

BAIHLY HEIGHTS FOURTH SUBDIVISION

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 East Half of the Southwest Quarter of Section 3, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 00 minutes 33 seconds along the east line of said Southwest Quarter 519.80 feet to the northwesterly corner of North Sunny Slopes, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota and the point of beginning; thence continuing southerly 179 degrees 00 minutes 33 seconds azimuth along said east line, also being the westerly line of said North Sunny Slopes 668.67 feet to the northwest corner of Lot 48 of said North Sunny Slopes; thence westerly 269 degrees 00 minutes 33 seconds azimuth 20.00 feet; thence southerly 179 degrees 00 minutes 33 seconds azimuth 269.29 feet to the northerly line of Owen's Re-Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence westerly 269 degrees 00 minutes 33 seconds azimuth along said northerly line 139.40 feet to the northwesterly corner of said Re-Subdivision; thence southerly 179 degrees 00 minutes 33 seconds azimuth along the westerly line of said Re-Subdivision 120.92 feet; thence westerly 269 degrees 00 minutes 33 seconds azimuth 309.38 feet to the easterly corner of Baihly Heights Third Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence northwesterly 313 degrees 10 minutes 38 seconds azimuth along the northeasterly line of Subdivision 409.36 feet to the southeasterly corner of Lot 20, Block 2 of said Subdivision; thence northerly 338 degrees 25 minutes 40 seconds azimuth along the easterly line of said Subdivision 242.97 feet to the southeasterly corner of Lot 6, Block 1 of said Subdivision; thence easterly 68 degrees 35 minutes 10 seconds azimuth along a line 216.00 feet southerly of and parallel with the southerly line of Folwell Heights Fifth Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota, 576.03 feet; thence northerly 338 degrees 35 minutes 10 seconds azimuth 216.00 feet to the southerly line of said Folwell Heights Fifth Subdivision; thence easterly 68 degrees 35 minutes 10 seconds azimuth along said south line and the south line of Folwell Heights Fourth Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota, 409.10 feet to the point of beginning. (PLATTED AS BLOCKS 1 AND 3)

Said tract contains 12.57 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That Joyce L. Veneziale, a Widow, Owner and Proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

Commencing at the most southerly corner of Lot 1, Block 3, Folwell Heights Fifth Subdivision; thence North 69 degrees 37 minutes East, assumed bearing, along the southerly line of said Block 3, a distance of 90.00 feet for a point of beginning; thence continue North 69 degrees 37 minutes East along said southerly line, 95.87 feet; thence South 20 degrees 23 minutes East, 216.00 feet; thence South 69 degrees 37 minutes West, 95.87 feet; thence North 20 degrees 23 minutes West, 216.00 feet to the point of beginning. (PLATTED AS OUTLOT A AND LOT 5, BLOCK 5)

Said tract contains 0.48 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That Thomas C. Spelsberg and Elizabeth W. Spelsberg, Husband and Wife, Owners and Proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

Commencing at the most southerly corner of Lot 1, Block 3, Folwell Heights Fifth Subdivision; thence North 69 degrees 37 minutes East, assumed bearing, along the southerly line of said Block 3 a distance of 185.87 feet for a point of beginning; thence continue North 69 degrees 37 minutes East along said southerly line, 105.10 feet; thence South 20 degrees 23 minutes East, 216.00 feet; thence South 69 degrees 37 minutes West, 105.10 feet; thence North 20 degrees 23 minutes West, 216.00 feet to the point of beginning. (PLATTED AS OUTLOT B AND LOT 4, BLOCK 2)

Said tract contains 0.52 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That Esther C. Laubach, a Widow, Owner and Proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

Commencing at the most southerly corner of Lot 1, Block 3, Folwell Heights Fifth Subdivision; thence North 69 degrees 37 minutes East, assumed bearing, along the southerly line of said Block 3 a distance of 290.97 feet for a point of beginning; thence continuing North 69 degrees 37 minutes East along said southerly line, 110.10 feet; thence South 20 degrees 23 minutes East, 216.00 feet; thence South 69 degrees 37 minutes West, 110.10 feet; thence North 20 degrees 23 minutes West, 216.00 feet to the point of beginning. (PLATTED AS OUTLOT C AND LOT 3, BLOCK 2)

Said tract contains 0.55 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That Douglas D. Mair and JoAnne E. Mair, Husband and Wife, Owners and Proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

Commencing at the most southerly corner of Lot 1, Block 3, Folwell Heights Fifth Subdivision; thence North 69 degrees 37 minutes East, assumed bearing, along the southerly line of said Block 3 a distance of 401.07 feet for a point of beginning; thence continue North 69 degrees 37 minutes East along said southerly line, 110.10 feet; thence South 20 degrees 23 minutes East, 216.00 feet; thence South 69 degrees 37 minutes West, 110.10 feet; thence North 20 degrees 23 minutes West, 216.00 feet to the point of beginning. (PLATTED AS OUTLOT D AND LOT 2, BLOCK 2)

Said tract contains 0.55 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: That Robert H. Feldt and Barbara F. Feldt, Husband and Wife, Owners and Proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

Commencing at the most southerly corner of Lot 1, Block 3, Folwell Heights Fifth Subdivision; thence North 69 degrees 37 minutes East, assumed bearing, along the southerly line of said Block 3 a distance of 511.17 feet for a point of beginning; thence continue North 69 degrees 37 minutes East along said southerly line, 154.86 feet; thence South 20 degrees 23 minutes East, 216.00 feet; thence South 69 degrees 37 minutes West, 154.86 feet; thence North 20 degrees 23 minutes West, 216.00 feet to the point of beginning. (PLATTED AS OUTLOT E AND LOT 1, BLOCK 2)

Said tract contains 0.77 acres more or less.

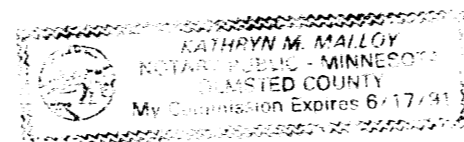
Have caused the same to be surveyed and platted as BAIHLY HEIGHTS FOURTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof said Younge Development Co. has caused these presents to be signed by its proper Officer this 11th day of May, 1989.

Rodney A. Younge
Rodney A. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 11th day of May, 1989 by Rodney A. Younge, President of Younge Development Co., a Minnesota Corporation on behalf of the Corporation.



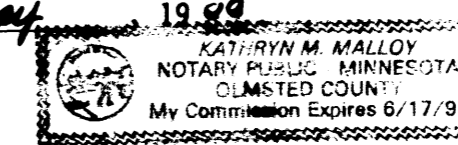
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91

In witness whereof said Joyce L. Veneziale has hereunto set her hand this 13th day of May, 1989.

Joyce L. Veneziale
Joyce L. Veneziale

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 13th day of May, 1989.



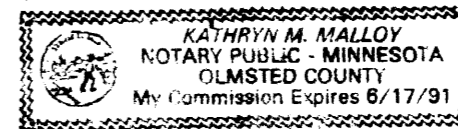
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91

In witness whereof said Thomas C. Spelsberg and Elizabeth W. Spelsberg have hereunto set their hands this 14th day of May, 1989.

Thomas C. Spelsberg
Thomas C. Spelsberg
Elizabeth W. Spelsberg
Elizabeth W. Spelsberg

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 14th day of May, 1989.



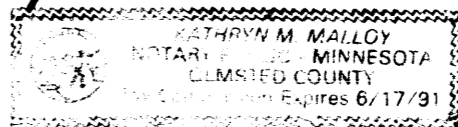
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91

In witness whereof said Esther C. Laubach has hereunto set her hand this 15th day of May, 1989.

Esther C. Laubach
Esther C. Laubach

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 15th day of May, 1989.



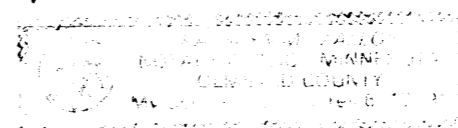
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91

In witness whereof said Douglas D. Mair and JoAnne E. Mair have hereunto set their hands this 16th day of May, 1989.

Douglas D. Mair
Douglas D. Mair
JoAnne E. Mair
JoAnne E. Mair

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 16th day of May, 1989.



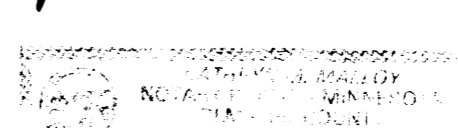
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91

In witness whereof said Robert H. Feldt and Barbara F. Feldt have hereunto set their hands this 14th day of May, 1989.

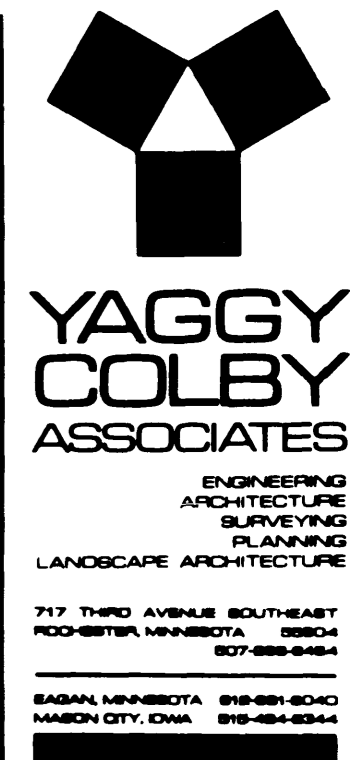
Robert H. Feldt
Robert H. Feldt
Barbara F. Feldt
Barbara F. Feldt

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 14th day of May, 1989.



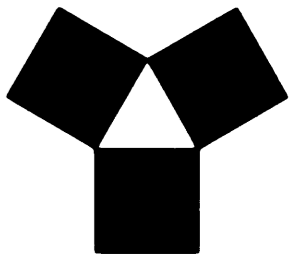
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91



FINAL PLAT
BAIHLY HEIGHTS FOURTH SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER 2242
DATE 3-27-89
DRAWN BY S.C.B.
REVISIONS
SHEET NUMBER 1
OF THREE SHEETS

BAIHLY HEIGHTS FOURTH SUBDIVISION



**YAGGY
COLBY
ASSOCIATES**

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTH-EAST
ROCHESTER, MINNESOTA 55904
612-288-8484

82401 MINNESOTA 612-881-0100
MADISON CITY, INDIANA 612-884-8344

FINAL PLAT
BAIHLY HEIGHTS FOURTH SUBDIVISION
ROCHESTER, MN

COUNTY TREASURER

Taxes due and payable for the year 1989 have been paid as of this 26 day of May, 1989.

Kathryn Weatherly, Deputy
Olmsted County Treasurer

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 26th day of May, 1989.

Daniel G. Namister, Deputy
Olmsted County Auditor

COUNTY RECORDER 554366

Document Number _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 26 day of May, 1989, at 8:12 o'clock A.M. and was duly recorded in Olmsted County Records.

[Redacted Signature]
Olmsted County Recorder
by duann murray

COUNTY SURVEYOR

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

This 11th day of May, 1989.

Edward Kusch
Olmsted County Surveyor

STATE OF MINNESOTA
COUNTY OF OLMTED
CITY OF ROCHESTER

JUDY KAY SCHERR, DEPUTY
I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 17 day of APRIL, 1989, 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 24th day of MAY, 1989.

Judy Kay Scherr
Carole A. Grimm, City Clerk
JUDY KAY SCHERR, DEPUTY

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BAIHLY HEIGHTS FOURTH 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 OLMTED

The foregoing Surveyor's Certificate was acknowledged before me this 15th day of May, 1989 by Donald R. Borcharding, R.L.S. #10162

Kathryn M. Malley
KATHRYN M. MALLEY
NOTARY PUBLIC - MINN.
My Commission Expires 6-17-91

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

PROJECT NUMBER 2242

DATE 3-27-89

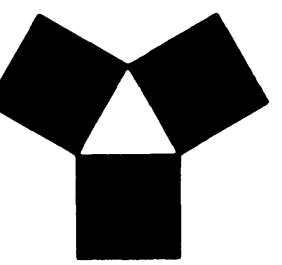
DRAWN BY SCB

REVISIONS

SHEET NUMBER

2
OF THREE SHEETS

BAIHLY HEIGHTS FOURTH SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTH-EAST
ROCHESTER, MINNESOTA 55904
612-338-8484

834 N. WASHINGTON
ROCHESTER, MINNESOTA 55901
612-338-8484

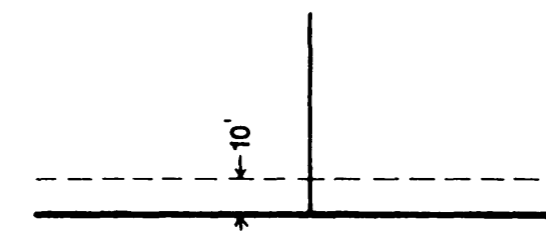
FINAL PLAT
BAIHLY HEIGHTS FOURTH SUBDIVISION
ROCHESTER, MN



CURVE	Δ	R	L	CHORD
1	90° 10' 40"	45.70	71.93	64.73
2	31° 05' 42"	50.00	27.14	26.80
3	68° 45' 18"	50.00	60.00	56.46
4	68° 45' 18"	50.00	60.00	56.46
5	61° 55' 51"	50.00	54.04	51.45
6	24° 24' 36"	50.00	21.30	21.14
7	28° 57' 18"	50.00	25.27	25.00
8	17° 03' 07"	125.00	37.20	37.06
9	27° 08' 07"	125.00	59.20	58.65
10	14° 23' 46"	170.00	42.71	42.60
11	11° 00' 46"	170.00	32.68	32.62
12	25° 24' 32"	159.80	70.86	70.28
13	28° 15' 40"	50.00	24.66	24.41
14	13° 08' 55"	50.00	11.47	11.45
15	73° 46' 26"	50.00	64.38	60.02
16	62° 50' 52"	50.00	54.84	52.14
17	63° 22' 21"	50.00	55.30	52.53
18	62° 49' 31"	50.00	54.82	52.12
19	41° 24' 35"	50.00	36.14	35.36
20	25° 24' 32"	109.80	48.69	48.29
21	24° 49' 41"	180.00	78.00	77.39
22	21° 00' 14"	180.00	65.98	65.62
23	25° 57' 07"	120.00	54.35	53.89
24	19° 52' 48"	120.00	41.64	41.43
25	05° 00' 04"	230.00	20.08	20.07
26	20° 24' 28"	230.00	81.92	81.49
A	73° 08' 31"	100.00	127.66	119.16
B	25° 24' 32"	200.00	88.69	87.97
C	45° 49' 55"	150.00	119.99	116.81
D	25° 24' 32"	134.80	59.78	59.29

① Curve Reference No. (Prop. Line)
Ⓐ Curve Reference Letter (Center Line)

Utility Easements are shown thus:



Being 10-feet in width unless otherwise indicated.

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.

U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

SLY. COR. LOT 1, BLK. 3
FOLWELL HTS. 5TH SUBD.

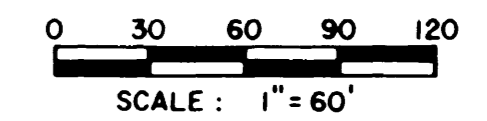
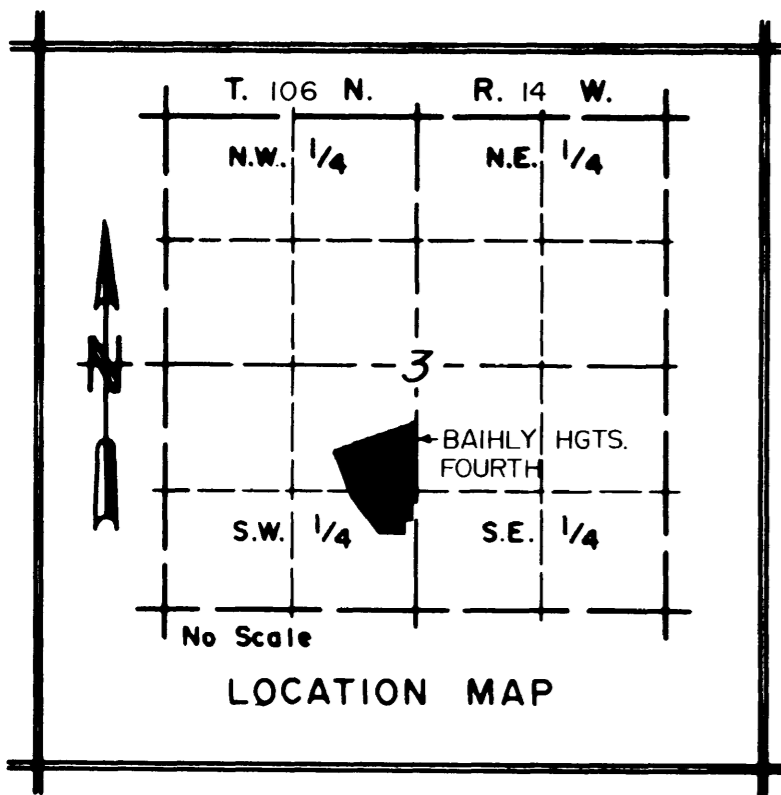
BEARINGS

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

MONUMENTS

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

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



PROJECT NUMBER 2242

DATE 3-27-89

DRAWN BY S.C.B.

REVISIONS

SHEET NUMBER

3
OF THREE SHEETS