

ORCHARD HILLS SOUTH FIRST SUBDIVISION

INSTRUMENT OF DEDICATION

KNOWN BY 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:

Commencing at the northeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 270 degrees 30 minutes 20 seconds along the north line of said Northeast Quarter of the Southeast Quarter 1298.82 feet to the northeast corner of Foxcroft North Fourth, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 179 degrees 18 minutes 41 seconds azimuth along the east line of said Foxcroft North Fourth 89.72 feet to the point of beginning; thence easterly 110 degrees 24 minutes 26 seconds azimuth 225.81 feet; thence southerly 26.45 feet on a nontangential curve concave easterly, having a radius of 72.00 feet, a central angle of 21 degrees 03 minutes 06 seconds, and a chord azimuth of 189 degrees 52 minutes 53 seconds; thence southerly 179 degrees 21 minutes 20 seconds azimuth 68.00 feet; thence easterly 89 degrees 21 minutes 20 seconds azimuth 610.00 feet; thence southerly 179 degrees 21 minutes 20 seconds azimuth 262.21 feet; thence southwesterly 218 degrees 42 minutes 14 seconds azimuth 758.37 feet; thence westerly 269 degrees 21 minutes 20 seconds azimuth 210.20 feet; thence northwesterly 295 degrees 06 minutes 45 seconds azimuth 137.85 feet to the east line of Foxcroft East Second, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly 359 degrees 18 minutes 41 seconds azimuth along said east line and along the east line of said Foxcroft North Fourth 963.74 feet to the point of beginning.

Said tract contains 13.21 acres more or less.

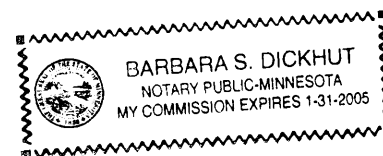
Have caused the same to be surveyed and platted as ORCHARD HILLS SOUTH FIRST SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements as shown on this plat for utility purposes only.

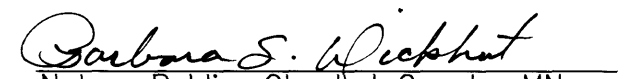
In witness whereof, said Michael Younge Development, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper Officer this 13th day of June, 2000.


Michael J. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

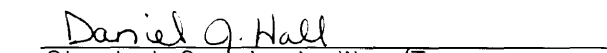
The foregoing instrument was acknowledged before me this 13th day of June, 2000, by Michael J. Younge, President of Michael Younge Development Inc., a Minnesota Corporation.




Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

COUNTY AUDITOR/TREASURER

Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 21st day of June, 2000.

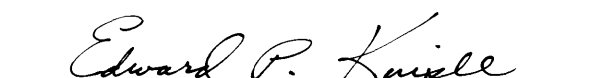

Olmsted County Auditor/Treasurer

By Wendy von Wald Deputy

COUNTY SURVEYOR

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

This 2nd day of June, 2000.


Olmsted County Surveyor

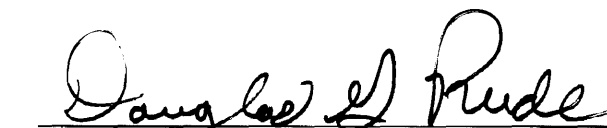
CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, JUDY KAY SCHERR, City Clerk, in and for the City of Rochester, do hereby certify that on the 15th day of MAY, 2000, 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 JUNE, 2000.


City Clerk

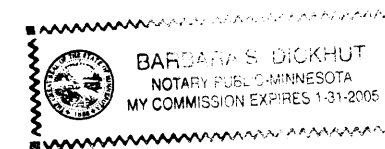
SURVEYOR'S CERTIFICATE

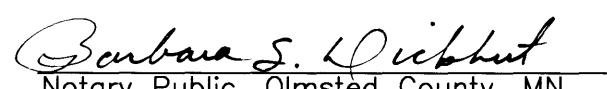
I do hereby certify that I have surveyed and platted the property described on this plat as ORCHARD HILLS SOUTH FIRST SUBDIVISION; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by December 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
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 13th day of June, 2000, by Douglas G. Rude, L.S. No. 22422.



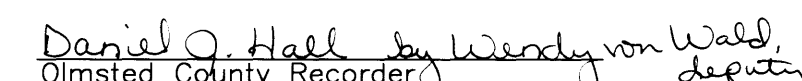

Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

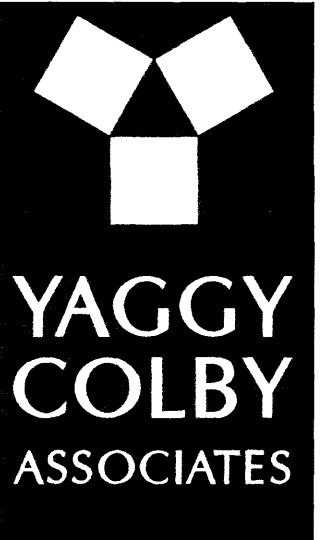
COUNTY RECORDER

A-845014

Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 21st day of June, 2000, at 11:30 o'clock A.m. and was duly recorded in Olmsted County Records.


Olmsted County Recorder, Deputy



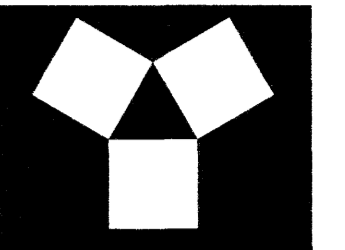
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

DATE: 01/11/2000

COMPUTER FILE: 6586SF01.DWG

PROJECT NUMBER: 6586

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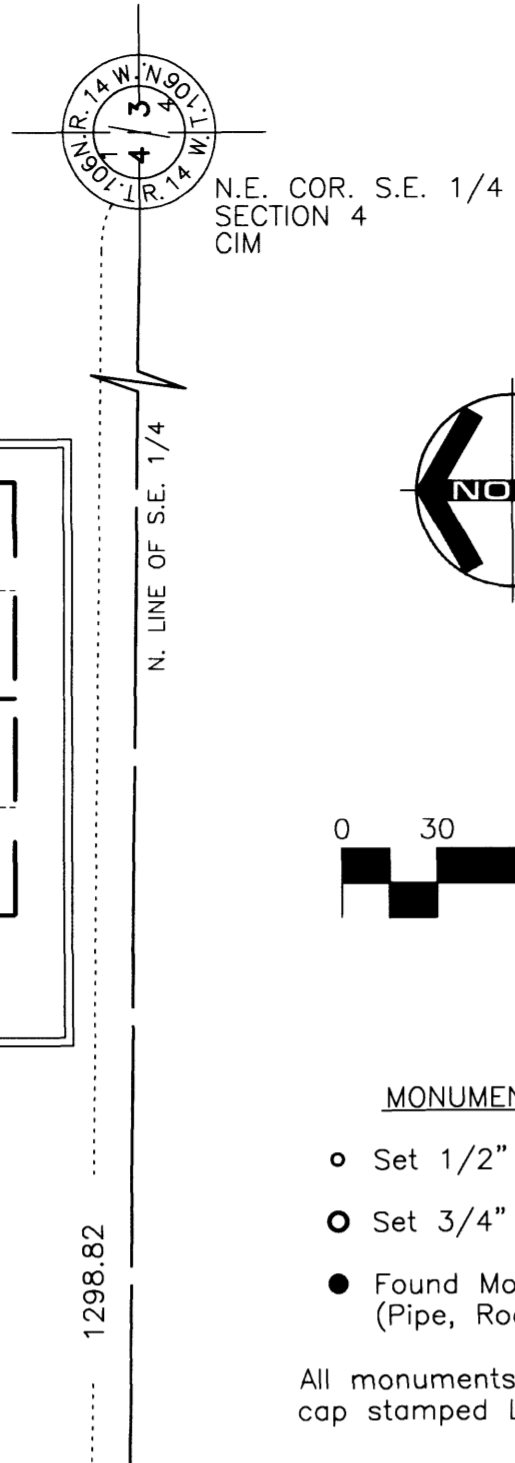
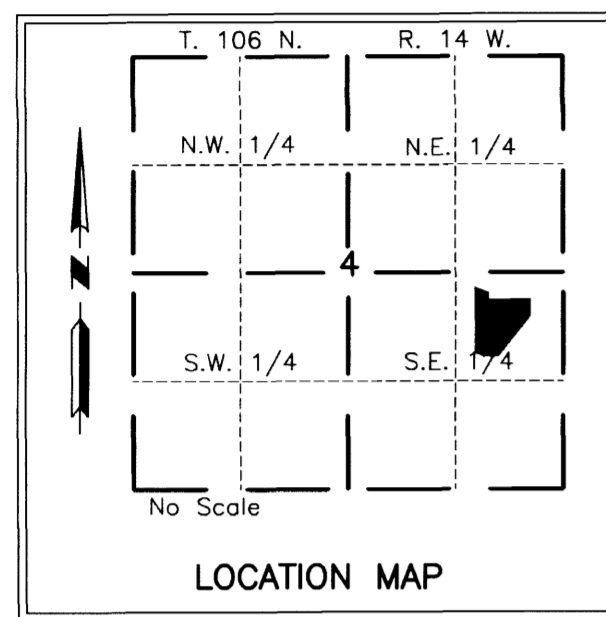


YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
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NUMBER	ARC LENGTH	DELTA	RADIUS	CHORD AZ	CHORD
1	47.03	21°03'06"	128.00	189°52'53"	46.77
2	73.90	33°04'43"	128.00	15°53'42"	72.88
3	99.13	44°22'24"	128.00	54°37'15"	96.67
4	28.03	12°32'53"	128.00	83°04'53"	27.98
5	113.10	90°00'00"	72.00	44°21'20"	101.82
6	25.93	06°30'58"	228.00	272°36'49"	25.92
7	25.97	08°39'07"	172.00	273°40'54"	25.95
8	9.90	04°25'58"	128.00	01°34'19"	9.90
9	78.00	34°54'56"	128.00	21°14'46"	76.80
10	24.72	19°40'27"	72.00	09°11'33"	24.60
11	24.72	19°40'27"	72.00	28°52'00"	24.60
12	51.65	41°06'09"	72.00	59°15'18"	50.55
13	96.59	43°14'16"	128.00	60°19'23"	94.32
14	34.38	35°10'19"	56.00	244°21'21"	33.84
15	56.16	57°27'42"	56.00	75°30'03"	53.84
16	73.38	75°04'47"	56.00	141°46'18"	68.24
17	75.33	77°04'20"	56.00	217°50'51"	69.78
18	60.50	61°54'14"	56.00	287°20'08"	57.60
19	24.16	58°28'52"	23.67	109°02'49"	23.12
A	36.74	21°03'06"	100.00	9°52'53"	36.54
B	157.08	90°00'00"	100.00	44°21'20"	141.42
C	25.94	07°26'00"	200.00	93°04'20"	25.93
D	68.68	39°20'54"	100.00	199°01'47"	67.33
E	88.40	50°39'06"	100.00	244°01'47"	85.55



- 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.

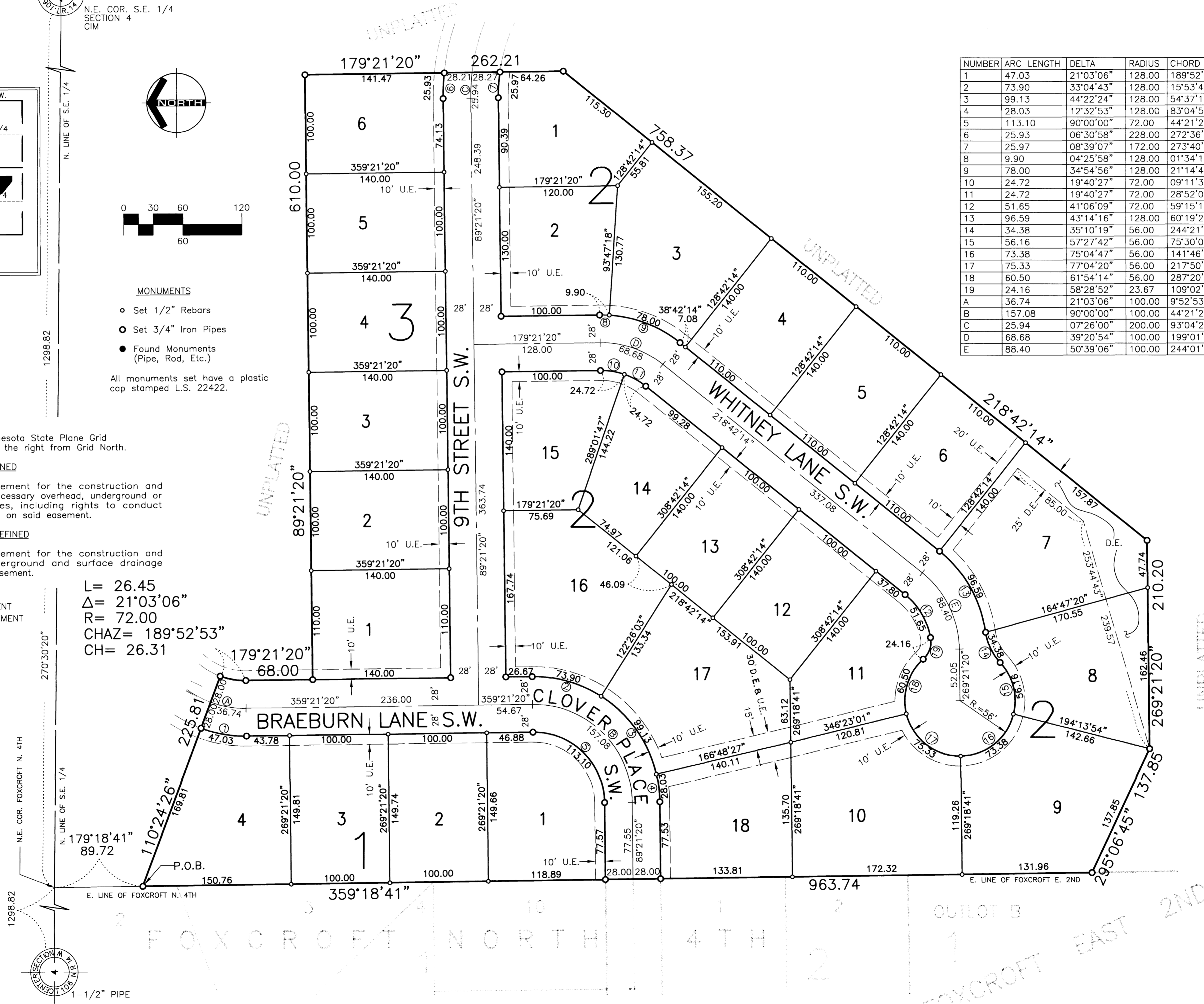
BEARINGS
Plat bearings are Minnesota State Plane Grid
Azimuths measured to the right from Grid North.

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.

L = 26.45
Δ = 21°03'06"
R = 72.00
CHAZ = 189°52'53"
CH = 26.31

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT



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