. Martin, husband and wife, all being Owners and Proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

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

Commencing at the northeast corner of said Southeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 58 minutes 31 seconds along the east line of said Southeast Quarter 256.00 feet; thence westerly 268 degrees 58 minutes 31 seconds azimuth 270.00 feet to the southeast corner of Lot 2, Block 3 of Century Hills Second Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota and the point of beginning; thence southerly 178 degrees 58 minutes 31 seconds azimuth 288.97 feet; thence southwestwesterly 223 degrees 58 minutes 31 seconds azimuth 353.24 feet; thence southerly 182 degrees 30 minutes 47 seconds azimuth 61.54 feet; thence southerly 200 degrees 27 minutes 45 seconds azimuth 160.99 feet; thence westerly 273 degrees 16 minutes 26 seconds azimuth 132.73 feet; thence northwesterly 313 degrees 58 minutes 31 seconds azimuth 43.19 feet; thence southwestwesterly 223 degrees 58 minutes 31 seconds azimuth 335.41 feet; thence northwesterly 313 degrees 58 minutes 31 seconds azimuth 99.59 feet; thence northwesterly 320 degrees 36 minutes 03 seconds azimuth 66.80 feet; thence northwesterly 313 degrees 58 minutes 31 seconds azimuth 100.06 feet; thence westerly 261 degrees 31 minutes 11 seconds azimuth 60.98 feet; thence southerly 202 degrees 04 minutes 24 seconds azimuth 224.06 feet; thence southerly 178 degrees 47 minutes 12 seconds azimuth 73.56 feet; thence westerly 269 degrees 34 minutes 24 seconds azimuth 362.02 feet; thence northerly 359 degrees 34 minutes 24 seconds azimuth 153.72 feet; thence northerly 21 degrees 10 minutes 14 seconds azimuth 509.68 feet; thence easterly 90 degrees 03 minutes 13 seconds azimuth 161.50 feet; thence northerly 03 degrees 58 minutes 31 seconds azimuth 385.00 feet; thence easterly 93 degrees 58 minutes 31 seconds azimuth 268.27 feet; thence northerly 12 degrees 49 minutes 57 seconds azimuth a distance of 144.36 feet to the southwest corner of Lot 2, Block 4 of said Century Hills Second Subdivision; thence easterly 88 degrees 58 minutes 31 seconds azimuth along the south line of said Lot 2, and Lot 3, of said Block 4 a distance of 296.68 feet to the northwest corner Lot 6, of said Block 4; thence southeasterly 142 degrees 22 minutes 56 seconds azimuth along the southwestwesterly line said Lot 6 a distance of 104.62 to the southwest corner of said Lot 6; thence southerly 178 degrees 58 minutes 31 seconds 24.00 feet; thence easterly 88 degrees 58 minutes 31 seconds 142.33 feet; thence northerly 358 degrees 58 minutes 31 seconds 22.00 feet to the south line of said Century Hills Second Subdivision; thence easterly 88 degrees 58 minutes 31 seconds azimuth along said south line 213.00 feet to the point of beginning.

And that part of the Northeast Quarter of the Southeast Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of Lot 6, Block 4, of Century Hills Second Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly on a Minnesota State Plane Grid Azimuth from north of 268 degrees 58 minutes 31 seconds along the south line of said Lot 6, a distance of 142.33 feet to the southwest corner of said Lot 6; thence southerly 178 degrees 58 minutes 31 seconds azimuth 24.00 feet; thence easterly 88 degrees 58 minutes 31 seconds azimuth 142.33 feet; thence northerly 358 degrees 58 minutes 31 seconds azimuth 24.00 feet to the point of beginning.

And that part of the Southeast Quarter of the Northeast Quarter of Section 30, Township 107 North, Range 13 West, and Outlot "A" of Century Hills Second Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said Outlot "A"; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 58 minutes 31 seconds azimuth along the east line of said Outlot "A" 140.00 feet to the northerly right-of-way line of Sunset Lane SE; thence westerly 268 degrees 58 minutes 31 seconds azimuth along said northerly right-of-way line 27.59 feet; thence westerly 38.33 feet along said northerly right-of-way line on a tangential curve concave northerly, having a radius of 52.00 feet and a central angle of 42 degrees 14 minutes 09 seconds; thence westerly 89.46 feet along said northerly right-of-way line on a tangential reverse curve concave southerly, having a radius of 52.00 feet and a central angle of 98 degrees 34 minutes 00 seconds; thence northwesterly 302 degrees 38 minutes 40 seconds azimuth along the southwestwesterly line of said Outlot "A" 52.06 feet to the north line of Lot 1, Block 4 of said Century Hills Second Subdivision; thence westerly 269 degrees 29 minutes 21 seconds azimuth along said north line 100.85 feet; thence northeasterly 44 degrees 29 minutes 21 seconds azimuth 197.98 feet; thence easterly 89 degrees 29 minutes 21 seconds azimuth 117.01 feet to the west line of Lot 5, Block 1 of said Century Hills Second Subdivision; thence southerly 179 degrees 03 minutes 19 seconds azimuth along said west line 31.28 feet to the south line of said Lot 5; thence easterly 88 degrees 58 minutes 31 seconds azimuth along said south line 26.75 feet to the point of beginning.

Said tracts contains 22.16 acres more or less.

Have caused the same to be surveyed and platted as CENTURY HILLS THIRD 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.

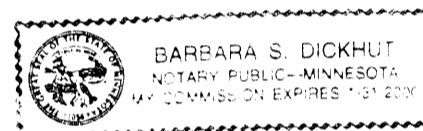
In witness whereof, said Payne Company has caused these presents to be signed by its proper Officers this 4th day of JUNE, 1999.

[Signature]  
Harold E. Payne, Chairman

[Signature]  
Roger H. Payne, President

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this 4th 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.



[Signature]  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

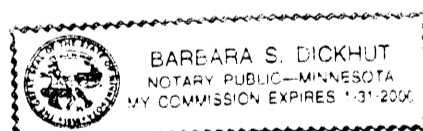
In witness whereof, said Larry M. Martin and Lois J. Martin, husband and wife, have hereunto set their hands this 7th day of June, 1999.

[Signature]  
Larry M. Martin

[Signature]  
Lois J. Martin

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this 7th day of June, 1999, by Larry M. Martin and Lois J. Martin, husband and wife.



[Signature]  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

STATE OF MINNESOTA  
COUNTY OF OLMDSTED  
CITY OF ROCHESTER

I, JUDY KAY SCHERR, City Clerk, in and for the City of Rochester, do hereby certify that on the 5th 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 14th day of JUNE, 1999.

[Signature]  
Judy Scherr, City Clerk

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 15th day of June, 1999.

[Signature]  
Olmsted County Auditor/Treasurer  
By [Signature] Deputy

COUNTY RECORDER  
Document Number 81548

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 the Olmsted County Records.

[Signature]  
Olmsted County Recorder  
By [Signature] Deputy

COUNTY SURVEYOR

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

This 8th day of May, 1999.

[Signature]  
Olmsted County Surveyor

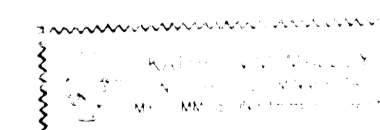
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CENTURY HILLS THIRD 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, 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.

[Signature]  
Douglas G. Rude  
Minnesota L.S. No. 22422

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

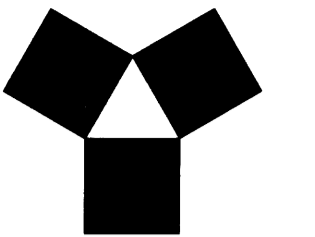
The foregoing Surveyor's Certificate was acknowledged before me this 3rd day of June, 1999, by Douglas G. Rude, L.S. No. 22422.



[Signature]  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

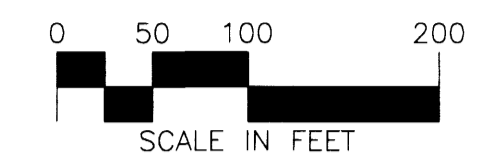
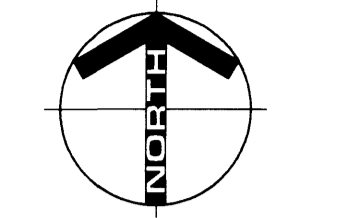
PROJECT NUMBER: 6302-98  
COMPUTER FILE: 6302SF01.DWG  
DATE: 12/30/98  
DRAFTSPERSON: R.A.S.

# CENTURY HILLS THIRD SUBDIVISION



**YAGGY COLBY ASSOCIATES**

ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
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ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5058



### MONUMENTS

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

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.

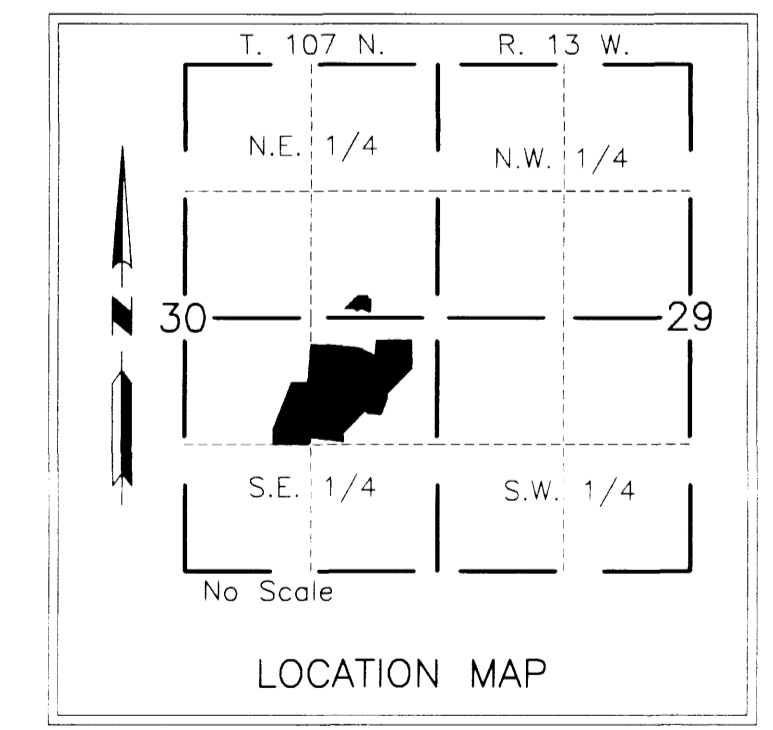
### DRAINAGE EASEMENT DEFINED

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 drainage easement exists over all of Outlots "B" and "C".

NUMBER	RADIUS	LENGTH	CHORD	DELTA
1	55.00	39.37	38.54	41°00'52"
2	55.00	13.48	13.45	14°02'45"
3	55.00	68.63	64.26	71°29'25"
4	55.00	54.17	52.01	56°26'02"
5	55.00	54.02	51.87	56°16'28"
6	55.00	61.23	58.12	63°47'04"
7	55.00	17.93	17.85	18°40'36"
8	55.00	21.44	21.31	22°20'16"
9	228.00	41.71	41.65	10°28'54"
10	228.00	78.93	78.54	19°50'08"
11	228.00	76.39	76.03	19°11'45"
12	228.00	77.56	77.18	19°29'24"
13	228.00	77.46	77.09	19°28'00"
14	228.00	96.84	96.11	24°20'06"
15	172.00	35.72	35.66	11°53'57"
16	172.00	156.12	150.81	52°00'20"
17	172.00	146.80	142.38	48°54'00"
18	55.00	31.14	30.73	32°26'26"
19	55.00	8.23	8.22	08°34'26"
20	55.00	75.65	69.83	78°48'39"
21	55.00	56.08	53.68	58°25'11"
22	55.00	59.98	57.05	62°29'11"
23	55.00	59.82	56.91	62°18'43"
24	55.00	36.09	35.44	37°35'43"
25	55.00	3.28	3.28	03°25'09"
26	178.00	14.80	14.79	04°45'49"
27	178.00	75.65	75.08	24°21'03"
28	178.00	33.82	33.77	10°53'08"
29	122.00	85.17	83.45	40°00'00"
30	283.00	15.55	15.55	03°08'56"
31	283.00	80.39	80.12	16°16'29"
32	283.00	80.52	80.25	16°18'05"
33	283.00	45.81	45.76	09°16'30"
34	217.00	60.27	60.08	15°54'48"
35	217.00	110.16	108.98	29°05'12"
36	72.00	10.36	10.35	08°14'28"
37	128.00	52.53	52.16	23°30'46"
38	283.00	5.64	5.64	01°08'30"
39	217.00	13.35	13.35	03°31'34"
40	52.00	58.65	55.59	64°37'14"
41	52.00	30.81	30.36	33°56'46"
A	200.00	393.76	333.18	112°48'17"
B	150.00	104.72	102.61	40°00'00"
C	250.00	9.49	9.49	02°10'28"
D	250.00	196.35	191.34	45°00'00"
E	100.00	31.82	31.68	18°13'46"



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