

SALEM HEIGHTS ESTATES



ENGINEERS • ARCHITECTS
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LANDSCAPE ARCHITECTS
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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 Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 9, and the Southwest Quarter 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:

Beginning at the southeast corner of the Northeast Quarter of said Section 9; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 06 minutes 04 seconds along the east line of said Northeast Quarter 516.41 feet to the southerly line of BELL OAKS SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 268 degrees 06 minutes 04 seconds azimuth along said southerly line 250.00 feet to the southwest corner of said BELL OAKS SUBDIVISION; thence westerly 257 degrees 06 minutes 37 seconds azimuth 485.57 feet to the northeasterly right-of-way line of C.S.A.H. No. 25 of AMENDED OLMSTED COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 111, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southeasterly 145 degrees 09 minutes 33 seconds azimuth along said northeasterly right-of-way line 575.22 feet; thence southeasterly 855.06 feet along said northeasterly right-of-way line on a tangential curve concave northeasterly, having a radius of 748.33 feet and a central angle of 65 degrees 25 minutes 27 seconds; thence easterly 79 degrees 44 minutes 06 seconds azimuth along the northerly right-of-way line of said C.A.S.H. No. 25, a distance of 29.61 feet; thence northerly 346 degrees 12 minutes 19 seconds azimuth 203.30 feet to the most southerly corner of Outlot "B" of SALEM HEIGHTS TOWNHOMES, COMMON INTEREST COMMUNITY NUMBER 206, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northwesterly 301 degrees 25 minutes 22 seconds azimuth along the southwesterly line of said Outlot "B" 143.87 feet; thence northerly 357 degrees 58 minutes 40 seconds azimuth along the westerly line of said Outlot "B" 96.31 feet; thence northerly 06 degrees 18 minutes 15 seconds azimuth along said westerly line 185.70 feet; thence northeasterly 40 degrees 39 minutes 33 seconds azimuth along said westerly line 133.51 feet; thence northerly 03 degrees 11 minutes 52 second azimuth along said westerly line 192.22 feet; thence northwesterly 329 degrees 39 minutes 51 seconds azimuth along said westerly line 50.87 feet; thence northwesterly 332 degrees 30 minutes 22 seconds azimuth along said westerly line 135.00 feet; thence southwesterly 243 degrees 42 minutes 02 seconds azimuth along said westerly line and along the southeasterly line of Lot 2, Block 1 of said BELL OAKS SUBDIVISION, 265.53 feet to the point of beginning.

Said tract contains 15.24 acres more or less.

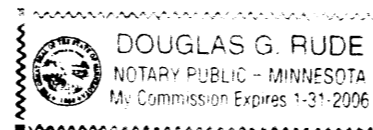
Have caused the same to be surveyed and platted as SALEM HEIGHTS ESTATES and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof said RJY Development, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officers this 9 day of Jan, 2003.

Ronald J. Yanish
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 9 day of January, 2003 by Ronald J. Yanish, President, of RJY Development, Inc. a Minnesota Corporation, on behalf of the corporation.



Douglas G. Rude
Notary Public, Olmsted County, MN
My Commission Expires 1-31-06

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 18th day of NOVEMBER, 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 13th day of FEBRUARY, 2003.

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 ESTATES; 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 30, 2003; 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 8th day of January, 2003 by Douglas G. Rude, L.S. No. 22422.

Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/21/2005

COUNTY SURVEYOR

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

This 8th day of January, 2003

Edward P. Kuisle
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 14th day of February, 2003.

Document Number A-955132

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of February, 2003, at 9 o'clock A.m. and was duly recorded in Olmsted County Records.

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

DRAFT PERSON: JRP

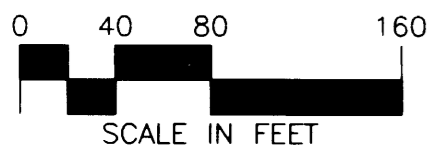
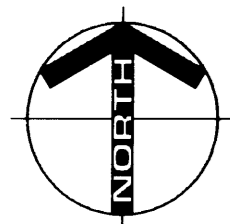
DATE: 10/24/02

COMPUTER FILE: 7300 5 ENPL 03.DWG

PROJECT NUMBER: 7300

424 A

SALEM HEIGHTS ESTATES



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.

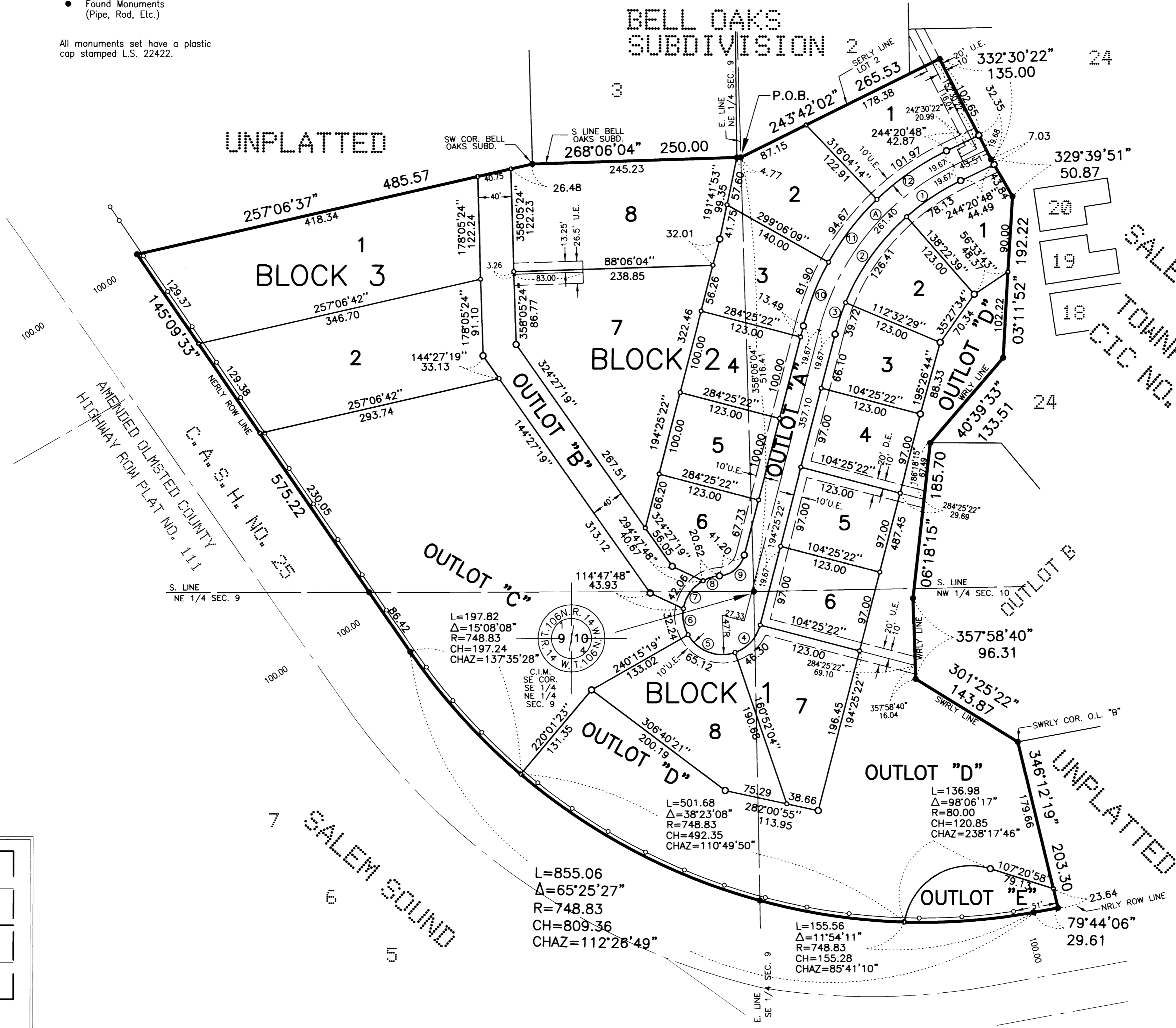
BEARINGS

Bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.



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CURVE DATA					
NUMBER	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	78.13	15°58'09"	280.33	77.88	236°21'44"
2	126.41	25°50'10"	280.33	125.34	215°27'34"
3	39.72	08°07'07"	280.33	39.69	198°28'55"
4	46.30	56°26'42"	47.00	44.45	222°38'43"
5	65.12	79°23'15"	47.00	60.04	290°33'41"
6	32.24	39°17'47"	47.00	31.61	349°54'13"
7	42.06	51°16'07"	47.00	40.67	215°11'09"
8	20.62	25°08'09"	47.00	20.45	73°23'17"
9	41.20	71°32'00"	33.00	38.58	50°11'22"
10	81.90	14°40'47"	319.67	81.68	201°45'45"
11	94.67	16°58'05"	319.67	94.32	217°35'11"
12	101.97	18°16'34"	319.67	101.54	55°12'31"
A	261.40	49°55'26"	300.00	253.21	219°23'05"

A utility easement is dedicated over all of Outlots "A" and "B".

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

DRAINAGE EASEMENT DEFINED

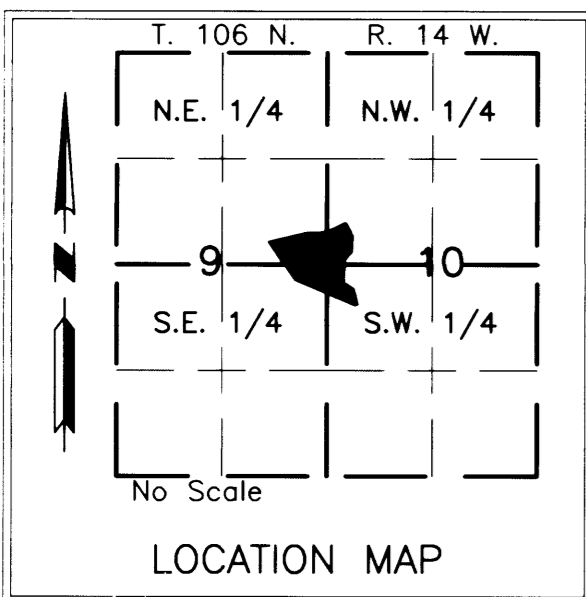
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE 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.

—○— CONTROLLED ACCESS



PROJECT NUMBER 7300 COMPUTER FILE: 7300 S FNPL EST.DWG DATE: 11/13/02 DRAFTSPERSON: JRP