

NORTHERN HEIGHTS EAST FOURTH SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Payne Company, 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 Southwest Quarter of the Northwest Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Northwest Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 42 minutes 20 seconds along the west line of said Northwest Quarter and along the west line of Northern Heights East First Subdivision according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, 532.84 feet to the northwesterly corner of Lot 10, Block 1 of said Northern Heights East First Subdivision and the point of beginning; thence continuing northerly 359 degrees 42 minutes 20 seconds azimuth along the west line of said Northwest Quarter 487.70 feet; thence northeasterly 41 degrees 02 minutes 06 seconds azimuth 11.95 feet; thence southeasterly 122 degrees 29 minutes 33 seconds azimuth 36.16 feet; thence northeasterly 32 degrees 29 minutes 33 seconds azimuth 120.00 feet; thence southeasterly 122 degrees 29 minutes 33 seconds azimuth 90.00 feet; thence northeasterly 32 degrees 29 minutes 33 seconds azimuth 10.00 feet; thence southeasterly 122 degrees 29 minutes 33 seconds azimuth 60.00 feet; thence southeasterly 117 degrees 43 minutes 43 seconds azimuth 141.82 feet to the northwesterly line of Lot 8, Block 1 of Northern Heights East Second Subdivision; thence southwesterly 216 degrees 13 minutes 12 seconds azimuth along said northwesterly line 16.46 feet to the westerly line of said Lot 8; thence southerly 188 degrees 19 minutes 44 seconds azimuth along said westerly line 99.23 feet to the northerly right-of-way line of Northern Valley Drive N.E.; thence westerly 31.43 feet along said northerly right-of-way line on a nontangential curve concave northerly having a radius of 397.38 feet and a central angle of 04 degrees 31 minutes 55 seconds and a chord azimuth of 280 degrees 35 minutes 42 seconds to the westerly line of said Northern Heights East Second Subdivision; thence southerly 192 degrees 51 minutes 39 seconds azimuth along said westerly line 199.55 feet to the northeasterly corner of Lot 12, Block 1 of said Northern Heights East First Subdivision; thence westerly 278 degrees 32 minutes 52 seconds azimuth along the northerly line of said Lot 12, a distance of 105.30 feet to the northerly corner of said Lot 12; thence southwesterly 224 degrees 42 minutes 20 seconds azimuth along the northwesterly line of said Northern Heights East First Subdivision 219.20 feet to the point of beginning.

Said tract contains 2.87 acres more or less.

Together with that part of the Southeast Quarter of the Northeast Quarter of Section 25, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Northeast Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 42 minutes 20 seconds along the east line of said Northeast Quarter 317.00 feet to the north line of Northern Heights Eighth Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota and the point of beginning; thence westerly 269 degrees 22 minutes 07 seconds azimuth along said north line 285.75 feet; thence northerly 359 degrees 42 minutes 20 seconds azimuth 130.00 feet; thence westerly 269 degrees 22 minutes 07 seconds azimuth 40.00 feet; thence northerly 359 degrees 42 minutes 20 seconds azimuth 205.06 feet; thence northeasterly 41 degrees 02 minutes 06 seconds azimuth 493.26 feet to the east line of said Northeast Quarter; thence southerly 179 degrees 42 minutes 20 seconds azimuth along said east line and along the west line of Northern Heights East First Subdivision, 703.54 feet to the point of beginning.

Said tract contains 3.76 acres more or less.

Combined said tracts contain 6.63 acres more or less.

Have caused the same to be surveyed and platted as NORTHERN HEIGHTS EAST 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.

In witness whereof, said Payne Company has caused these presents to be signed by its proper Officers this 2nd day of May, 1988.

H.E. Payne
H. E. Payne, Chairman
R.H. Payne
Roger Payne, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2nd day of May, 1988, by H.E. Payne and Roger Payne, Chairman and President respectively, of Payne Company, a Minnesota Corporation on behalf of the Corporation.

Kathleen M. Maden
Notary Public, Olmsted County, MN
My Commission Expires 6-12-91

COUNTY TREASURER

Taxes due and payable for the year 1988, have been paid as of this 7th day of June, 1988.

Karen Coker
Karen Coker, Deputy
Olmsted County Treasurer

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 8th day of June, 1988.

Pamela J. Wamnesten
Pamela J. Wamnesten, Deputy
Olmsted County Auditor

COUNTY RECORDER

Document Number 5444

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 8th day of June, 1988 at 10 o'clock A.M. and was duly recorded in Olmsted County Records.

Pats Linton
Pats Linton
Olmsted County Recorder
By Nancy Johnson, Deputy

COUNTY SURVEYOR

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

This 3rd day of May, 1988

Edward Kivela
Edward Kivela
Olmsted County Surveyor

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 6th day of June, 1988, 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 7th day of June, 1988.

Carole A. Grimm
Carole A. Grimm
City Clerk

SURVEYOR'S CERTIFICATE

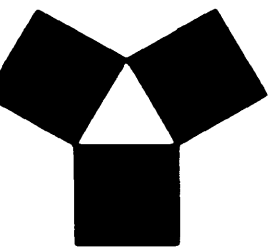
I do hereby certify that I have surveyed and platted the property described on this plat as NORTHERN HEIGHTS EAST FOURTH SUBDIVISION, that the plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have 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 29th day of April, 1988, by Donald R. Borcharding, Minnesota R.L.S. #10162.

Kathleen M. Maden
Notary Public, Olmsted County, MN
My Commission Expires 6-12-91



YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE
717 THIRD AVENUE, SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-8484
507-288-8484
EAGAN, MINNESOTA 55108-9200
MASON CITY, IOWA 506-434-6344

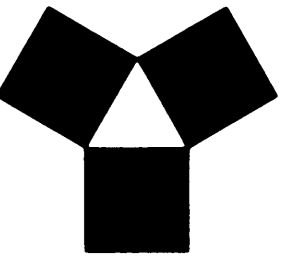
FINAL PLAT
NORTHERN HEIGHTS EAST FOURTH SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER 1789
DATE 4-6-88
DRAWN BY J. Goodman
REVISIONS

SHEET NUMBER

1
OF TWO SHEETS

NORTHERN HEIGHTS EAST FOURTH SUBDIVISION

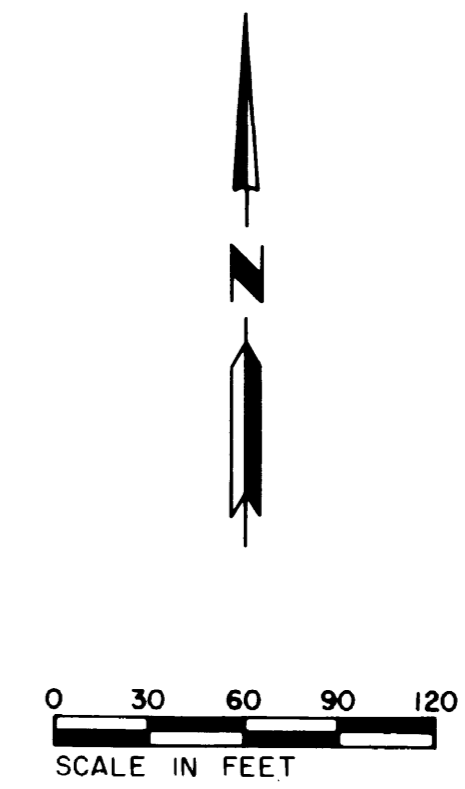
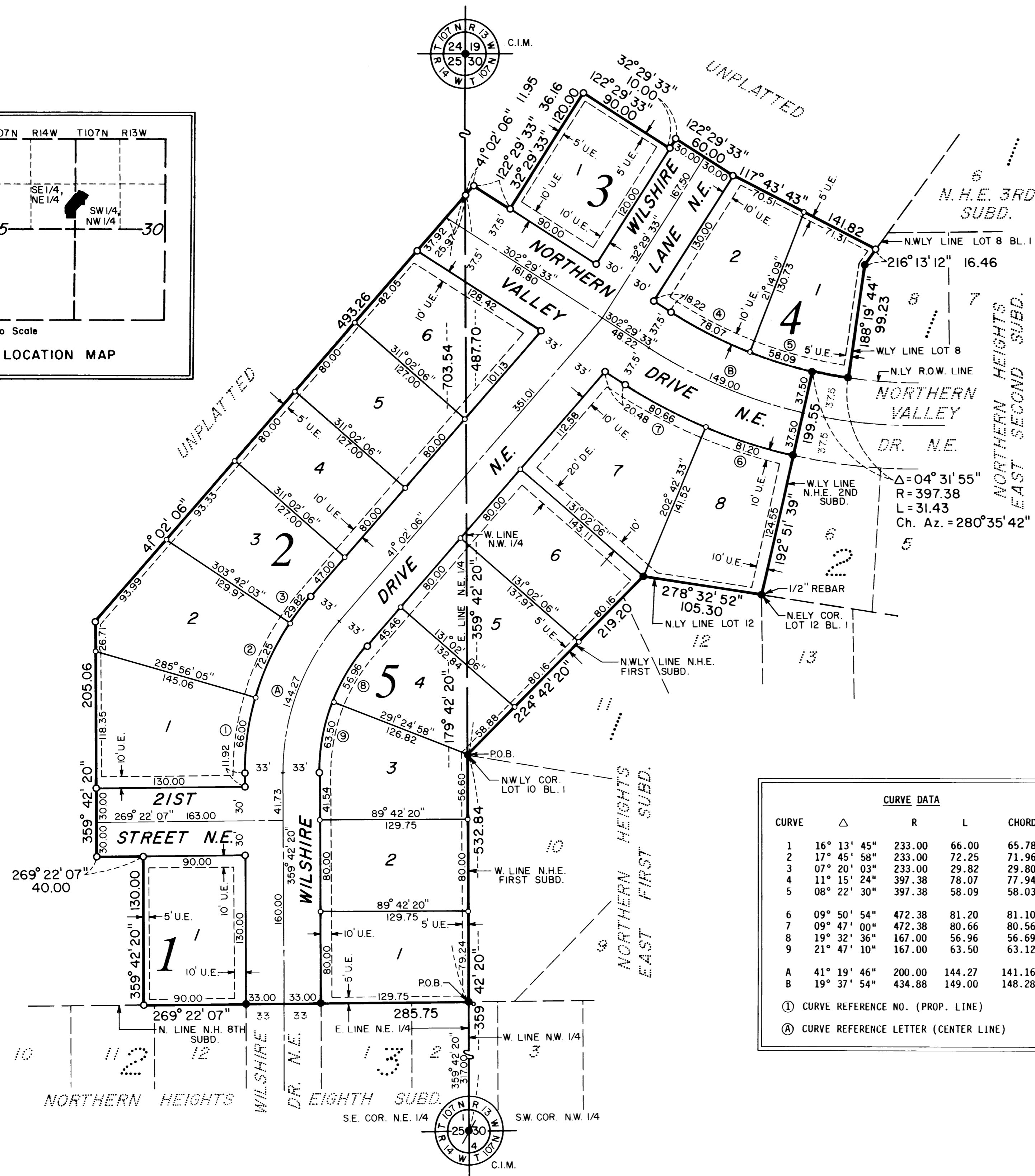
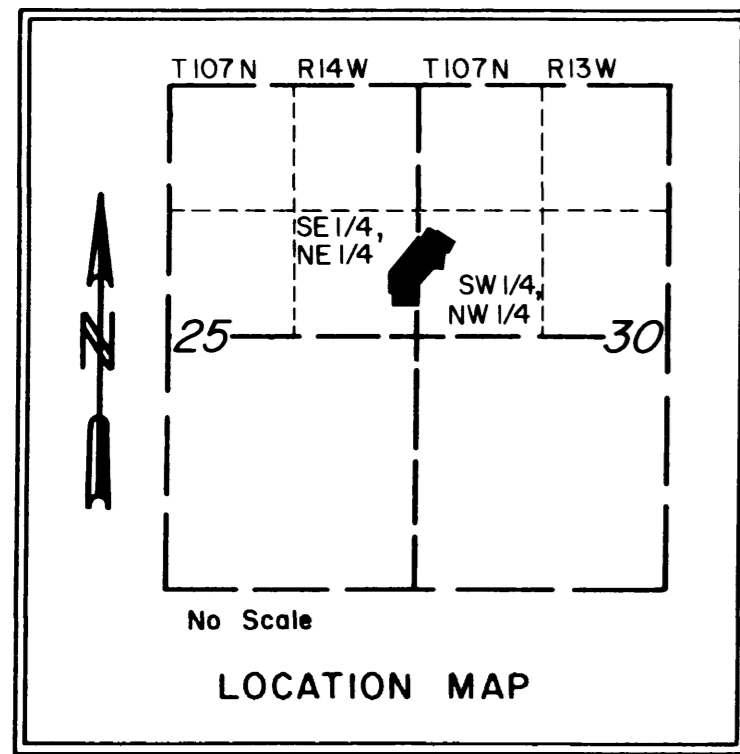


YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-283-6464
507-283-6464

5200 W. WASHINGTON AVENUE, SUITE 100
MASON CITY, IOWA 51051-1000



BEARINGS

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

MONUMENTS

- 1/2" Rebar
- 3/4" Iron Pipe
- Found Monument (3/4" Iron Pipe unless otherwise noted)

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

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.

CURVE DATA				
CURVE	Δ	R	L	CHORD
1	16° 13' 45"	233.00	66.00	65.78
2	17° 45' 58"	233.00	72.25	71.96
3	07° 20' 03"	233.00	29.82	29.80
4	11° 15' 24"	397.38	78.07	77.94
5	08° 22' 30"	397.38	58.09	58.03
6	09° 50' 54"	472.38	81.20	81.10
7	09° 47' 00"	472.38	80.66	80.56
8	19° 32' 36"	167.00	56.96	56.69
9	21° 47' 10"	167.00	63.50	63.12
A	41° 19' 46"	200.00	144.27	141.16
B	19° 37' 54"	434.88	149.00	148.28

① CURVE REFERENCE NO. (PROP. LINE)
Ⓐ CURVE REFERENCE LETTER (CENTER LINE)

FINAL PLAT
NORTHERN HEIGHTS EAST FOURTH SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER	1789
DATE	4-6-88
DRAWN BY	J. Goodman
REVISIONS	
SHEET NUMBER	2
OF TWO SHEETS	