

# BAIHLY WOODLAND FOURTH SUBDIVISION

**COUNTY SURVEYOR**

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

Approved this 4<sup>th</sup> day of September, 1984.

Roger W. Brand  
Olmsted County Surveyor

**COUNTY TREASURER**

Taxes due and payable for the year 1984, have been paid as of this 23<sup>rd</sup> day of October, 1984.

Bobblyan  
Karen Coker deputy  
Olmsted County Treasurer

**COUNTY AUDITOR**

No delinquent taxes due and transfer entered this 24<sup>th</sup> day of October, 1984.

David Brunning by  
Olmsted County Auditor  
Melvin Nelson, Deputy

**COUNTY RECORDER**

Document Number \_\_\_\_\_

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 24 day of October, 1984, at 10:12 o'clock A.M. and was duly recorded in Olmsted County Records.

Sara Gustafson  
Olmsted County Recorder

**CITY APPROVAL**

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 5 day of September, 1984, 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 14 day of September, 1984.

Carole A. Grimm  
City Clerk

In witness whereof said George A. Baihly, Marion K. Baihly, Richard L. Hexum, Sr., Beverly C. Hexum, Donald L. Soderberg, Loucille M. Soderberg and Annabelle Woods Benike have hereunto set their hands this 4<sup>th</sup> day of September, 1984.

George A. Baihly  
George A. Baihly  
Marion K. Baihly  
Marion K. Baihly  
Richard L. Hexum, Sr.  
Richard L. Hexum, Sr.  
Donald L. Soderberg  
Donald L. Soderberg  
Annabelle Woods Benike  
Annabelle Woods Benike

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of September, 1984 by George A. Baihly, Marion K. Baihly, Richard L. Hexum, Sr., Beverly C. Hexum, Donald L. Soderberg, Loucille M. Soderberg and Annabelle Woods Benike.

Judith M. McCormack  
Notary Public, Olmsted County, MN  
My Commission Expires 4-12-86

In witness whereof said Southwest Woodland, a partnership, has caused these presents to be signed by two of the partners this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

George A. Baihly, General Partner  
George A. Baihly, General Partner  
Richard L. Hexum, Sr., General Partner  
Richard L. Hexum, Sr., General Partner

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by George A. Baihly and Richard L. Hexum, Sr., General Partners of Southwest Woodland, a partnership.

Judith M. McCormack  
Notary Public, Olmsted County, MN  
My Commission Expires 4-12-86

In witness whereof Security Finance Corporation, a Minnesota Corporation, a partner of Southwest Woodland, a partnership, has caused these presents to be signed by its proper officers this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by WALTER A. HANSEN and JOHN D. EDNER, respectively of Security Finance Corporation, on behalf of the Corporation.

Judith M. McCormack  
Notary Public, Olmsted County, MN  
My Commission Expires \_\_\_\_\_

In witness whereof said Home Federal Savings Bank has caused these presents to be signed by its proper officers this 5<sup>th</sup> day of September, 1984.

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_, respectively of Home Federal Savings Bank on behalf of the Corporation.

Judith M. McCormack  
Notary Public, Olmsted County, MN  
My Commission Expires 4-12-86

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That George A. Baihly and Marion K. Baihly, husband and wife; fee title holders, and Richard L. Hexum, Sr. and Beverly C. Hexum, husband and wife, and Donald L. Soderberg and Loucille M. Soderberg, husband and wife, and Annabelle Woods Benike, Widower, Contract for Deed holders, and Southwest Woodland, a partnership, and Home Federal Savings Bank, a Minnesota Corporation, Mortgagee, all being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the East Half of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter, all in Section 10, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of the Northeast Quarter of the Northwest Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 268 degrees 45 minutes 31 seconds along the south line of said Northeast Quarter of the Northwest Quarter 304.06 feet; thence northerly 342 degrees 04 minutes 16 seconds azimuth 132.92 feet to the southeasterly corner of Block 1, Baihly Woodland Third Subdivision; thence southwesterly 243 degrees 54 minutes 16 seconds azimuth 212.00 feet; thence southerly 125.83 feet along a nontangential curve concave to the west having a radius of 238.13 feet, a central angle of 30 degrees 16 minutes 34 seconds and a chord azimuth of 173 degrees 31 minutes 02 seconds to the northwest corner of Lot 5 of Baihly Woodland Second Addition; thence westerly 292 degrees 45 minutes 56 seconds azimuth 75.47 feet to the northeast corner of Lot 4 of said Baihly Woodland Second Addition; thence westerly 271 degrees 43 minutes 16 seconds azimuth along the north line of said Lot 4 a distance of 251.11 feet to the northwest corner of said Lot 4; thence northwesterly 323 degrees 27 minutes 40 seconds azimuth 171.43 feet to the southeast corner of Block 2, Baihly Woodland Third Subdivision; thence northerly 06 degrees 35 minutes 00 seconds azimuth along the easterly line of said Block 2 a distance of 210.00 feet to the southerly line of Block 1, Baihly Woodland Third Subdivision; thence easterly 24.40 feet along said southerly line on a nontangential curve concave to the south having a radius of 180.00 feet, central angle of 07 degrees 46 minutes 06 seconds and a chord azimuth of 100 degrees 28 minutes 03 seconds to the easterly line of Lot 8, Block 1, Baihly Woodland Third Subdivision; thence northerly 14 degrees 21 minutes 06 seconds azimuth along said easterly line 54.03 feet to the southerly line of Block 1, Baihly Woodland Third Subdivision; thence easterly 71 degrees 59 minutes 07 seconds azimuth along said southerly line 186.52 feet; thence southeasterly 127 degrees 02 minutes 47 seconds azimuth along said southerly line 451.26 feet to the southeasterly corner of said Block 1; thence northeasterly 29 degrees 38 minutes 18 seconds azimuth along said southerly line 215.64 feet to the southerly line of Baihly Hills Drive S.W.; thence easterly 119 degrees 38 minutes 18 seconds azimuth along said southerly line 495.43 feet to the centerline of the old County Road; thence southwesterly 219 degrees 21 minutes 18 seconds azimuth along said centerline 77.04 feet to the south line of said Northwest Quarter of the Northeast Quarter; thence westerly 268 degrees 54 minutes 32 seconds azimuth along said south line 143.51 feet to the point of beginning.

Said tract contains 6.39 acres more or less.

Together with Lots 1 and 2, Block 4, Lots 1, 2, 3, 4, and 5, Block 1, and Outlot A, all in Baihly Woodland Third Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

Said tract contains 4.6 acres more or less.

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

**SURVEYOR'S CERTIFICATE**

I do hereby certify that I have surveyed, platted and replatted the property described on this plat as BAIHLY WOODLAND FOURTH 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, that the outside boundary lines are correctly designated and that there are no wetlands or public highways to be designated on said plat other than as shown.

Donald R. Borcharding  
Minnesota R.L.S. 10162

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by Donald R. Borcharding, R.L.S. 10162.

Notary Public, Olmsted County, MN  
My Commission Expires \_\_\_\_\_

# BAIHLY WOODLAND FOURTH SUBDIVISION

**MONUMENTS**

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

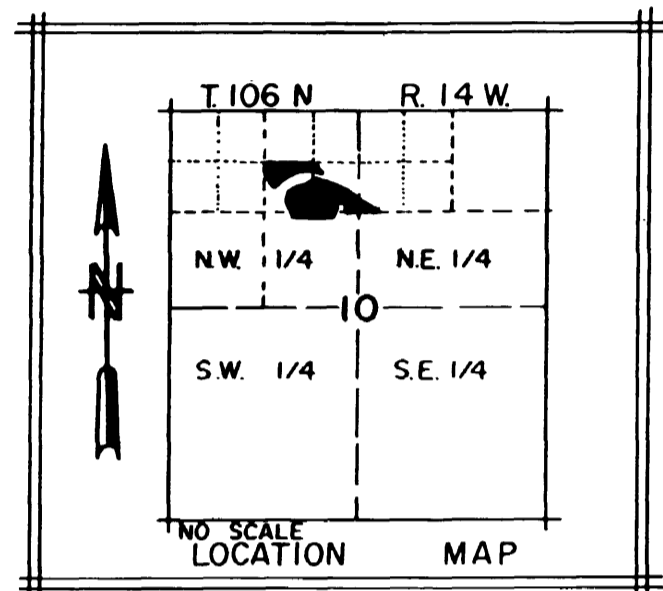
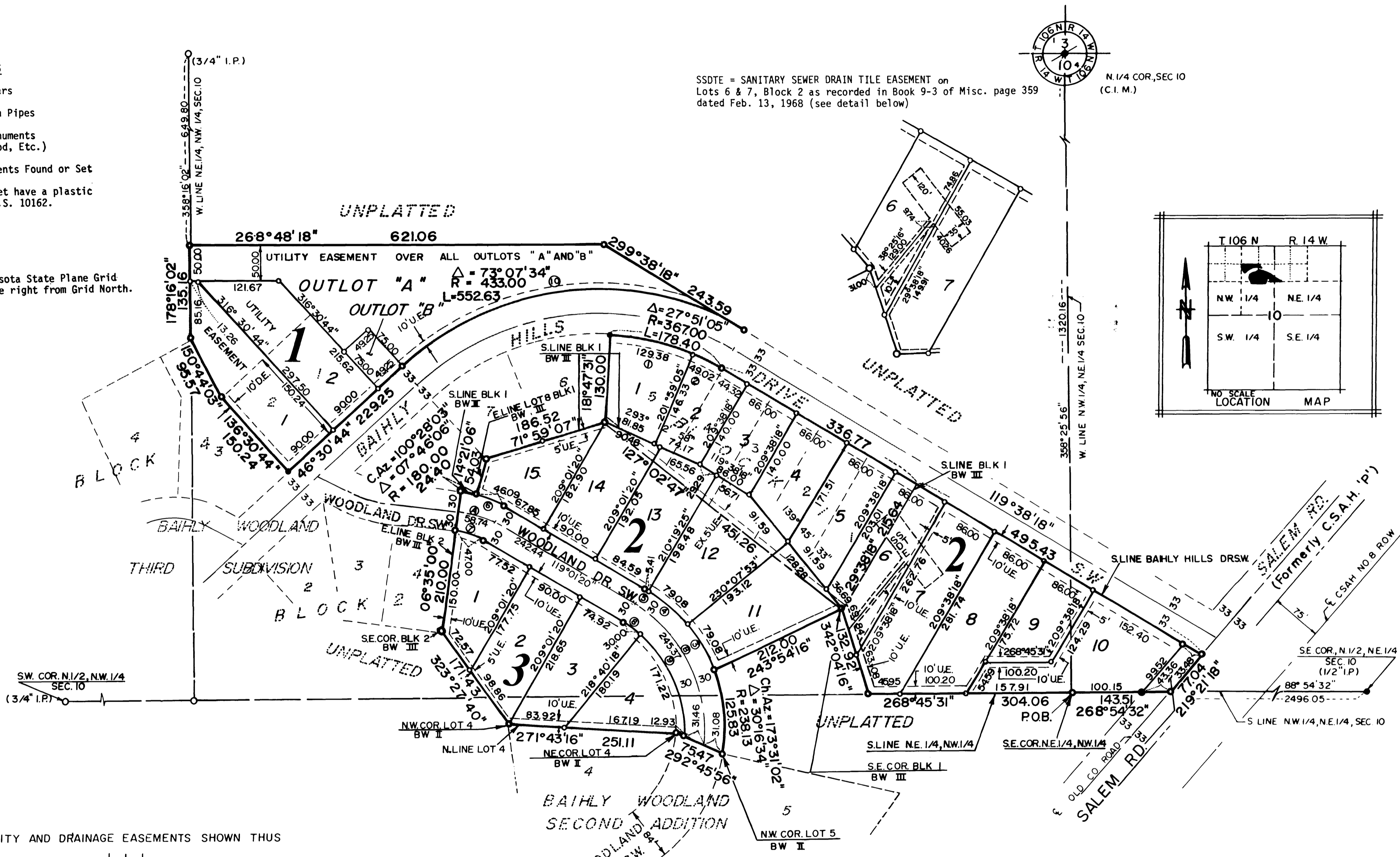
All monuments set have a plastic cap stamped R.L.S. 10162.

**BEARINGS**

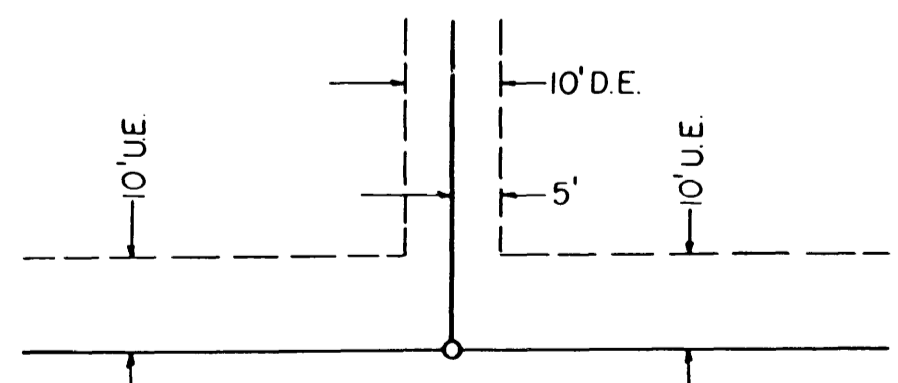
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

SSDTE = SANITARY SEWER DRAIN TILE EASEMENT on Lots 6 & 7, Block 2 as recorded in Book 9-3 of Misc. page 359 dated Feb. 13, 1968 (see detail below)

N. 1/4 COR, SEC 10 (C.I.M.)



UTILITY AND DRAINAGE EASEMENTS SHOWN THUS



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

BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THE PLAT.

CURVE	Δ	R	L	CHORD
1	20°11'52"	367.00	129.38	128.71
2	07°39'13"	367.00	49.02	48.99
3	19°01'39"	238.13	79.08	78.72
4	19°01'39"	238.13	79.08	78.72
5	01°18'06"	238.13	5.41	5.41
6	14°40'14"	180.00	46.09	45.96
7	22°26'20"	120.00	47.00	46.70
8	09°38'58"	178.13	30.00	29.96
9	55°04'24"	178.13	171.22	164.70
10	73°07'34"	433.00	552.63	515.88
A	22°26'20"	150.00	58.74	58.37
B	67°32'49"	208.13	245.37	231.40

⊙ CURVE REFERENCE

**DRAINAGE EASEMENT DEFINED**

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

**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.



PREPARED BY  
**YAGGY ASSOCIATES, INC.**  
CONSULTING ENGINEERS ■ PLANNERS ■ SURVEYORS  
ROCHESTER, MINNESOTA ■ MASON CITY, IOWA