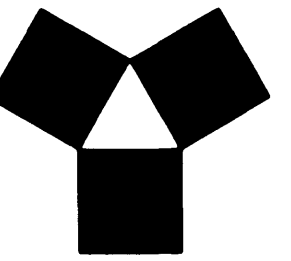


BAIHLY HEIGHTS THIRD SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

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

SAGAN, MINNESOTA 612-881-6240
MADISON CITY, IOWA 515-484-6344

FINAL PLAT
BAIHLY HEIGHTS THIRD SUBDIVISION
ROCHESTER, MN

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Younge Development Co., a Minnesota Corporation, Owner, and Proprietor, 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 and all of Outlot "A" of Baihly Heights, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, all being described as follows:

Beginning at the southwesterly corner of Folwell Heights Fifth Subdivision, according to the plat thereof on file at the Olmsted County Recorder's Office, Olmsted County, Minnesota; thence easterly on a Minnesota State Plane Grid Azimuth from north of 68 degrees 35 minutes 10 seconds azimuth along the southerly line of said Subdivision 90.00 feet to the southwest corner of Lot 2, Block 3, of said Subdivision; thence southerly 158 degrees 35 minutes 10 seconds azimuth 216.00 feet; thence southerly 158 degrees 25 minutes 40 seconds azimuth 242.97 feet; thence southeasterly 133 degrees 10 minutes 38 seconds azimuth 409.36 feet; thence southwesterly 223 degrees 10 minutes 38 seconds azimuth 350.00 feet; thence northwesterly 313 degrees 10 minutes 38 seconds azimuth 280.00 feet; thence westerly 287 degrees 10 minutes 26 seconds azimuth 228.09 feet; thence northwesterly 313 degrees 10 minutes 38 seconds azimuth 390.00 feet; thence westerly 261 degrees 10 minutes 38 seconds azimuth 150.00 feet to the southerly corner of Lot 4, Block 3 of said Baihly Heights; thence northerly 14 degrees 02 minutes 06 seconds azimuth along the easterly line of said Lot 4, a distance of 305.13 feet to the southerly corner of said Outlot "A"; thence northwesterly 45.69 feet on a non-tangential curve concave northeasterly, having a radius of 70.00 feet with a central angle of 37 degrees 24 minutes 05 seconds and a chord azimuth of 320 degrees 28 minutes 35 seconds; thence northerly 339 degrees 10 minutes 38 seconds azimuth along the westerly line of said Outlot "A", 24.10 feet to the northwesterly corner of said Outlot "A"; thence easterly 69 degrees 10 minutes 38 seconds azimuth along the northerly line of said Outlot "A", 60.79 feet to the southerly line of Block 4 of said Baihly Heights; thence easterly 94 degrees 32 minutes 38 seconds azimuth along said southerly line 265.00 feet; thence easterly 68 degrees 34 minutes 20 seconds azimuth along said southerly line 199.67 feet to the point of beginning.

Said tract contains 11.44 acres more or less.

Have caused the same to be surveyed, platted and replatted as BAIHLY HEIGHTS THIRD 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 Younge Development Co. has caused these presents to be signed by its proper Officer this 10 day of May, 19 88.

Rodney A. Younge
Rodney A. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10th day of May, 19 88 by Rodney A. Younge, President of Younge Development Co., a Minnesota Corporation on behalf of the Corporation.

Harlan W. Mallon
Notary Public, Olmsted County, MN
My Commission Expires 6-12-91

COUNTY RECORDER

Document Number 54011

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 31 day of May, 19 88 at 3:5 o'clock P.M. and was duly recorded in Olmsted County Records.

LOIS FINSTUEN
Olmsted County Recorder
Catherine L. Evans, Deputy

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 31st day of May, 19 88.

Doreen C. Hameister, Deputy
Olmsted County Auditor

COUNTY SURVEYOR

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

This 20 day of May, 19 88
Edward Kuisle
Olmsted County Surveyor

COUNTY TREASURER

Taxes due and payable for the year 19 88, have been paid as of this 31st day of May, 19 88.

Jane Coker, Deputy
Olmsted County Treasurer

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, JUDY KAY SCHERE, DEPUTY City Clerk, in and for the City of Rochester, do hereby certify that on the 10th day of MAY, 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 27th day of MAY, 19 88.

Judy Kay Schere, Deputy
City Clerk

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed, platted and replatted the property described on this plat as BAIHLY HEIGHTS THIRD 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. Borcherding
Donald R. Borcherding
Minnesota R.L.S. #10162

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 10th day of May, 19 88 by Donald R. Borcherding, Minnesota R.L.S. #10162.

Harlan W. Mallon
Notary Public, Olmsted County, MN
My Commission Expires 6-12-91

PROJECT NUMBER 2020

DATE 4-14-88

DRAWN BY J. Goodman

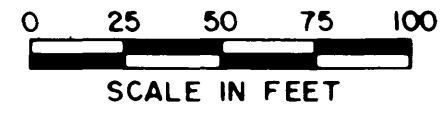
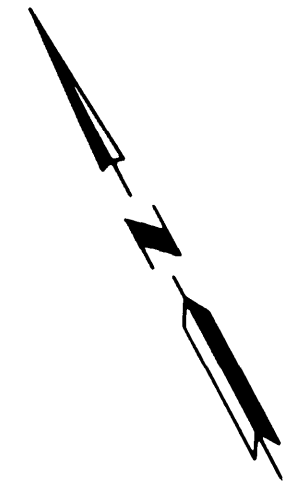
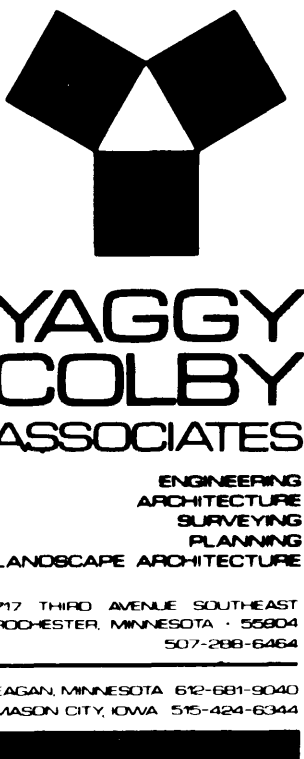
REVISIONS

SHEET NUMBER

1

OF TWO SHEETS

BAIHLY HEIGHTS THIRD SUBDIVISION

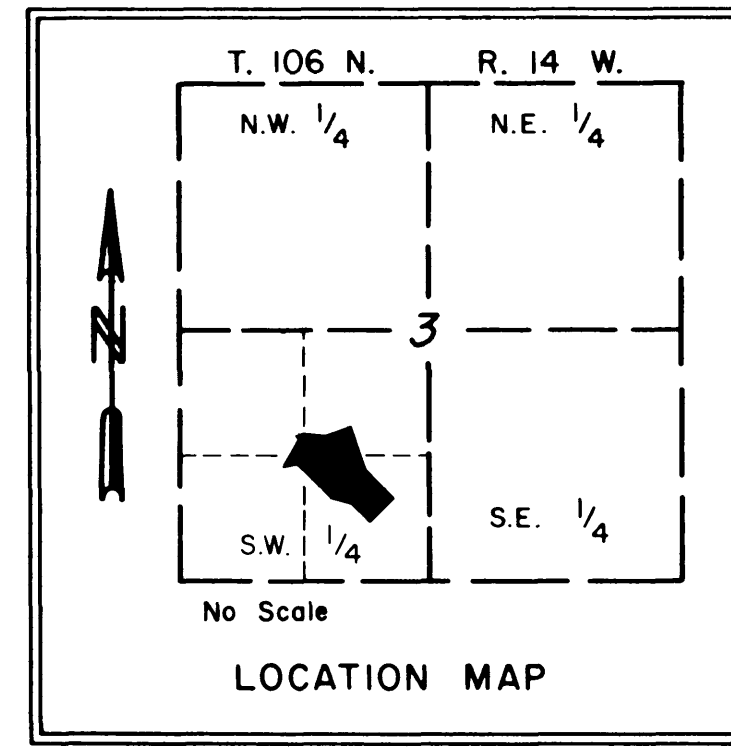


- MONUMENTS**
- 1/2" Rebar
 - 3/4" Iron Pipe
 - Found Monument (3/4" Iron Pipe unless otherwise noted)

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

BEARINGS

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

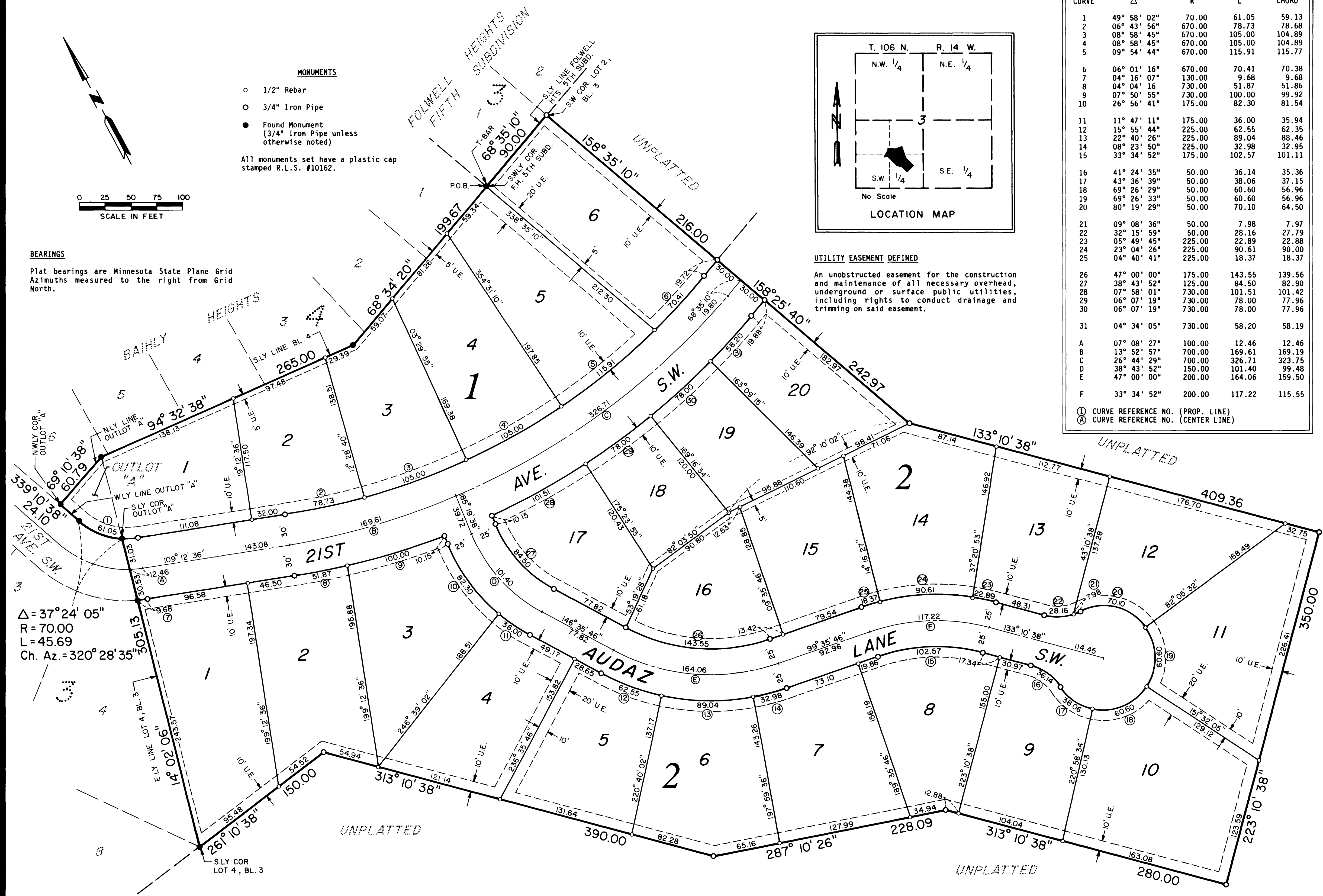


UTILITY EASEMENT DEFINED

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.

CURVE	Δ	R	L	CHORD
1	49° 58' 02"	70.00	61.05	59.13
2	06° 43' 56"	670.00	78.73	78.68
3	08° 58' 45"	670.00	105.00	104.89
4	08° 58' 45"	670.00	105.00	104.89
5	09° 54' 44"	670.00	115.91	115.77
6	06° 01' 16"	670.00	70.41	70.38
7	04° 16' 07"	130.00	9.68	9.68
8	04° 04' 16"	730.00	51.87	51.86
9	07° 50' 55"	730.00	100.00	99.92
10	26° 56' 41"	175.00	82.30	81.54
11	11° 47' 11"	175.00	36.00	35.94
12	15° 55' 44"	225.00	62.55	62.35
13	22° 40' 26"	225.00	89.04	88.46
14	08° 23' 50"	225.00	32.98	32.95
15	33° 34' 52"	175.00	102.57	101.11
16	41° 24' 35"	50.00	36.14	35.36
17	43° 36' 39"	50.00	38.06	37.15
18	69° 26' 29"	50.00	60.60	56.96
19	69° 26' 33"	50.00	60.60	56.96
20	80° 19' 29"	50.00	70.10	64.50
21	09° 08' 36"	50.00	7.98	7.97
22	32° 15' 59"	50.00	28.16	27.79
23	05° 49' 45"	225.00	22.89	22.88
24	23° 04' 26"	225.00	90.61	90.00
25	04° 40' 41"	225.00	18.37	18.37
26	47° 00' 00"	175.00	143.55	139.56
27	38° 43' 52"	125.00	84.50	82.90
28	07° 58' 01"	730.00	101.51	101.42
29	06° 07' 19"	730.00	78.00	77.96
30	06° 07' 19"	730.00	78.00	77.96
31	04° 34' 05"	730.00	58.20	58.19
A	07° 08' 27"	100.00	12.46	12.46
B	13° 52' 57"	700.00	169.61	169.19
C	26° 44' 29"	700.00	326.71	323.75
D	38° 43' 52"	150.00	101.40	99.48
E	47° 00' 00"	200.00	164.06	159.50
F	33° 34' 52"	200.00	117.22	115.55

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



Δ = 37° 24' 05"
R = 70.00
L = 45.69
Ch. Az. = 320° 28' 35"

FINAL PLAT
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ROCHESTER, MN

PROJECT NUMBER	2020
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REVISIONS	