

BAIHLY HEIGHTS SEVENTH SUBDIVISION

OLMSTED COUNTY RECORDER

Document Number 671892

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 3 day of December, 1993, at 9 o'clock A.m., and was duly recorded in Olmsted County Records.

[Signature]
Olmsted County Recorder

Carole A. Grimm
deputy

OLMSTED COUNTY AUDITOR/TREASURER

Taxes payable in the year 1993 on the land herein described have been paid, there are no delinquent taxes, and transfer has been entered this 3rd day of December, 1993.

[Signature]
Olmsted County Auditor/Treasurer
BY: [Signature], Deputy

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 1st day of Nov, 1993, 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 12th day of Dec, 1993.

[Signature]
Carole A. Grimm, City Clerk

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Younge Development Co., a Minnesota Corporation, Owner and Proprietor, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 106 North, Range 14 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 88 degrees 37 minutes 49 seconds along the south line of said Southwest Quarter 858.82 feet to the point of beginning; thence continue easterly 88 degrees 37 minutes 49 seconds azimuth along said south line 406.88 feet to the westerly line of Baihly Estates; thence northerly 337 degrees 52 minutes 41 seconds azimuth along said westerly line 1014.05 feet; thence northwesterly 299 degrees 46 minutes 29 seconds azimuth along the southwesterly line of Lot 1, Block 2 of Baihly Estates 204.93 feet to the easterly line of Baihly Heights Sixth Subdivision; thence southwesterly 207 degrees 06 minutes 53 seconds azimuth along said easterly line 191.30 feet; thence southerly 179 degrees 10 minutes 38 seconds azimuth along said easterly line and a southerly projection thereof 143.27 feet; thence easterly 89 degrees 10 minutes 38 seconds azimuth 20.76 feet; thence southerly 179 degrees 10 minutes 38 seconds azimuth 210.00 feet; thence easterly 89 degrees 10 minutes 38 seconds azimuth 33.91 feet; thence southerly 179 degrees 10 minutes 38 seconds azimuth 170.00 feet; thence southeasterly 142 degrees 04 minutes 32 seconds azimuth 110.16 feet; thence southerly 157 degrees 52 minutes 41 seconds azimuth 292.86 feet to the point of beginning.

Said tract contains 8.47 acres more or less.

Have caused the same to be surveyed and platted as BAIHLY HEIGHTS SEVENTH SUBDIVISION, and do hereby donate and dedicate to the public, for public use forever, the thoroughfare, and grant the easements as shown on this plat.

In witness whereof, said Younge Development Co., has caused these presents to be signed by its proper Officer this 13th day of November, 1993.

[Signature]
Rodney A. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 18th day of November of 1993, by Rodney A. Younge, President of Younge Development Co., a Minnesota Corporation on behalf of the Corporation.

[Signature]
KATHRYN M. MALLOY
NOTARY PUBLIC, MINNESOTA
OLMSTED COUNTY
My Commission Expires 6-17-97

[Signature]
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97

OLMSTED COUNTY SURVEYOR

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

This 13 day of November, 1993.

[Signature]
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 BAIHLY HEIGHTS SEVENTH 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 as designated, 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.

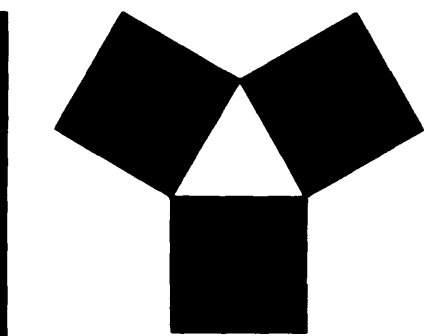
[Signature]
Michael J. Fritz
Minnesota R.L.S. No. 20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 18th day of November, 1993, by Michael J. Fritz, R.L.S. No. 20703.

[Signature]
KATHRYN M. MALLOY
NOTARY PUBLIC, MINNESOTA
OLMSTED COUNTY
My Commission Expires 6-17-97

[Signature]
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97



**YAGGY
COLBY
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5056

FINAL PLAT
BAIHLY HEIGHTS
SEVENTH SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER 2774

DATE 10-13-93

DRAWN BY

CHECKED BY

REVISIONS

SHEET NUMBER

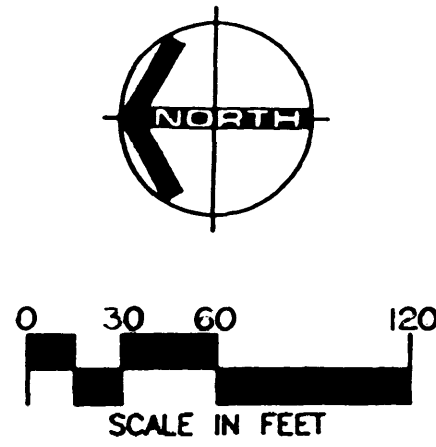
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OF TWO SHEETS

BAIHLY HEIGHTS SEVENTH SUBDIVISION

CURVE	Δ	R	L	CHORD
1	14°16'32"	180.00	44.85	44.73
2	11°00'40"	120.00	23.06	23.03
3	14°29'15"	230.00	58.16	58.00
4	24°20'34"	230.00	97.72	96.98
5	17°23'24"	230.00	69.81	69.54
6	68°42'03"	170.00	203.84	191.85
7	29°51'54"	125.00	65.16	64.42
8	26°32'33"	50.00	23.16	22.96
9	15°30'23"	50.00	13.53	13.49
10	67°19'51"	51.00	59.93	56.54
11	71°01'47"	51.00	63.22	59.25
12	71°01'47"	51.00	63.22	59.25
13	54°42'26"	51.00	48.70	46.87
14	42°02'54"	50.00	36.69	35.88
15	29°51'54"	75.00	39.09	38.65
A	12°58'22"	150.00	33.96	33.89
B	45°04'14"	200.00	157.33	153.30
C	23°37'49"	200.00	82.48	81.90
D	68°42'03"	200.00	239.81	225.70
E	29°51'54"	100.00	52.12	51.54

① Curve Reference No. (Prop. Line)
Ⓐ Curve Reference Letter (Center Line)



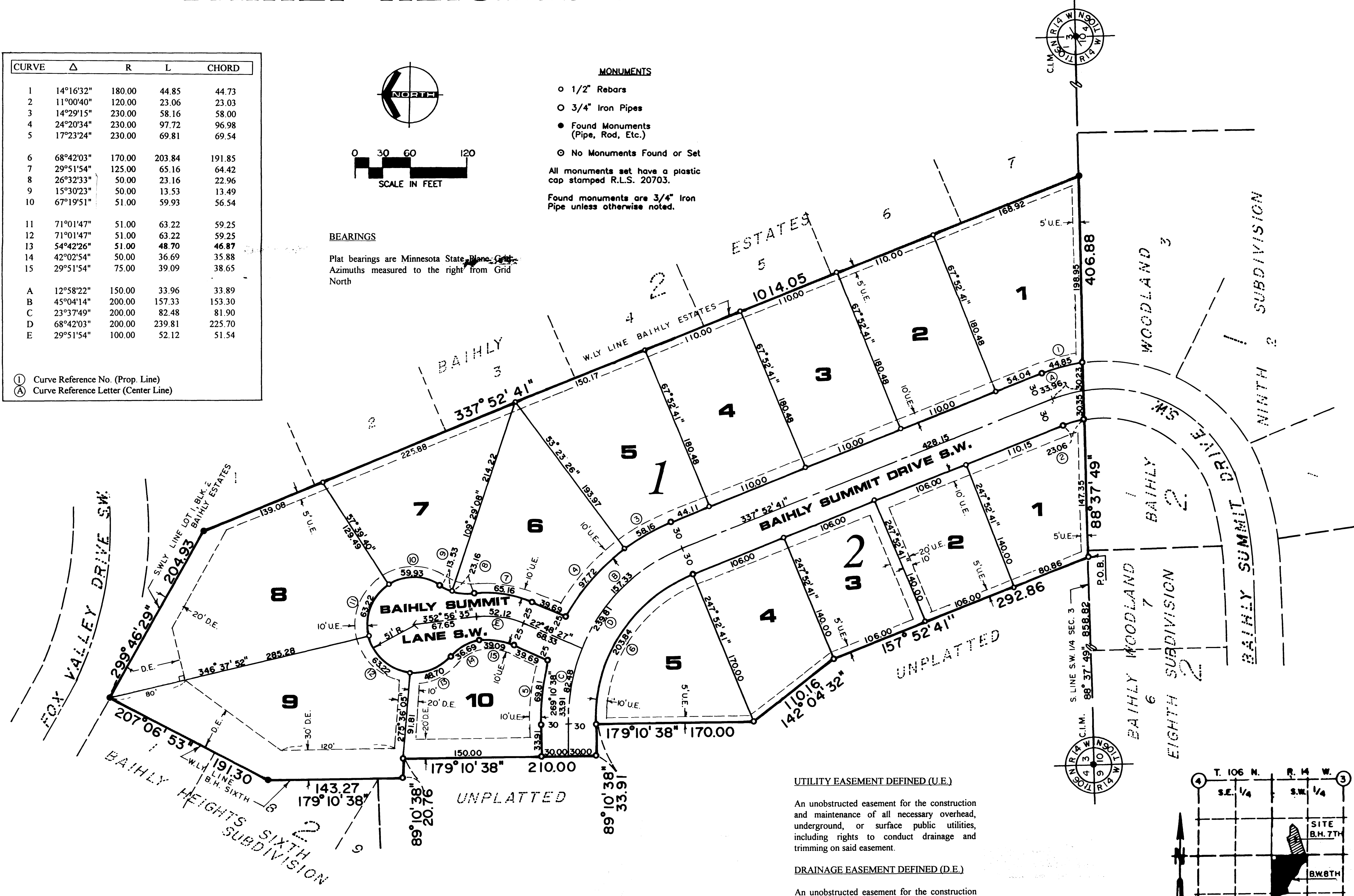
MONUMENTS

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)
- ⊙ No Monuments Found or Set

All monuments set have a plastic cap stamped R.L.S. 20703.
Found monuments are 3/4" Iron Pipe unless otherwise noted.

BEARINGS

Plat bearings are Minnesota State Plane, Zone 14.
Azimuths measured to the right from Grid North

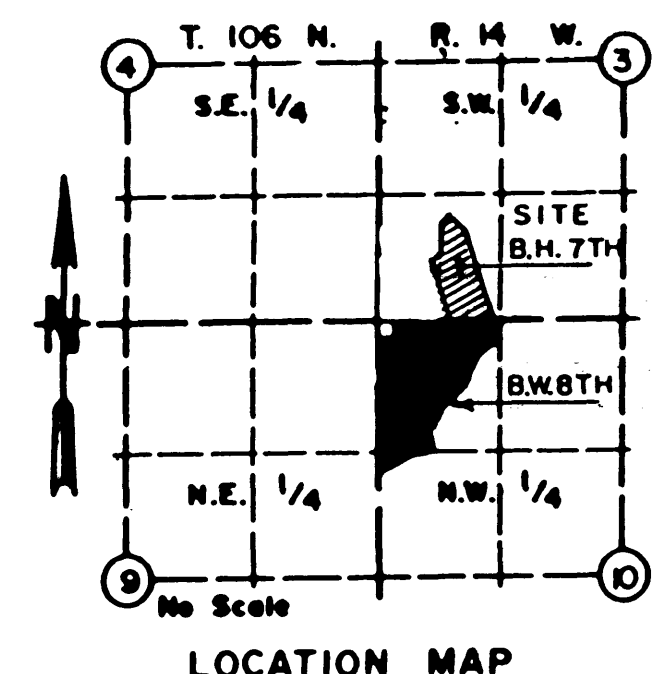


UTILITY EASEMENT DEFINED (U.E.)

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 (D.E.)

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



YAGGY COLBY ASSOCIATES
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
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717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058

FINAL PLAT
BAIHLY HEIGHTS SEVENTH SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER **2774**
DATE **10-13-83**
DRAWN BY _____
CHECKED BY _____
REVISIONS _____
SHEET NUMBER **2**
OF **TWO** SHEETS