

ORCHARD HILLS NORTH SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5038
EMAIL: INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Michael Younge Development, Inc., a Minnesota Corporation, Michael J. Younge, unmarried, and Kay Lynn Cooper, unmarried, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of Section 4, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from grid north of 90 degrees 30 minutes 20 seconds along the south line of said Northeast Quarter 635.68 feet to the point of beginning; thence northerly 359 degrees 30 minutes 42 seconds azimuth 331.80 feet; thence northerly 12 degrees 58 minutes 05 seconds azimuth 124.99 feet; thence northeasterly 23 degrees 36 minutes 36 seconds azimuth 334.88 feet; thence easterly 94 degrees 15 minutes 42 seconds azimuth 141.21 feet; thence easterly 108 degrees 44 minutes 21 seconds azimuth 260.57 feet; thence easterly 101 degrees 57 minutes 35 seconds azimuth 245.89 feet; thence southerly 178 degrees 42 minutes 46 seconds azimuth 304.05 feet; thence easterly 46.45 feet on a nontangential curve concave northerly, having a radius of 330.00 feet, a central angle of 8 degrees 03 minutes 54 seconds and a chord azimuth of 90 degrees 02 minutes 32 seconds; thence southerly 179 degrees 00 minutes 17 seconds azimuth 233.80 feet; thence southwesterly 245 degrees 21 minutes 08 seconds azimuth 199.87 feet to the south line of said Northeast Quarter; thence westerly 270 degrees 30 minutes 20 seconds azimuth along said south line 663.14 feet to the point of beginning.

Said tract contains 12.42 acres more or less.

Have caused the same to be surveyed and platted as ORCHARD HILLS NORTH 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 drainage and 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 12th day of March, 2001.

Michael J. Younge
Michael J. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing Instrument was acknowledged before me this 12th day of March, 2001, by Michael J. Younge, President of Michael Younge Development Inc., a Minnesota Corporation.

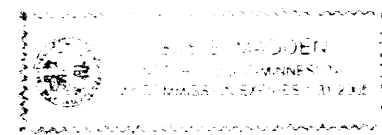
Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

In witness whereof said Michael J. Younge has hereunto set his hand this 12th day of March, 2001.

Michael J. Younge
Michael J. Younge

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 12th day of March, 2001, by Michael J. Younge.



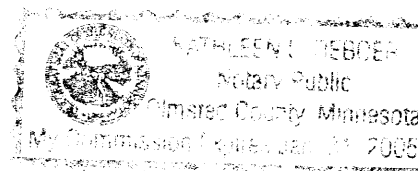
Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

In witness whereof said Kay Lynn Cooper has hereunto set her hand this 3rd day of May, 2001.

Kay Lynn Cooper
Kay Lynn Cooper

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 3rd day of May, 2001, by Kay Lynn Cooper.



Kathleen A. Soben
Notary Public, Olmsted County, MN
My Commission Expires Jan. 31, 2005

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMTSTED
CITY OF ROCHESTER

Dalori Langseth Deputy
I, Judy K. Scherr City Clerk, in and for the City of Rochester, do hereby certify that on the 5th day of June, 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 May, 2001.

Dalori Langseth
Judy K. Scherr Dalori Langseth
City Clerk, 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, 2001.

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 ORCHARD HILLS NORTH 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, 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 OLMTSTED

The foregoing Surveyor's Certificate was acknowledged before me this 7th day of March, 2001, by Douglas G. Rude L.S. No. 22422.

Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

COUNTY PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2001 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24th day of May, 2001.

Document Number — **A-873899**

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 24th day of May, 2001, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

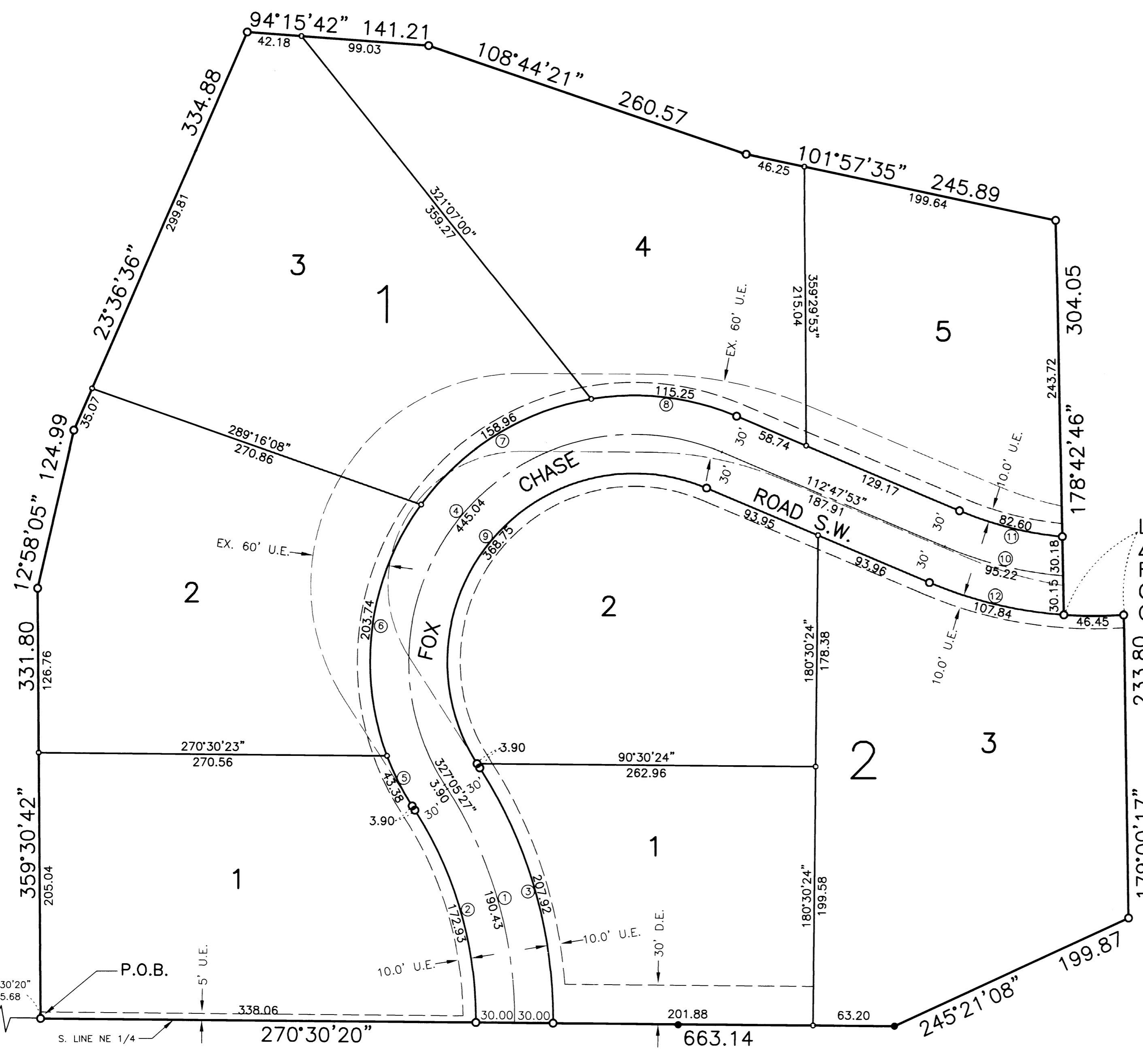
Kanish J. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

ORCHARD HILLS NORTH SUBDIVISION

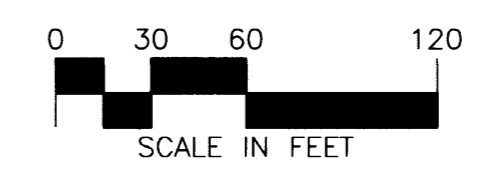
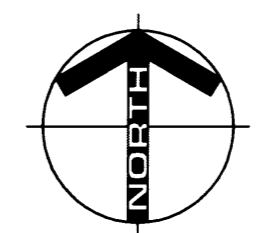


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L = 46.45
Δ = 08°03'54"
R = 330.00
CHAZ = 90°02'32"
CH = 46.41



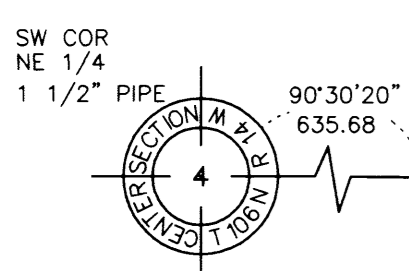
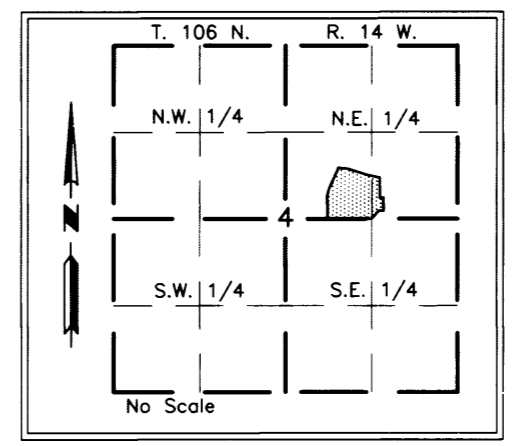
- MONUMENTS**
- Set 1/2" Rebars
 - ◉ Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 22422.

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

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

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.



CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	190.43	33°24'54"	326.52	187.74	343°47'54"
2	172.93	33°24'55"	296.52	170.49	343°47'54"
3	207.92	33°24'55"	356.52	204.99	343°47'54"
4	445.04	145°42'27"	175.00	334.44	39°56'40"
5	43.38	12°07'28"	205.00	43.30	153°09'11"
6	203.74	56°56'33"	205.00	195.45	07°41'11"
7	158.96	44°25'42"	205.00	155.01	58°22'19"
8	115.25	32°12'44"	205.00	113.74	96°41'32"
9	368.75	145°42'27"	145.00	277.11	39°56'40"
10	95.22	18°11'08"	300.00	94.82	283°42'20"
11	82.60	17°31'38"	270.00	82.27	284°02'04"
12	107.84	18°43'25"	330.00	107.36	283°26'11"

PROJECT NUMBER: 6367
COMPUTER FILE: 6367SF01.DWG
DATE: 2/25/00
DRAFTSPERSON: F.J.C.