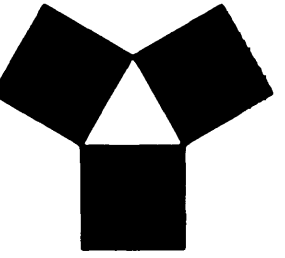


# BAIHLY WOODLAND SEVENTH SUBDIVISION



**YAGGY COLBY ASSOCIATES**

ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING  
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTH-EAST  
ROCHESTER, MINNESOTA 55904  
507-268-6464

EAGAN, MINNESOTA 55121-9040  
MASON CITY, IOWA 515-424-6344

FINAL PLAT  
BAIHLY WOODLAND SEVENTH SUBDIVISION  
ROCHESTER, MN

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Southwest Woodlands, a partnership, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

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

Commencing at the northwest corner of said Northwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 06 minutes 04 seconds along the west line of said Northwest Quarter 1436.95 feet to the point of beginning; thence northeasterly 62 degrees 22 minutes 40 seconds azimuth 333.00 feet; thence northeasterly 66 degrees 05 minutes 50 seconds azimuth 222.15 feet to the southwesterly line of Baihly Woodland Fifth Subdivision; thence southeasterly 129 degrees 40 minutes 29 seconds azimuth along said southwesterly line 267.70 feet to the southerly line of said Baihly Woodland Fifth Subdivision; thence easterly 86 degrees 12 minutes 32 seconds azimuth along said southerly line 70.40 feet to the westerly line of Baihly Woodland Sixth Subdivision; thence southeasterly 156 degrees 56 minutes 41 seconds azimuth 218.09 feet to the southerly right-of-way line of Baihly Hills Drive S.W.; thence southerly 178 degrees 53 minutes 16 seconds azimuth along said westerly line of Baihly Woodland Sixth Subdivision 220.18 feet to the north line of the south 50.00 acres of said Northwest Quarter; thence westerly 268 degrees 53 minutes 16 seconds azimuth along said north line 852.37 feet to the west line of said Northwest Quarter; thence northerly 358 degrees 06 minutes 04 seconds azimuth along said west line 359.40 feet to the point of beginning.

Said tract contains 9.18 acres more or less.

Have caused the same to be surveyed and platted as BAIHLY WOODLAND SEVENTH 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.

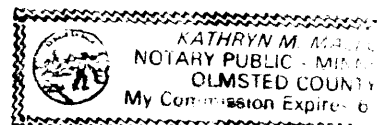
In witness whereof said Southwest Woodlands, a partnership, has caused these presents to be signed by two of the partners this 5<sup>th</sup> day of April, 19 88.

George A. Baihly  
Partner

Donald R. Borcharding  
Partner

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of April, 19 88 by George A. Baihly and Donald R. Borcharding, Partners of Southwest Woodlands, a partnership.



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

### COUNTY TREASURER

Taxes due and payable for the year 19 88, have been paid as of this 1 day of April, 19 88.

Kathryn Weatherly Deputy  
Olmsted County Treasurer

### COUNTY AUDITOR

No delinquent taxes due and transfer entered this 1<sup>st</sup> day of April, 19 88.

Pamela J. Hamelister Deputy  
Olmsted County Auditor

### COUNTY RECORDER

Document Number 5-0-88

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 24<sup>th</sup> day of May, 19 88, at 9 o'clock A.M. and was duly recorded in Olmsted County Records.

Lisa Gustafson  
Olmsted County Recorder  
by Tracy Johnson Deputy

### COUNTY SURVEYOR

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

This 1<sup>st</sup> day of April, 19 88.

Edward Kuisle  
Olmsted County Surveyor

STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

JUDY KAY SCHERR, A DEPUTY  
I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 4<sup>th</sup> day of April, 19 88, 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 23<sup>rd</sup> day of May, 19 88.

Judy Kay Scherr Deputy  
City Clerk

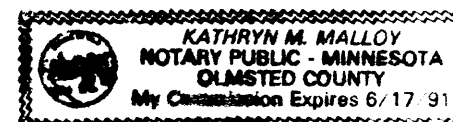
### SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BAIHLY WOODLAND SEVENTH 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 2<sup>nd</sup> day of March, 19 88 by Donald R. Borcharding, R.L.S. #10162.



Kathryn Malloy  
Notary Public, Olmsted County, MN  
My Commission Expires 6-17-91

PROJECT NUMBER 1968  
DATE 3-4-88  
DRAWN BY J. Goodman

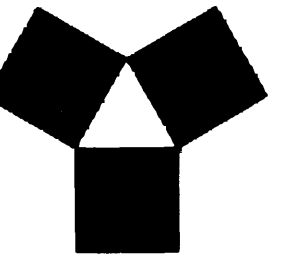
REVISIONS

SHEET NUMBER

1  
OF TWO SHEETS

"OFFICIAL PLAT"

# BAIHLY WOODLAND SEVENTH SUBDIVISION

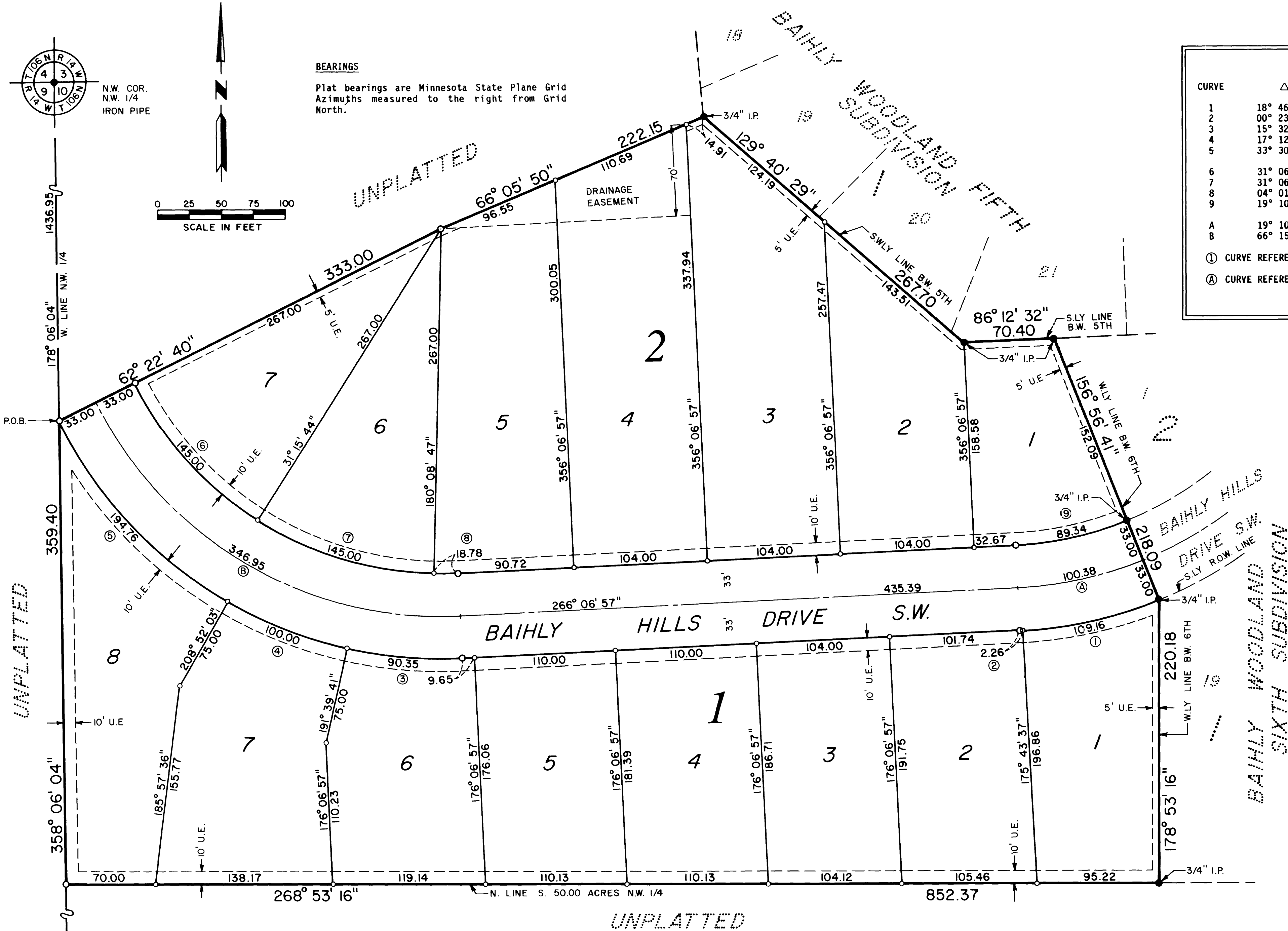


**YAGGY COLBY ASSOCIATES**  
ENGINEERING  
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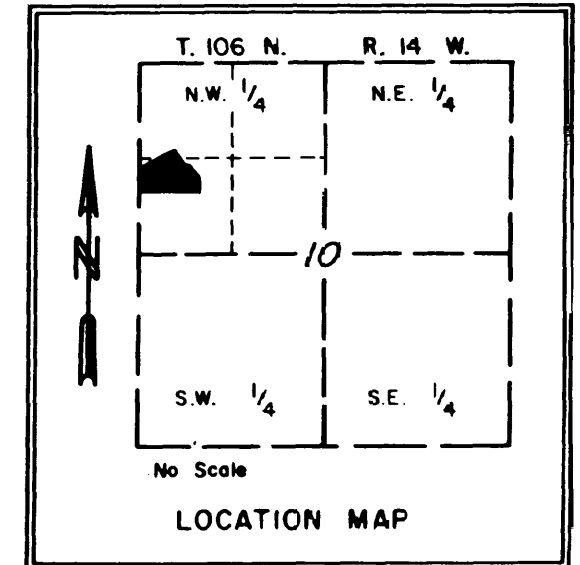
LAMAR, MINNESOTA 551-681-1040  
MADISON CITY, INDIA 316-434-4344

FINAL PLAT  
BAIHLY WOODLAND SEVENTH SUBDIVISION  
ROCHESTER, MN



CURVE DATA				
CURVE	Δ	R	L	C
1	18° 46' 56"	333.00	109.16	108.67
2	00° 23' 20"	333.00	2.26	2.26
3	15° 32' 44"	333.00	90.35	90.07
4	17° 12' 22"	333.00	100.00	99.63
5	33° 30' 37"	333.00	194.76	192.00
6	31° 06' 56"	267.00	145.00	143.22
7	31° 06' 57"	267.00	145.00	143.22
8	04° 01' 50"	267.00	18.78	18.78
9	19° 10' 16"	267.00	89.34	88.92
A	19° 10' 16"	300.00	100.38	99.91
B	66° 15' 43"	300.00	346.95	327.93

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



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

**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 and utility easement.

- 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.

PROJECT NUMBER 1968  
DATE 3-4-88  
DRAWN BY J. Goodman  
REVISIONS

SHEET NUMBER  
**2**  
OF TWO SHEETS