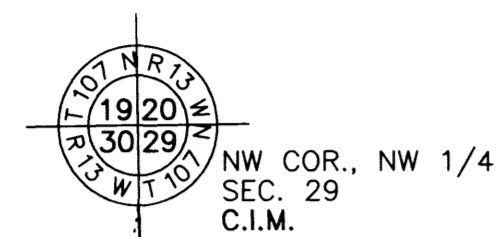
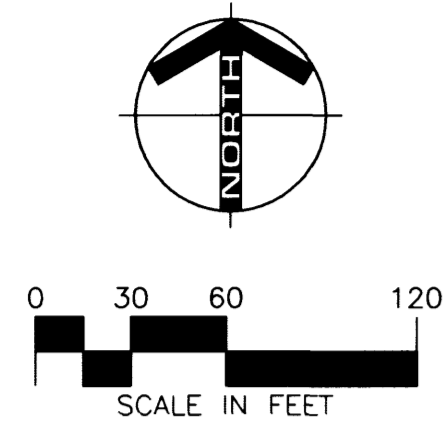
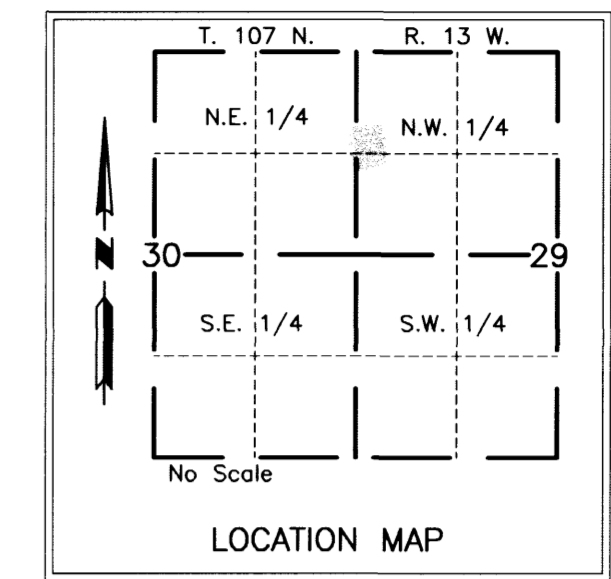


# CENTURY HILLS TOWNHOMES THIRD SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 168



ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE, SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6664  
FAX 507-288-5058  
EMAIL INFO@YAGGY.COM



### 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.

A utility easement is dedicated over all of Lot 21, Block 1.

### 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.

—○—○— = CONTROLLED ACCESS  
—○— = UTILITY EASEMENT

### 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.

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMDST  
CITY OF ROCHESTER

I, JUDY KAY SCHERR, City Clerk, in and for the City of Rochester, do hereby certify that on the 12th day of September, 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 29th day of September, 2000.

Judy Kay Scherr  
Judy Scherr, City Clerk

### 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:

That part of the Northwest Quarter of Section 29 and the Northeast Quarter of Section 30 all in Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 03 minutes 15 seconds along the west line of said Northwest Quarter 977.59 feet to the southerly right-of-way line of County State Aid Highway No. 2, according to Olmsted County Right-Of-Way Plat No. 117 and to the point of beginning; thence westerly 60.14 feet along said southerly right-of-way line on a nontangential curve concave northerly, having a radius of 2954.33 feet, a central angle of 01 degree 09 minutes 59 seconds, and a chord azimuth of 265 degrees 11 minutes 13 seconds to the east right-of-way line of Century Hills Drive NE; thence southerly 179 degrees 03 minutes 15 seconds azimuth along said east right-of-way line 470.67 feet to the north right-of-way line of 21st Street NE; thence easterly 89 degrees 19 minutes 32 seconds azimuth along said north right-of-way line 93.00 feet to the east line of Century Hills First Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 179 degrees 03 minutes 15 seconds azimuth 60.00 feet to the southerly right-of-way line of 21st Street NE; thence easterly 89 degrees 19 minutes 32 seconds azimuth 52.35 feet; thence easterly 84.23 feet on a tangential curve concave northerly, having a radius of 330.00 feet and a central angle of 14 degrees 37 minutes 27 seconds; thence northeasterly 74 degrees 42 minutes 05 seconds azimuth 184.26 feet; thence northerly 344 degrees 42 minutes 05 seconds azimuth 172.00 feet; thence northerly 24 degrees 32 minutes 22 seconds azimuth 80.74 feet; thence northwesterly 314 degrees 42 minutes 05 seconds azimuth 54.84 feet; thence northerly 359 degrees 03 minutes 15 seconds azimuth 239.78 feet to the southerly right-of-way line of said County State Aid Highway No. 2; thence westerly on a nontangential curve concave northerly, having a radius of 2,954.33 feet, a central angle of 05 degrees 53 minutes 21 seconds, and a chord azimuth of 261 degrees 39 minutes 36 seconds to the point of beginning.

Said tract contains 4.49 acres more or less.

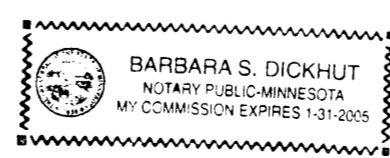
Have caused the same to be surveyed and platted as CENTURY HILLS TOWNHOMES THIRD SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 168 and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Payne Company has caused these presents to be signed by its proper Officer this 12th day of September, 2000

Roger H. Payne  
Roger H. Payne, President

STATE OF MINNESOTA  
COUNTY OF OLMDST

The foregoing instrument was acknowledged before me this 12th day of September, 2000, by Roger H. Payne, President of Payne Company, a Minnesota Corporation on behalf of the Corporation.



Barbara S. Dickhut  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2005

### COUNTY SURVEYOR

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

This 12 day of September, 2000

Edward P. Kuisle  
Edward P. Kuisle  
Olmsted County Surveyor

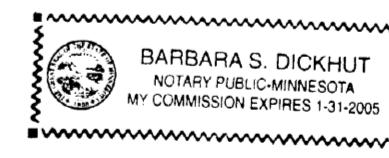
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CENTURY HILLS TOWNHOMES THIRD SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 168; 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 September 1, 2001; 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 D. Rude  
Douglas D. Rude  
Minnesota L.S. No. 22422

STATE OF MINNESOTA  
COUNTY OF OLMDST

The foregoing Surveyor's Certificate was acknowledged before me this 12th day of September, 2000, by Douglas G. Rude, L.S. No. 22422.



Barbara S. Dickhut  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2005

### COUNTY PROPERTY RECORDS AND LICENSING

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 29th day of September, 2000.

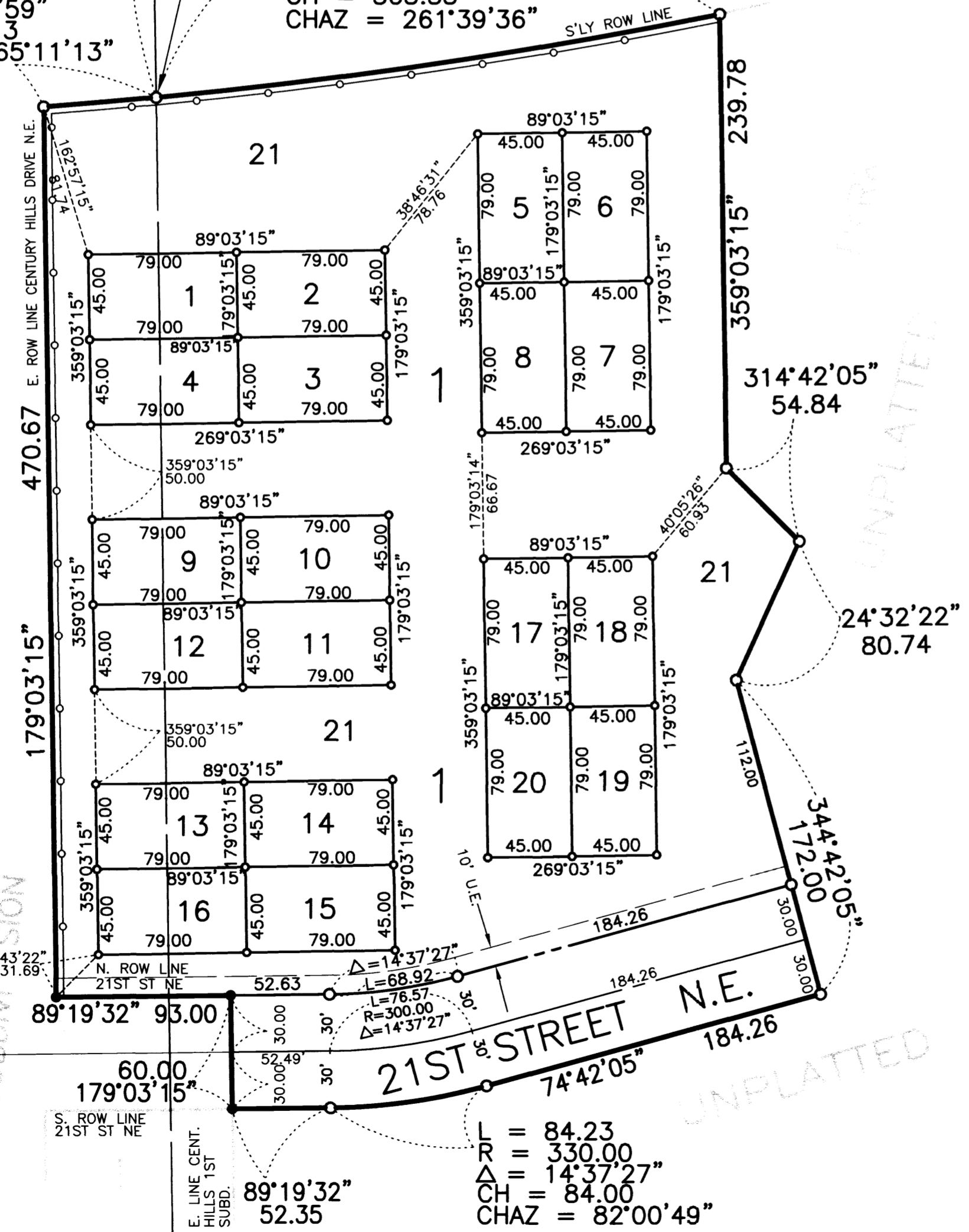
Document Number **A-853537**

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 29th day of September, 2000, at 2 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel J. Wall  
Olmsted County Director of  
Property Records and Licensing  
By Pam Hameister Deputy

L = 60.14  
R = 2954.33  
Δ = 01°09'59"  
CH = 60.13  
CHAZ = 265°11'13"

L = 303.66  
R = 2954.33  
Δ = 05°53'21"  
CH = 303.53  
CHAZ = 261°39'36"



PROJECT NUMBER: 6690  
COMPUTER FILE: 6690r02.DWG  
DATE: 06/20/00  
DRAFTSPERSON: B.K.B.