

NORTHERN HEIGHTS NORTH TOWNHOMES THIRD SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
307-288-6464
FAX 307-288-5058
EMAIL INFO@YAGGY.COM

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

That part of the South Half 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 1584.44 feet to the west line of NORTHERN HEIGHTS EAST TWELFTH 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 along the west line of Block 1 of NORTHERN HEIGHTS NORTH TOWNHOMES FIRST SUBDIVISION according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota 307.29 feet to the northwesterly corner of said Block 1 and the point of beginning: thence northeasterly 27 degrees 37 minutes 13 seconds azimuth along the northeasterly line of said Block 1 a distance of 248.21 feet; thence easterly 89 degrees 08 minutes 53 seconds azimuth along the northerly line of said Block 1, a distance of 91.32 feet; thence southeasterly 133 degrees 46 minutes 53 seconds azimuth along the northeasterly line of said Block 1, a distance of 151.42 feet to the northwesterly right-of-way line of Viola Height Drive NE; thence northeasterly 77.31 feet along said northwesterly right-of-way line on a nontangential curve concave northwesterly, having a radius of 67.00 feet, a central angle of 66 degrees 06 minutes 38 seconds and a chord azimuth of 39 degrees 19 minutes 13 seconds to the northerly line of NORTHERN HEIGHTS NORTH TOWNHOMES SECOND SUBDIVISION according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 96 degrees 15 minutes 48 seconds azimuth along said northerly line 110.24 feet; thence northeasterly 54 degrees 42 minutes 46 seconds azimuth along said northerly line 141.47 feet to the southwesterly right-of-way line of County State Aid Highway No. 22 according to the OLMSTED COUNTY RIGHT OF WAY PLAT NO. 44; thence northwesterly 589.68 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 25 degrees 21 minutes 28 seconds and a chord azimuth of 310 degrees 17 minutes 57 seconds; thence northwesterly 297 degrees 37 minutes 13 seconds azimuth along said southwesterly right-of-way line 282.02 feet to the southeasterly line of NORTHERN HEGHTS NORTH FIRST SUBDIVISION according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southwesterly 207 degrees 37 minutes 13 seconds azimuth along said southeasterly line 326.00 feet; thence southeasterly 117 degrees 37 minutes 13 seconds azimuth 287.92 feet; thence southerly 179 degrees 08 minutes 51 seconds azimuth 329.50 feet to the point of beginning.

Said tract contains 6.15 acres more or less.

Have caused the same to be surveyed and platted as NORTHERN HEIGHTS NORTH TOWNHOMES THIRD SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicating the easements as shown on this plat for drainage and utility purposes only.

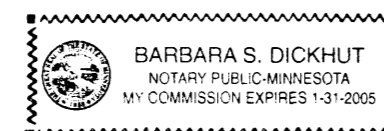
In witness whereof, said Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife, have hereunto set their hands this 5th day of October, 2000

Arnold J. Bomgaars
Arnold J. Bomgaars

Rebecca A. Bomgaars
Rebecca A. Bomgaars

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5th day of October, 2000 by Arnold J. Bomgaars and Rebecca A. Bomgaars, husband and wife.



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

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 11th day of August, 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 11th day of October, 2000.

Judy K. Scherr
Judy K. Scherr
City Clerk

COUNTY SURVEYOR

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

This 23 day of September, 2000.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

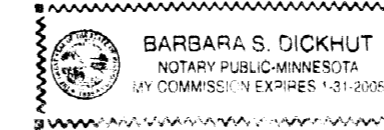
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as NORTHERN HEIGHTS NORTH TOWNHOMES 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 October 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 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 29th 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 12th day of October, 2000.

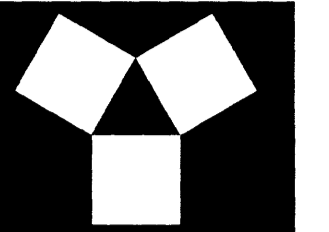
Document Number A-854707

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 12th day of October, 2000, at 9 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel A. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy Marshall Deputy

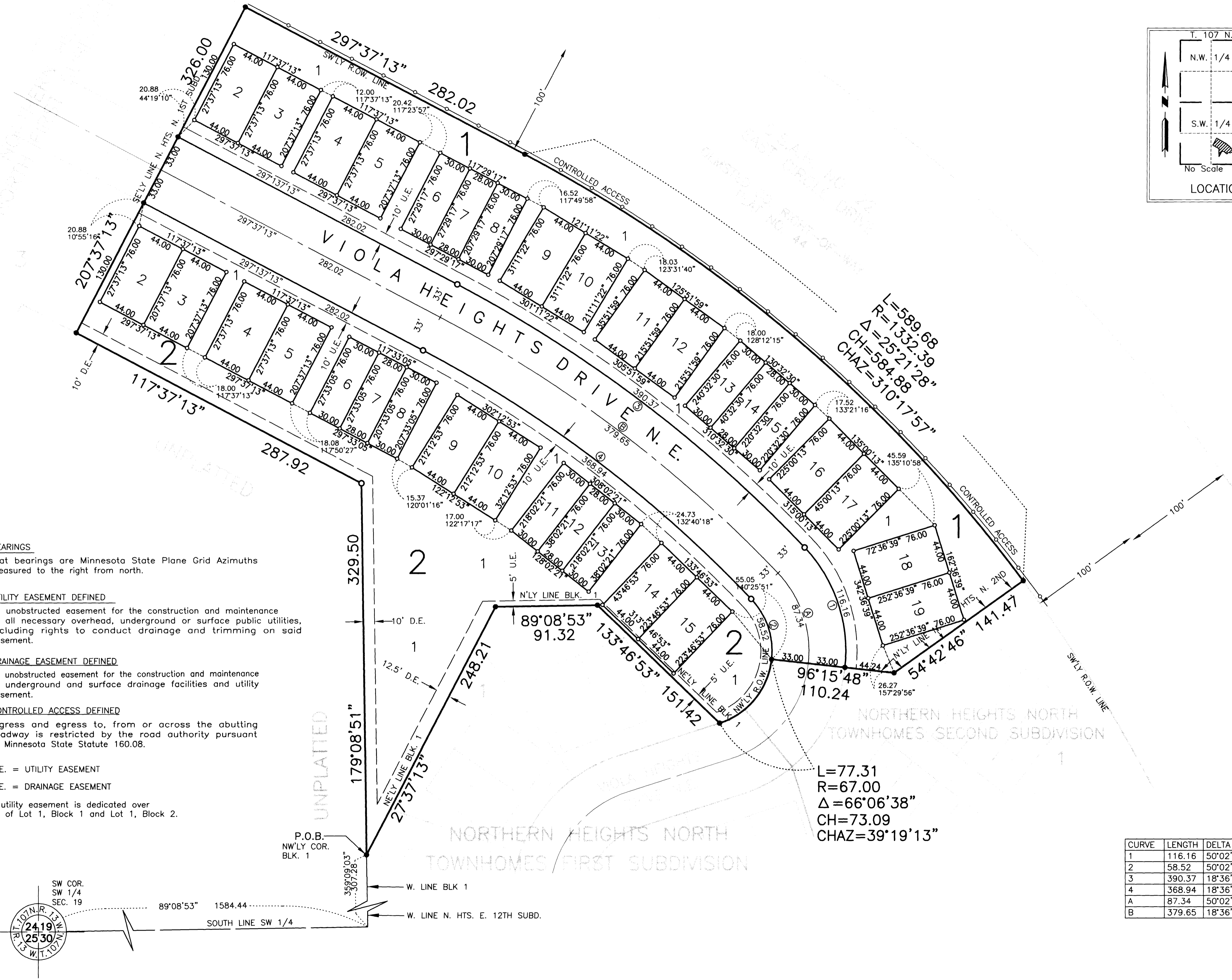
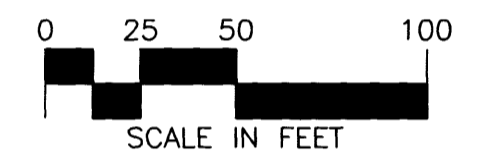
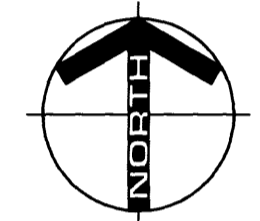
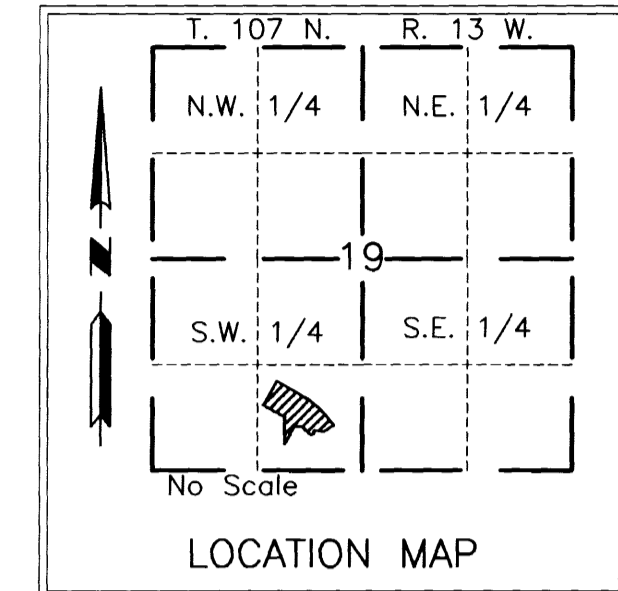
PROJECT NUMBER: 6520
COMPUTER FILE: 6520SF01.DWG
DATE: 9/29/2000
DRAFTSPERSON:P.G.O.

NORTHERN HEIGHTS NORTH TOWNHOMES THIRD SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
907-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM



BEARINGS

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

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

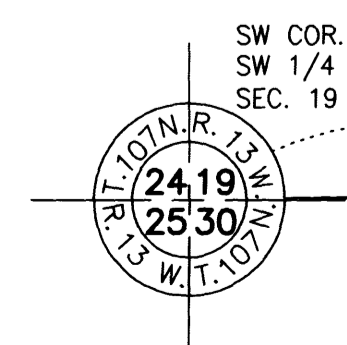
A utility easement is dedicated over all of Lot 1, Block 1 and Lot 1, Block 2.

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.

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	116.16	50°02'30"	133.00	112.50	341°14'34"
2	58.52	50°02'30"	67.00	56.67	341°14'34"
3	390.37	18°36'06"	1202.39	388.66	306°55'16"
4	368.94	18°36'06"	1136.39	367.32	306°55'16"
A	87.34	50°02'30"	100.00	84.59	341°14'34"
B	379.65	18°36'06"	1169.39	377.99	306°55'16"



PROJECT NUMBER: 6520
COMPUTER FILE: 6520SF01.DWG
DATE: 9/29/2000
DRAFTSPERSON: P.G.O.