

# NORTHERN HEIGHTS NORTH TOWNHOMES SECOND SUBDIVISION

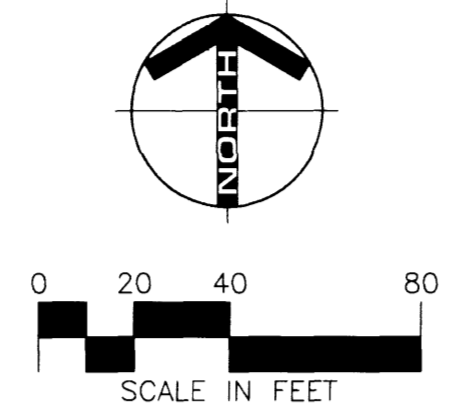


KNOW ALL MEN BY THESE PRESENTS: That Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife, being Owners and Proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 19, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 08 minutes 53 seconds along the south line of said Southwest Quarter 1910.44 feet to the west line of Lot 1, Block 1 of Northern Heights East Eleventh Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly 359 degrees 09 minutes 03 seconds azimuth along said west line and said east line 196.08 feet to the north line of said Lot 1 and the southerly line of Northern Heights North Townhomes First Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 72 degrees 22 minutes 26 seconds azimuth along said northerly line and said southerly line 106.15 feet to the southeast corner of Lot 6, Block 2 of said Northern Heights North Townhomes First Subdivision and the point of beginning; thence continue easterly 72 degrees 22 minutes 26 seconds azimuth along said northerly line 309.10 feet to the southwesterly right-of-way line of County State Aid Highway No. 22, according to Olmsted County Right-Of-Way Plat No.44; thence northwesterly 262.07 feet along said southwesterly right-of-way line on a nontangential curve concave southwesterly, having a radius of 1332.39 feet, a central angle of 11 degrees 16 minutes 11 seconds, and a chord azimuth of 328 degrees 36 minutes 46 seconds 141.47 feet; thence westerly 276 degrees 15 minutes 48 seconds azimuth 110.24 feet; thence southwesterly 51.49 feet on a nontangential curve concave northwesterly, having a radius of 67.00 feet, a central angle of 44 degrees 01 minutes 41 seconds, and a chord azimuth of 208 degrees 16 minutes 39 seconds to the northeasterly line of said Northern Heights North Townhomes First Subdivision; thence southeasterly 140 degrees 17 minutes 29 seconds azimuth along said northeasterly line 66.00 feet; thence southerly 162 degrees 22 minutes 26 seconds azimuth along said northeasterly line 159.76 feet to the point of beginning.

Said tract contains 1.55 acres more or less.



**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.

**WATER MAIN EASEMENT**  
An unobstructed easement for the construction and maintenance of all public water mains, including rights to conduct trimming on said easement.

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

**CONTROLLED ACCESS DEFINED**  
Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- W.E. = WATER MAIN EASEMENT

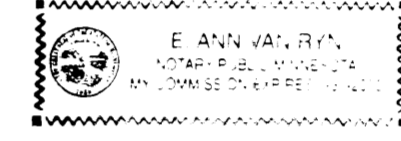
A utility easement is granted over all of Lot 9, Block 1.

Have caused the same to be surveyed, platted and replatted as NORTHERN HEIGHTS NORTH TOWNHOMES SECOND 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 28 day of June, 1999.

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 28 day of June, 1999 by Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife.



E. Ann Van Horn  
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 SCHERER, City Clerk, in and for the City of Rochester, do hereby certify that on the 5th day of APRIL, 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 19th day of JULY, 1999.

Judy Kay Scherer  
City Clerk  
City of Rochester

**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 28 day of June, 1999.

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

**COUNTY RECORDER**  
Document Number 91990  
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 28th day of June, 1999, at 10:00 o'clock A.M. and was duly recorded in Olmsted County Records.

[Signature]  
Olmsted County Recorder

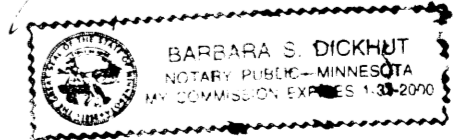
**COUNTY SURVEYOR**  
I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.  
This 30 day of June, 1999.

Edward J. Duval  
Olmsted County Surveyor

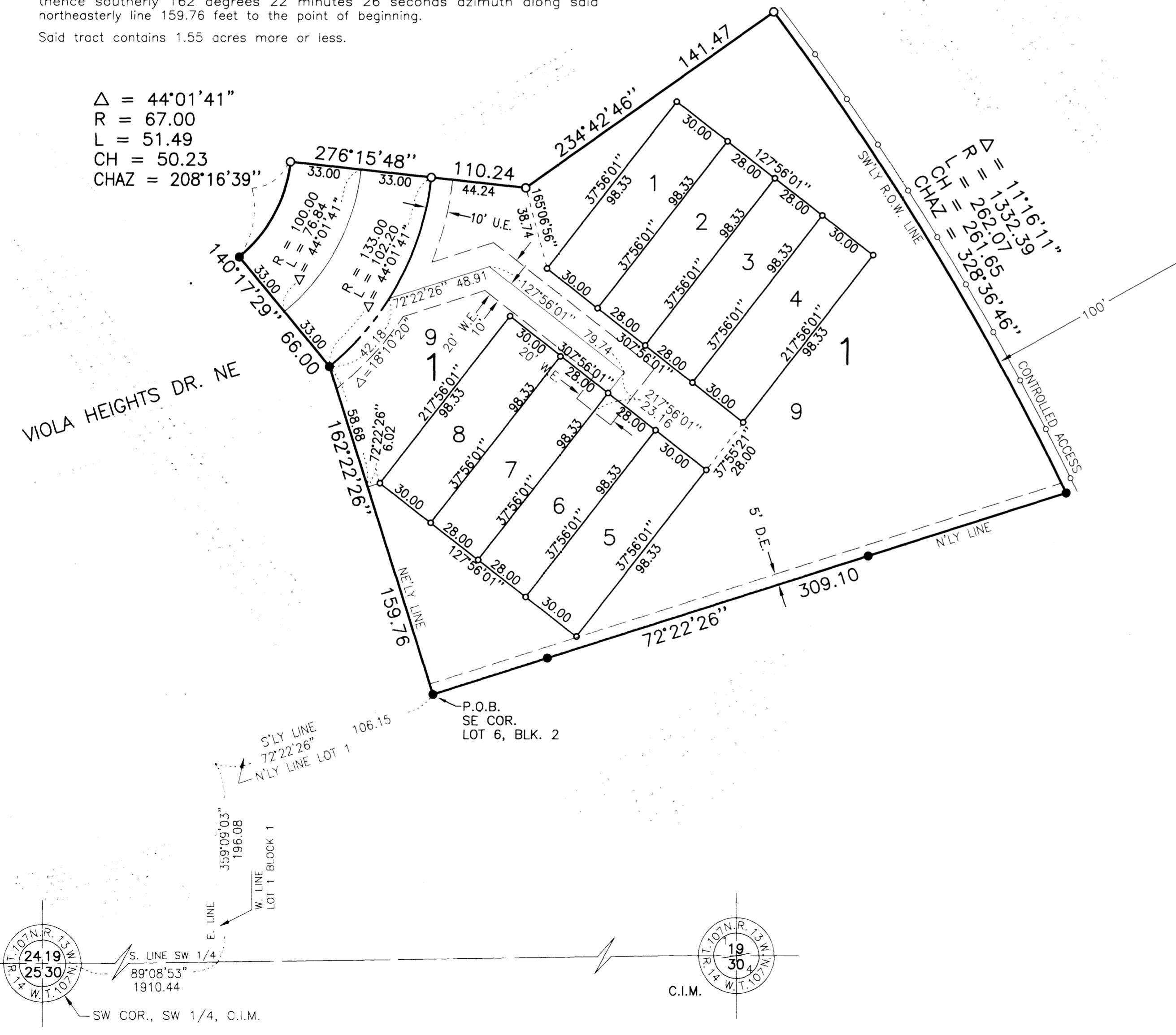
**SURVEYOR'S CERTIFICATE**  
I do hereby certify that I have surveyed and platted the property described on this plat as NORTHERN HEIGHTS NORTH TOWNHOMES SECOND SUBDIVISION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths 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.

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 June, 1999 by Douglas G. Rude, L.S. No. 22422.

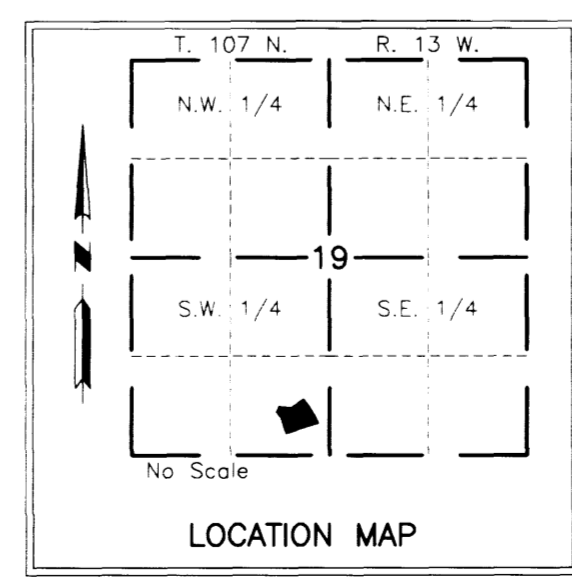


Barbara S. Dickhut  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000



- 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.



PROJECT NUMBER: 6316  
COMPUTER FILE: 6316SF01.DWG  
DATE: 03/22/1999  
DRAFTERPERSON: WCD