

# BAIHLY HEIGHTS

**COUNTY TREASURER**

Taxes due and payable for the year 1986, have been paid as of this 6<sup>th</sup> day of May, 1986.

Bob Ryan  
Deputy  
Olmsted County Treasurer

**COUNTY AUDITOR**

No delinquent taxes due and transfer entered this 6<sup>th</sup> day of May, 1986.

Legal Counsel by Michael Nelson, Deputy  
Olmsted County Auditor

**COUNTY RECORDER**

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

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 6 day of May, 1986, at 1 o'clock P.M. and was duly recorded in Olmsted County Records.

Levi Sinstrom  
Olmsted County Recorder

**COUNTY SURVEYOR**

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

This 21<sup>st</sup> day of April, 1986

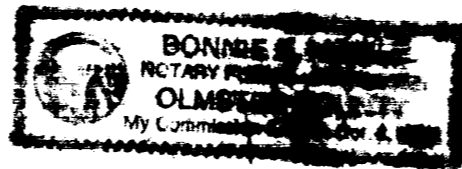
Roger W. Grand  
Olmsted County Surveyor

In witness whereof said George R. Kerr has here unto set his hand this 21<sup>st</sup> day of April, 1986

George R. Kerr  
George R. Kerr  
Attorney-in-fact

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 1986 by George R. Kerr as Attorney-in-fact on behalf of Racheal Hendricks, Charlyne Burks and Gladys Fager.



Bonnie K. Huntle  
Notary Public, Olmsted County, MN  
My Commission Expires 10-6-90

In witness whereof said Young Development Co. has caused these presents to be signed by its proper officer this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Rodney A. Young  
Rodney A. Young, President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 1986 by Rodney A. Young, President of Young Development Co., a Minnesota Corporation, on behalf of the Corporation.



Kathryn M. Mallot  
Notary Public, Olmsted County, MN  
My Commission Expires 6-17-91

**CITY APPROVAL**

STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, Carol A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 21 day of April, 1986, 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 5 day of MAY, 1986.

Carol A. Grimm  
City Clerk

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Racheal Hendricks, Charlyne Burks and Gladys Fager, fee title holders with George R. Kerr as their attorney-in-fact and Young Development Co., a Minnesota Corporation, contract for deed vendee, 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 Southwest Quarter of Section 3, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 10 minutes 38 seconds along the north line of said Southwest Quarter 639.04 feet; thence southerly 179 degrees 10 minutes 38 seconds azimuth 626.52 feet to the point of beginning; thence easterly 89 degrees 10 minutes 38 seconds azimuth 780.00 feet; thence northeasterly 36 degrees 45 minutes 43 seconds azimuth 56.32 feet to a point on the westerly line of Lot 4, Block 1, Folwell Heights Fifth Subdivision; thence southeasterly 123 degrees 35 minutes 10 seconds azimuth along said westerly line 130.10 feet to the southerly corner of said Lot 4; thence southerly 158 degrees 35 minutes 10 seconds azimuth along the westerly line of said subdivision 260.15 feet to the southwesterly corner of said subdivision; thence westerly 248 degrees 34 minutes 20 seconds azimuth 199.67 feet; thence westerly 274 degrees 32 minutes 38 seconds azimuth 265.00 feet; thence southerly 194 degrees 02 minutes 06 seconds azimuth 386.31 feet; thence westerly 261 degrees 10 minutes 38 seconds azimuth 380.00 feet; thence northwesterly 316 degrees 10 minutes 38 seconds azimuth 245.00 feet; thence northerly 359 degrees 10 minutes 38 seconds azimuth 370.00 feet; thence easterly 89 degrees 10 minutes 38 seconds azimuth 80.00 feet; thence northerly 359 degrees 10 minutes 38 seconds azimuth 195.00 feet to the point of beginning.

Said tract contains 12.54 acres more or less.

Have caused the same to be surveyed and platted as BAIHLY HEIGHTS 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 and platted the property described on this plat as BAIHLY HEIGHTS, 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  
DONALD R. BORCHARDING  
Minnesota R.L.S. 10162

STATE OF MINNESOTA  
COUNTY OF OLMSTED

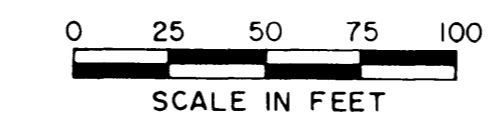
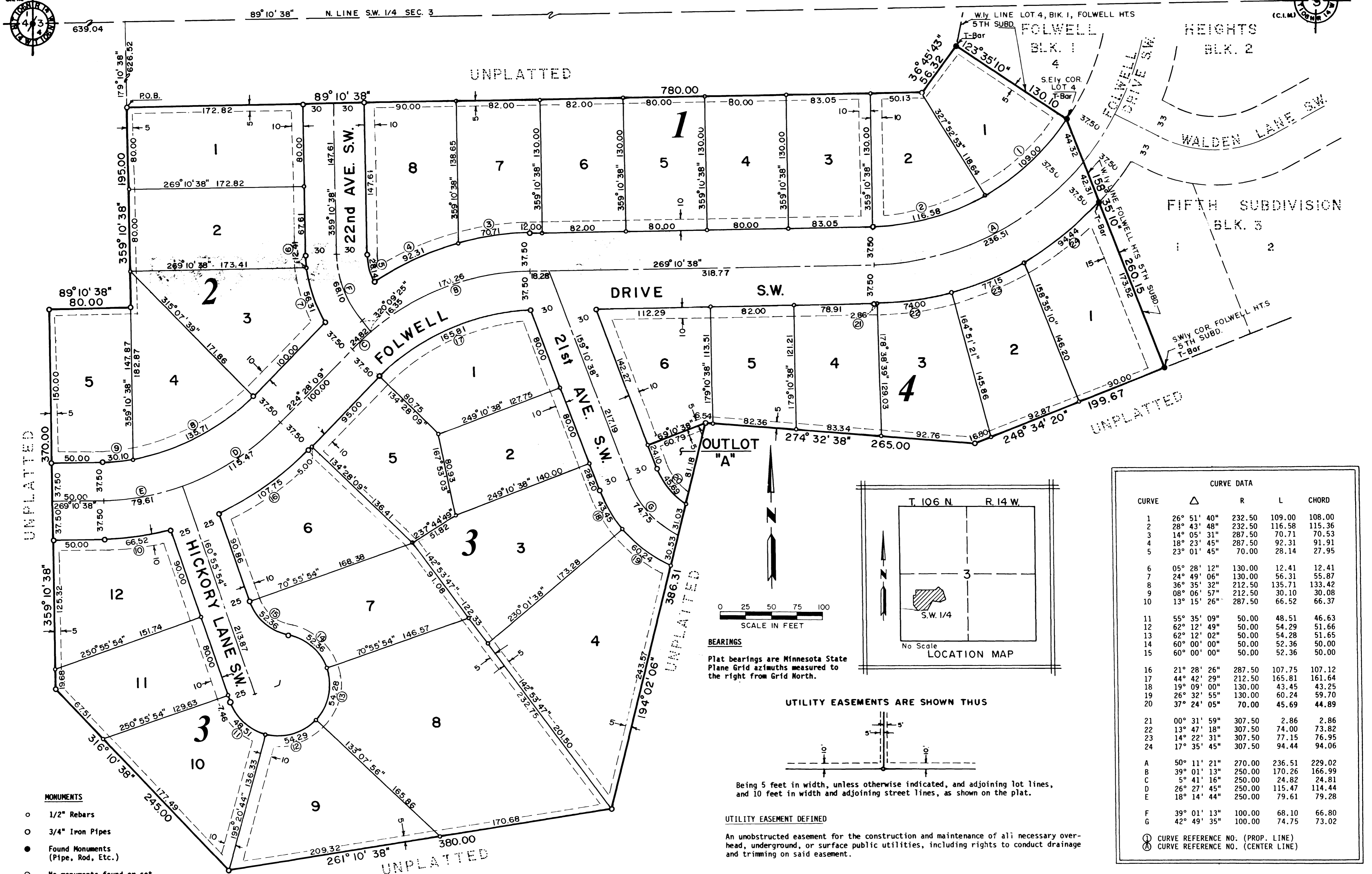
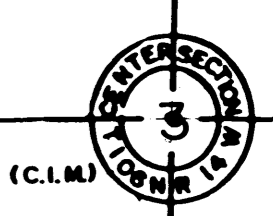
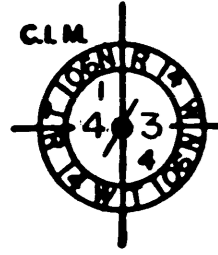
The foregoing Surveyor's Certificate was acknowledged before me this 21<sup>st</sup> day of April, 1986 by Donald R. Borcharding, R.L.S. No. 10162.



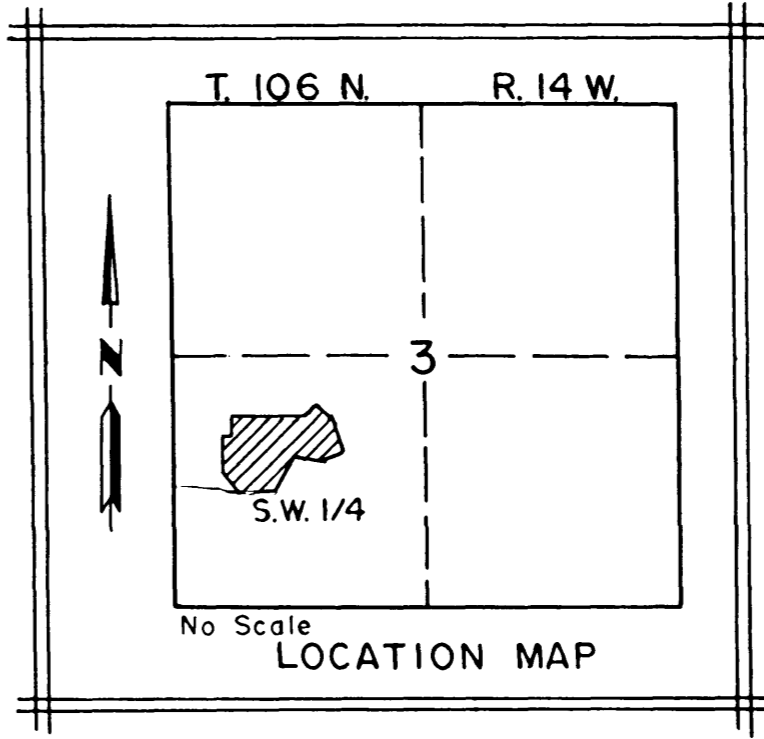
Kathryn M. Mallot  
Notary Public, Olmsted County, MN  
My Commission Expires 6-17-91

"OFFICIAL PLAT"

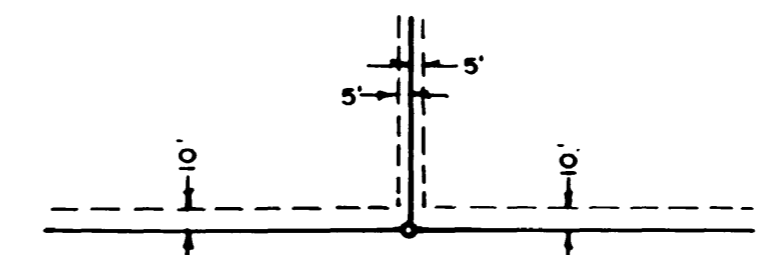
# BAILLY HEIGHTS



**BEARINGS**  
Plat bearings are Minnesota State Plane Grid azimuths measured to the right from Grid North.



**UTILITY EASEMENTS ARE SHOWN THUS**



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.

**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.

CURVE DATA				
CURVE	Δ	R	L	CHORD
1	26° 51' 40"	232.50	109.00	108.00
2	28° 43' 48"	232.50	116.58	115.36
3	14° 05' 31"	287.50	70.71	70.53
4	18° 23' 45"	287.50	92.31	91.91
5	23° 01' 45"	70.00	28.14	27.95
6	05° 28' 12"	130.00	12.41	12.41
7	24° 49' 06"	130.00	56.31	55.87
8	36° 35' 32"	212.50	135.71	133.42
9	08° 06' 57"	212.50	30.10	30.08
10	13° 15' 26"	287.50	66.52	66.37
11	55° 35' 09"	50.00	48.51	46.63
12	62° 12' 49"	50.00	54.29	51.66
13	62° 12' 02"	50.00	54.28	51.65
14	60° 00' 00"	50.00	52.36	50.00
15	60° 00' 00"	50.00	52.36	50.00
16	21° 28' 26"	287.50	107.75	107.12
17	44° 42' 29"	212.50	165.81	161.64
18	19° 09' 00"	130.00	43.45	43.25
19	26° 32' 55"	130.00	60.24	59.70
20	37° 24' 05"	70.00	45.69	44.89
21	00° 31' 59"	307.50	2.86	2.86
22	13° 47' 18"	307.50	74.00	73.82
23	14° 22' 31"	307.50	77.15	76.95
24	17° 35' 45"	307.50	94.44	94.06
A	50° 11' 21"	270.00	236.51	229.02
B	39° 01' 13"	250.00	170.26	166.99
C	5° 41' 16"	250.00	24.82	24.81
D	26° 27' 45"	250.00	115.47	114.44
E	18° 14' 44"	250.00	79.61	79.28
F	39° 01' 13"	100.00	68.10	66.80
G	42° 49' 35"	100.00	74.75	73.02

ⓐ CURVE REFERENCE NO. (PROP. LINE)  
ⓑ CURVE REFERENCE NO. (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. 10162.

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

1370-85