

# BAIHLY HEIGHTS SECOND SUBDIVISION

**COUNTY RECORDER**

Document Number 25755

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 11 day of June, 19 87, at 11 o'clock A.M. and was duly recorded in Olmsted County Records.

LOIS FINSTUEN  
Olmsted County Recorder  
Carole M. Ferris  
deputy

**COUNTY TREASURER**

Taxes due and payable for the year 19 87 have been paid as of this 11 day of June, 19 87.

Kevin Coker  
Olmsted County Treasurer

**COUNTY AUDITOR**

No delinquent taxes due and transfer entered this 11 day of June, 19 87.

Wazel Pearson  
Olmsted County Auditor  
by: Samuel J. Morris, Deputy

**COUNTY SURVEYOR**

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

This 14 day of April, 19 87  
Roger W. Brand  
Olmsted County Surveyor

**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 16 day of MARCH, 19 87, 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 24 day of APRIL, 19 87.

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 Younge 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 40 seconds along the north line of said Southwest Quarter 868.68 feet to the point of beginning; thence southerly 179 degrees 10 minutes 40 seconds azimuth 275.23 feet; thence westerly 286 degrees 00 minutes 52 seconds azimuth 269.17 feet; thence westerly 269 degrees 10 minutes 40 seconds azimuth 206.64 feet; thence southerly 179 degrees 10 minutes 40 seconds azimuth 273.70 feet; thence southeasterly 124 degrees 10 minutes 38 seconds azimuth 269.44 feet to the intersection with a westerly projection of the north line of Baihly Heights; thence easterly 89 degrees 10 minutes 38 seconds azimuth along said north line and projection thereof 793.92 feet; thence northeasterly 36 degrees 45 minutes 43 seconds azimuth along the northwesterly line of Lot 1, Block 1, Baihly Heights 56.32 feet to a point on the westerly line of Lot 4, Block 1, Folwell Heights Fifth Subdivision; thence northerly 10 degrees 35 minutes 10 seconds azimuth along the westerly line of said Subdivision 185.00 feet to the southwest corner of Lot 2, Block 1 of said Subdivision; thence westerly 254 degrees 25 minutes 18 seconds azimuth 163.20 feet to the east line of the Northwest Quarter of the Southwest Quarter; thence northerly 358 degrees 42 minutes 37 seconds azimuth along said east line 441.11 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter; thence westerly 269 degrees 10 minutes 40 seconds azimuth along the north line of said Northwest Quarter of the Southwest Quarter 459.89 feet to the point of beginning.

Said tract contains 11.19 acres more or less.

Have caused the same to be surveyed and platted as BAIHLY HEIGHTS SECOND 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.

In witness whereof said George R. Kerr has here unto set his hand this 14 day of April, 19 87.  
George R. Kerr  
George R. Kerr, Attorney-in-fact

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 14 day of April, 19 87 by George R. Kerr as Attorney-in-fact on behalf of Racheal Hendricks, Charlyne Burks and Gladys Fager.

Donald R. Borcharding  
Notary Public, Olmsted County, MN  
My Commission Expires \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10 day of April, 19 87 by Rodney A. Younge, President of Younge Development Co., a Minnesota Corporation, on behalf of the Corporation.

Donald R. Borcharding  
Notary Public, Olmsted County, MN  
My Commission Expires 7/8/91

In witness whereof said Younge Development Co. has caused these presents to be signed by its proper Officer this 10 day of April, 19 87.

Rodney A. Younge  
Rodney A. Younge, President

**SURVEYOR'S CERTIFICATE**

I do hereby certify that I have surveyed and platted the property described on this plat as BAIHLY HEIGHTS SECOND 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  
DONALD R. BORCHARDING  
Minnesota R.L.S. 10162

STATE OF MINNESOTA  
COUNTY OF OLMSTED

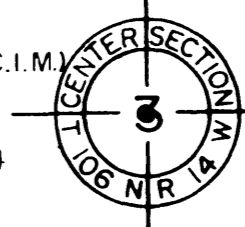
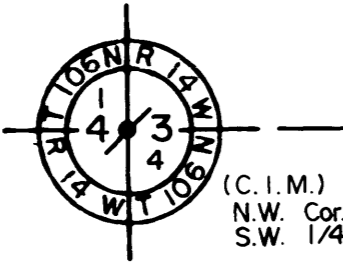
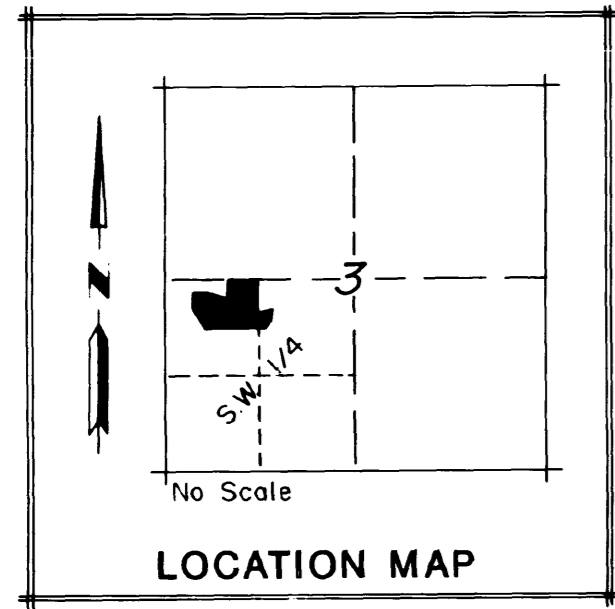
The foregoing Surveyor's Certificate was acknowledged before me this 13 day of April, 19 87 by Donald R. Borcharding, R.L. S. No. 10162.

Younge Development Co.  
Notary Public, Olmsted County, MN  
My Commission Expires 6-14-91



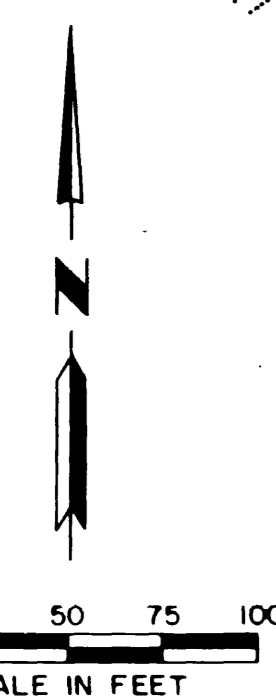
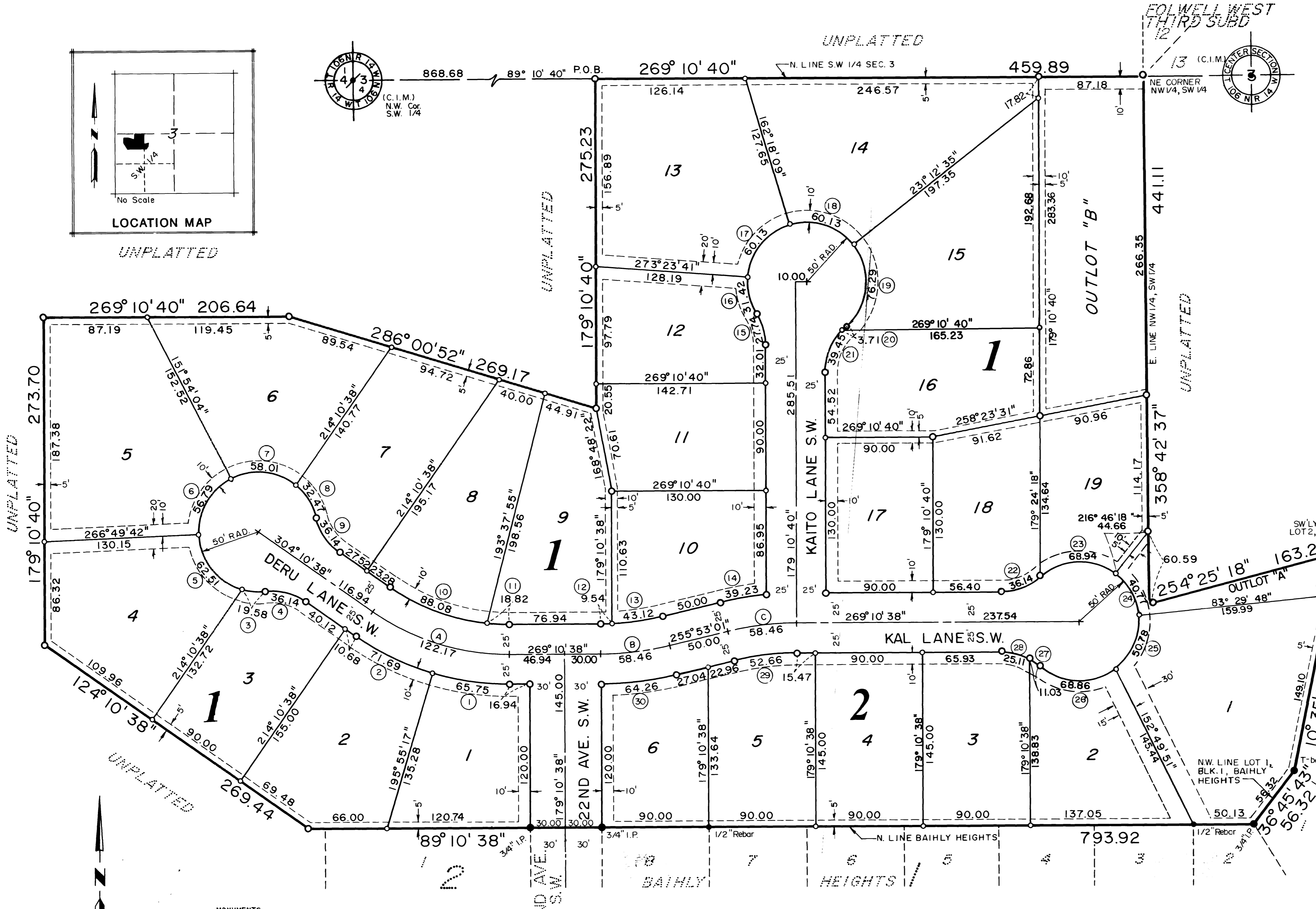
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-266-1464  
ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING  
LANDSCAPE ARCHITECTURE

# BAIHLY HEIGHTS SECOND SUBDIVISION



CURVE DATA				
CURVE		R	L	CHORD
1	16° 44' 39"	225.00	65.75	65.52
2	18° 15' 21"	225.00	71.69	71.39
3	22° 25' 54"	50.00	19.58	19.45
4	41° 24' 35"	50.00	36.14	35.36
5	71° 37' 45"	50.00	62.51	58.52
6	65° 04' 22"	50.00	56.79	53.78
7	66° 28' 27"	50.00	58.01	54.81
8	37° 12' 42"	50.00	32.47	31.91
9	41° 24' 35"	50.00	36.14	35.36
10	28° 50' 21"	175.00	88.08	87.16
11	06° 09' 39"	175.00	18.82	18.81
12	02° 24' 29"	226.97	9.54	9.54
13	10° 53' 08"	226.97	43.12	43.06
14	08° 06' 53"	276.97	39.23	39.19
15	31° 47' 18"	50.00	27.74	27.39
16	36° 00' 19"	50.00	31.42	30.91
17	68° 54' 28"	50.00	60.13	56.57
18	68° 54' 26"	50.00	60.13	56.57
19	87° 25' 35"	50.00	76.29	69.11
20	04° 15' 08"	50.00	3.71	3.71
21	45° 12' 22"	50.00	39.45	38.43
22	41° 24' 35"	50.00	36.14	35.36
23	79° 00' 15"	50.00	68.94	63.61
24	46° 43' 27"	50.00	40.77	39.65
25	58° 11' 09"	50.00	50.78	48.62
26	78° 54' 18"	50.00	68.86	63.54
27	12° 38' 00"	50.00	11.03	11.00
28	28° 46' 35"	50.00	25.11	24.85
29	13° 17' 37"	226.97	52.66	52.54
30	13° 17' 37"	276.97	64.26	64.12
A	35° 00' 00"	200.00	122.17	120.28
B	13° 17' 37"	251.97	58.46	58.33
C	13° 17' 37"	251.97	58.46	58.33

① CURVE REFERENCE NO. (PROP. LINE)  
② CURVE REFERENCE NO. (CENTER LINE)



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

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



717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-289-6464

ENGINEERING  
ARCHITECTURE  
SURVEYING  
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LANDSCAPE ARCHITECTURE

**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.

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.

1616-86