

CENTURY HILLS FIFTH SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
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EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Payne Company, a Minnesota Corporation, and Harold E. Payne and Virginia M. Payne as Trustees of the Harold E. Payne Revocable Trust under Trust Agreement, being owners and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

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

Commencing at the northeast corner of said Southeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 58 minutes 31 seconds along the east line of said Southeast Quarter 1012.05 feet to the south line of CENTURY HILLS FOURTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota and the point of beginning; thence westerly 269 degrees 34 minutes 24 seconds azimuth along said south line 582.58 feet to the southerly line of CENTURY HILLS THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 273 degrees 16 minutes 26 seconds azimuth along said southerly line 132.73 feet; thence northwesterly 313 degrees 58 minutes 31 seconds azimuth along said southerly line 43.19 feet; thence southwesterly 223 degrees 58 minutes 31 seconds azimuth along said southerly line 99.59 feet; thence northwesterly 313 degrees 58 minutes 31 seconds azimuth along said southerly line 66.80 feet; thence northwesterly 313 degrees 58 minutes 31 seconds azimuth along said southerly line 100.06 feet; thence westerly 261 degrees 31 minutes 11 seconds azimuth along said southerly line 60.98 feet; thence southerly 202 degrees 04 minutes 24 seconds azimuth along said southerly line 224.06 feet; thence southerly 178 degrees 47 minutes 12 seconds azimuth along said southerly line and its southerly extension 383.69 feet; thence easterly 69 degrees 14 minutes 21 seconds azimuth 228.75 feet; thence northerly 56.81 feet on a nontangential curve concave easterly, having a radius of 167.00 feet, a central angle of 19 degrees 29 minutes 28 seconds, and a chord azimuth of 349 degrees 02 minutes 28 seconds; thence easterly 88 degrees 47 minutes 12 seconds azimuth 140.00 feet; thence northerly 358 degrees 47 minutes 12 seconds azimuth 131.43 feet; thence easterly 89 degrees 34 minutes 24 seconds azimuth 1367.30 feet; thence northerly 358 degrees 58 minutes 31 seconds azimuth 303.87 feet; thence westerly 268 degrees 58 minutes 31 seconds azimuth 140.00 feet; thence northerly 358 degrees 57 minutes 55 seconds azimuth 37.61 feet; thence westerly 269 degrees 34 minutes 24 seconds azimuth 260.00 feet to the point of beginning.

Said tract contains 13.66 acres more or less.

Has caused the same to be surveyed and platted as CENTURY HILLS FIFTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and culdesac, and also dedicating 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 5th day of July, 2001.

Roger H. Payne, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5th day of July, 2001, by Roger H. Payne, President of Payne Company, a Minnesota Corporation, on behalf of the Corporation.



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

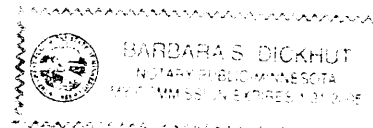
In witness whereof, said Harold E. Payne and Virginia M. Payne as Trustees of the Harold E. Payne Revocable Trust under Trust Agreement, has caused these presents to be signed by its proper officer this 5th day of July, 2001.

Harold E. Payne

Virginia M. Payne

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5th day of July, 2001, by Harold E. Payne and Virginia M. Payne as Trustees of the Harold E. Payne Revocable Trust under Trust Agreement.



Barbara S. Lubert
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 2ND day of JULY, 2001, 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 17TH day of JULY, 2001.

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 3rd day of July, 2001.

Edward P. Kuisle
Olmsted County Surveyor

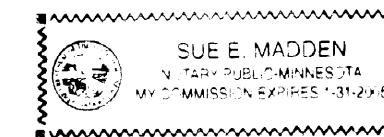
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as CENTURY HILLS FIFTH 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 MARCH 31, 2002; 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 14th day of June, 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 17th day of July, 2001.

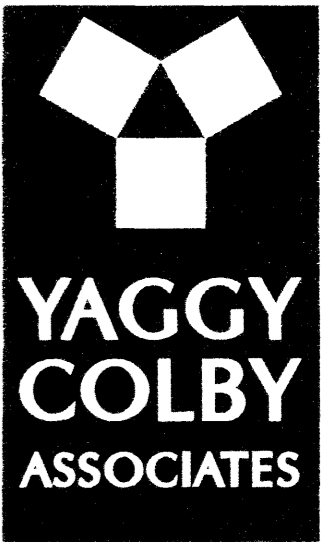
Document Number **A-880160**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for record on this 17th day of July, 2001, at 11:42 o'clock A.m. and was duly recorded in Olmsted County Records.

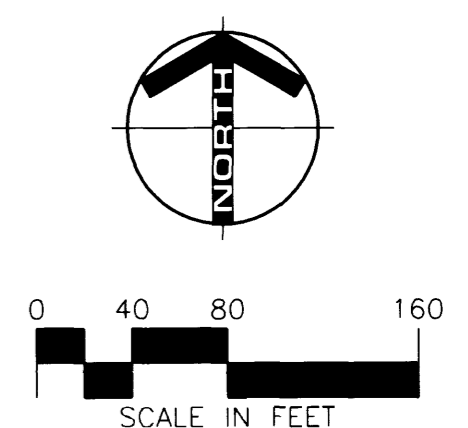
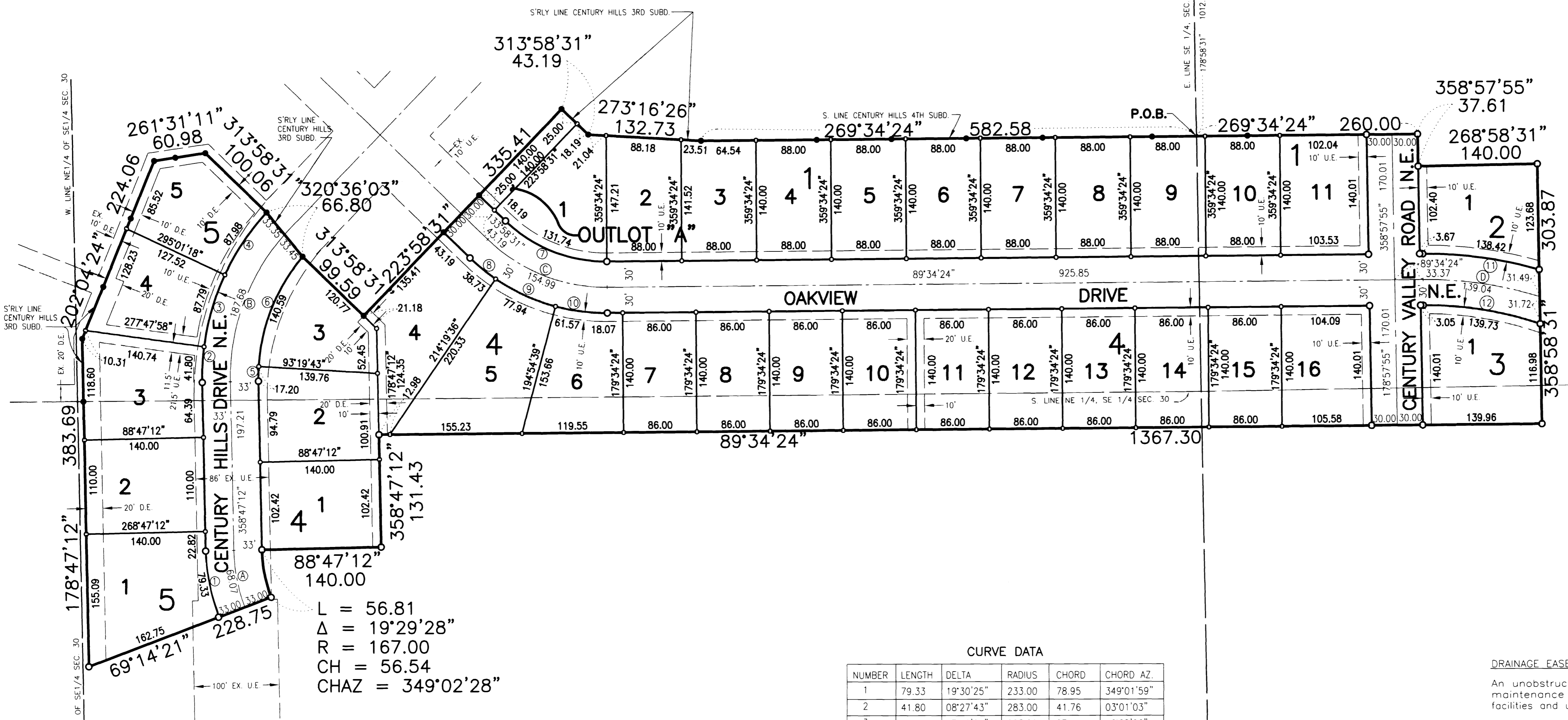
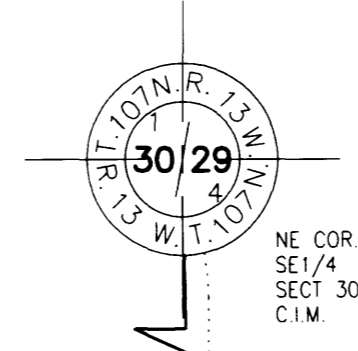
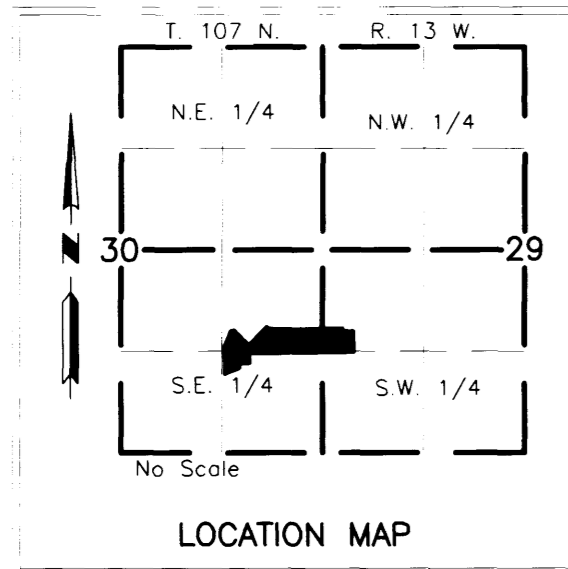
Daniel J. Hall
Olmsted County Director of
Property Records and Licensing

By Windy von Wald Deputy

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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.

L = 56.81
Δ = 19°29'28"
R = 167.00
CH = 56.54
CHAZ = 349°02'28"

CURVE DATA

NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHORD AZ.
1	79.33	19°30'25"	233.00	78.95	349°01'59"
2	41.80	08°27'43"	283.00	41.76	03°01'03"
3	87.79	17°46'24"	283.00	87.44	16°08'06"
4	87.98	17°48'43"	283.00	87.62	33°55'40"
5	17.20	04°32'31"	217.00	17.20	01°03'27"
6	140.59	37°07'14"	217.00	138.14	21°53'20"
7	131.74	44°24'07"	170.00	128.47	111°46'28"
8	38.73	09°38'55"	230.00	38.69	309°09'04"
9	77.94	19°24'58"	230.00	77.57	114°37'07"
10	61.57	15°20'14"	230.00	61.38	97°14'31"
11	138.42	16°31'22"	480.00	137.94	97°50'05"
12	139.73	19°03'44"	420.00	139.09	99°06'16"
A	68.07	19°30'01"	200.00	67.74	349°02'11"
B	187.68	43°00'50"	250.00	183.31	20°17'37"
C	154.99	44°24'07"	200.00	151.14	111°46'28"
D	139.04	17°42'12"	450.00	138.49	98°25'30"

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and 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.

U.E. = UTILITY EASEMENT

7161 S FNPL 01.DWG DATE: 01/08/01
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