

SALEM HEIGHTS TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 206



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

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That RJY Development, Inc., 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 South Half of the Northwest Quarter, and the Northwest Quarter of the Southwest Quarter of Section 10, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing ^{* to the point of beginning;}
Beginning at the southwest corner of said Northwest Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 06 minutes 04 seconds along the west line of said Northwest Quarter 516.41 feet to the southeasterly line of Lot 2, Block 1 of BELL OAKS SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northeasterly 63 degrees 42 minutes 02 seconds azimuth along said southeasterly line 225.25 feet; thence northerly 358 degrees 53 minutes 16 seconds azimuth along the easterly line of said BELL OAKS SUBDIVISION 220.00 feet to the southerly line of BAIHLY WOODLAND SEVENTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 88 degrees 53 minutes 16 seconds azimuth along said southerly line and along the southerly line of BAIHLY WOODLAND SIXTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 1077.67 feet to the northwesterly line of BAIHLY WOODLAND FIRST ADDITION REPLAT, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southwesterly 216 degrees 58 minutes 50 seconds azimuth along said northwesterly line 130.26 feet to the northerly right-of-way line of Woodland Drive SW; thence westerly 141.53 feet along said northerly right-of-way line on a nontangential curve concave southerly, having a radius of 147.59 feet, a central angle of 54 degrees 56 minutes 32 seconds, and a chord azimuth of 283 degrees 52 minutes 32 seconds; thence westerly 256 degrees 24 minutes 16 seconds azimuth along said northerly right-of-way line 2.44 feet; thence southwesterly 176.84 feet along said northerly right-of-way line and the westerly right-of-way line of said Woodland Drive S.W. on a tangential curve concave southeasterly, having a radius of 112.58 feet and a central angle of 90 degrees 00 minutes 00 seconds; thence southerly 166 degrees 24 minutes 16 seconds azimuth along said westerly right-of-way line 65.73 feet; thence southeasterly 29.14 feet along said westerly right-of-way line on a tangential curve concave easterly, having a radius of 605.96 feet and a central angle of 02 degrees 45 minutes 20 seconds; thence southwesterly 208 degrees 30 minutes 47 seconds azimuth 333.50 feet; thence southeasterly 150 degrees 54 minutes 58 seconds azimuth 89.23 feet; thence southerly 177 degrees 47 minutes 21 seconds azimuth 89.23 feet; thence southwesterly 207 degrees 58 minutes 04 seconds azimuth 110.62 feet; thence southwesterly 241 degrees 27 minutes 09 seconds azimuth 110.62 feet; thence southwesterly 239 degrees 22 minutes 30 seconds azimuth 140.58 feet; thence westerly 259 degrees 24 minutes 17 seconds azimuth 290.66 feet; thence northwesterly 301 degrees 25 minutes 22 seconds azimuth 143.87 feet; thence northerly 357 degrees 58 minutes 40 seconds azimuth 96.31 feet; thence northerly 06 degrees 18 minutes 15 seconds azimuth 185.70 feet; thence northeasterly 40 degrees 39 minutes 33 seconds azimuth 133.51 feet; thence northerly 03 degrees 11 minutes 52 seconds azimuth 192.22 feet; thence northwesterly 329 degrees 39 minutes 51 seconds azimuth 50.87 feet; thence northwesterly 332 degrees 30 minutes 22 seconds azimuth 135.00 feet; thence southwesterly 243 degrees 42 minutes 02 seconds azimuth 40.28 feet to the point of beginning.

Said tract contains 15.22 acres more or less.

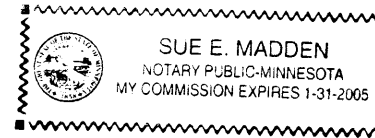
Have caused the same to be surveyed and platted as SALEM HEIGHTS TOWNHOMES, COMMON INTEREST COMMUNITY NUMBER 206, and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof said RJY Development, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 17th day of October, 2002.

Ronald J. Yanish
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 17th day of October, 2002 by Ronald J. Yanish, President, of RJY Development, Inc. a Minnesota Corporation, on behalf of the corporation.



SUE E. MADDEN
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 10th day of SEPTEMBER, 2002, 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 18th day of DECEMBER, 2002.

Judy K. Scherr
City Clerk
City of Rochester

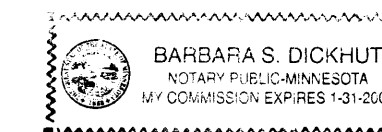
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as SALEM HEIGHTS TOWNHOMES, COMMON INTEREST COMMUNITY NUMBER 206; 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 August 30, 2003; that the outside boundary lines are correctly designated; 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 10th day of October, 2002, by Douglas G. Rude, L.S. No. 22422.



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 platting laws.

This 9 day of October, 2002

Edward P. Kuisle
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2002 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 16th day of December, 2002.

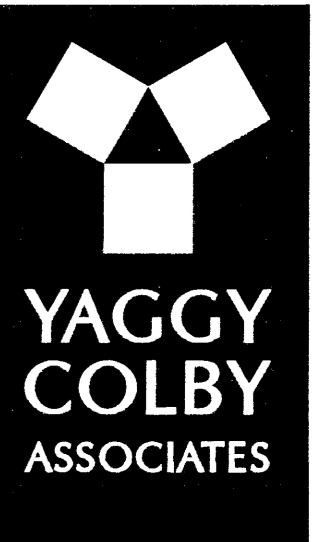
Document Number A-945931

I hereby certify that this instrument was filed in the Office of the County Recorder for the record on this 16th day of December, 2002, at 2:42 o'clock A.m. and was duly recorded in Olmsted County Records.

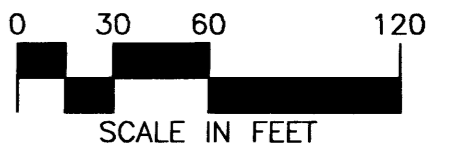
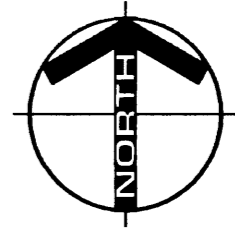
Daniel A. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

PROJECT NUMBER: 7300 COMPUTER FILE: 7300 S FNPL 02.dwg DATE: 08/30/02 DRAFTSPERSON: J.R.P.

SALEM HEIGHTS TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 206

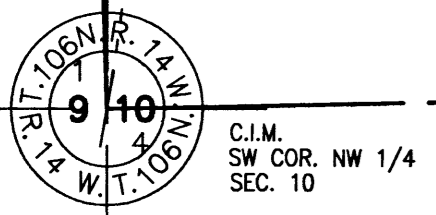
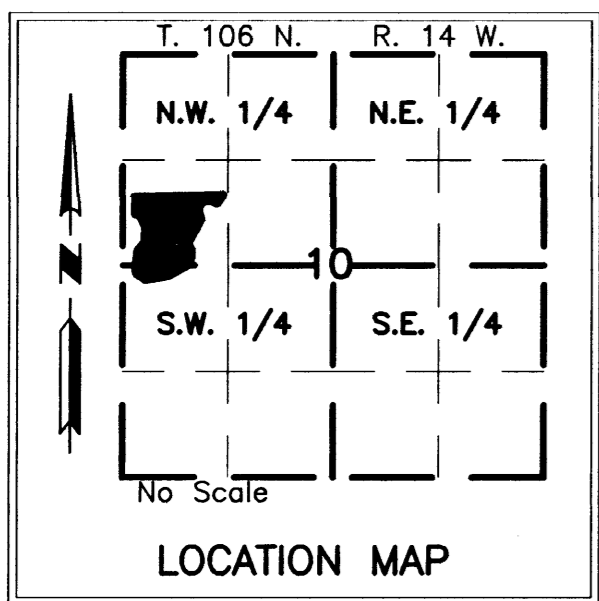
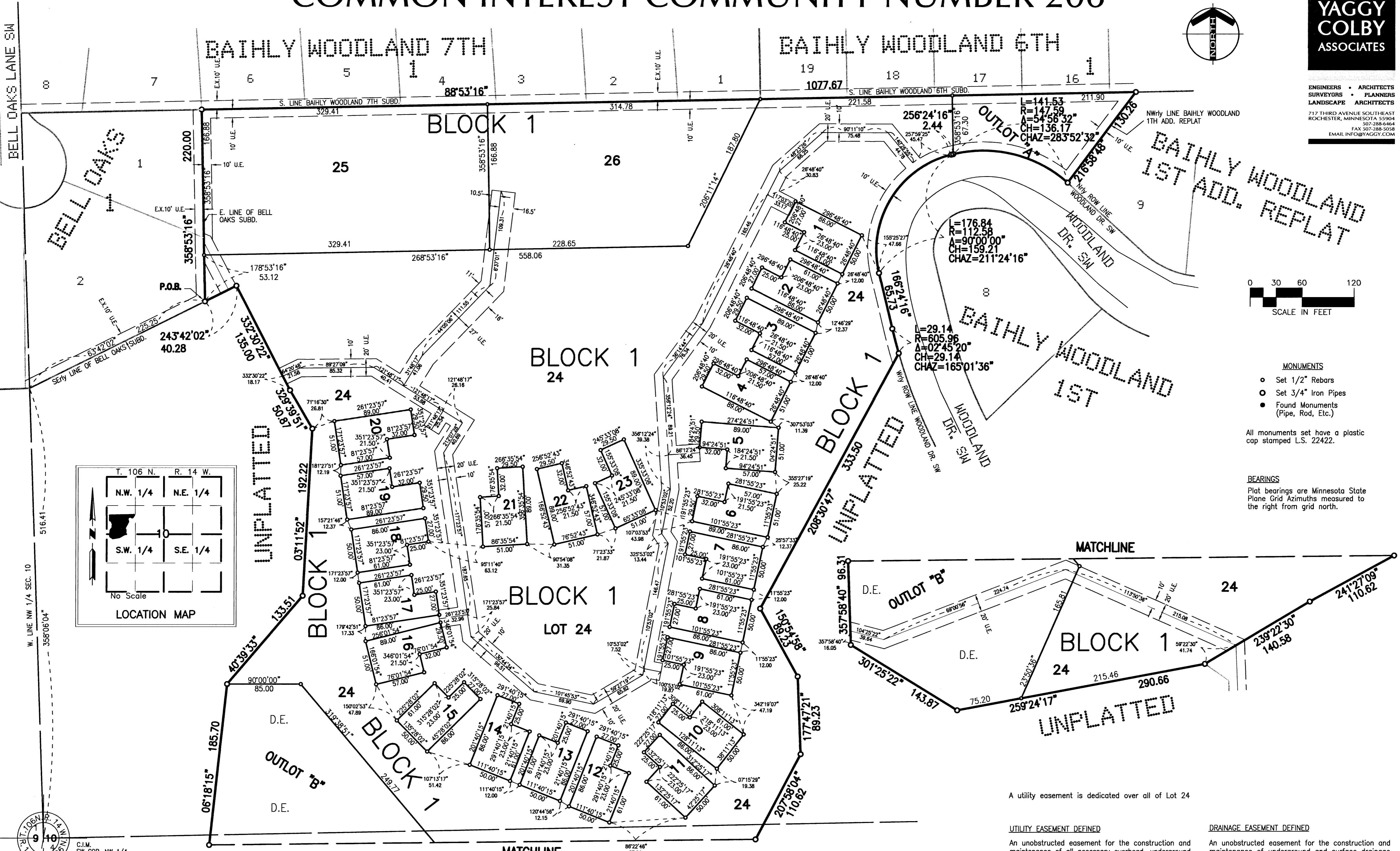


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- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 22422.

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



A utility easement is dedicated over all of Lot 24

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.

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

416 B

PROJECT NUMBER: 7300 COMPUTER FILE: 7300 FNPL 02.DWG DATE: 6/30/02 DRAFTSPERSON: JRP