

NORTHERN HEIGHTS EAST FIFTH 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 East Half 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 northerly line of Northern Heights Eighth Subdivision according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence westerly 269 degrees 22 minutes 07 seconds azimuth along said northerly line 285.75 feet to the southwesterly corner of Block 1 of Northern Heights East Fourth Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota and the point of beginning; thence continuing westerly 269 degrees 22 minutes 07 seconds azimuth along said north line 360.00 feet; thence northwesterly 326 degrees 00 minutes 56 seconds azimuth 589.48 feet; thence northerly 359 degrees 42 minutes 12 seconds azimuth 324.12 feet; thence northeasterly 32 degrees 29 minutes 33 seconds azimuth 373.40 feet; thence southeasterly 122 degrees 29 minutes 33 seconds azimuth 451.36 feet; thence southwesterly 212 degrees 29 minutes 33 seconds azimuth 120.00 feet; thence southeasterly 122 degrees 29 minutes 33 seconds azimuth 396.98 feet to the northwesterly line of said Northern Heights East Fourth Subdivision; thence southwesterly 221 degrees 02 minutes 06 seconds azimuth along said northwesterly line 308.03 feet; thence southerly 179 degrees 42 minutes 20 seconds azimuth along the westerly line of said Northern Heights East Fourth Subdivision 205.06 feet to the southerly line of 21st Street N.E.; thence easterly 89 degrees 22 minutes 07 seconds azimuth along said southerly line 40.00 feet to the northwesterly corner of Block 1 of said Northern Heights East Fourth Subdivision; thence southerly 179 degrees 42 minutes 20 seconds azimuth along the westerly line of said Block 1, a distance of 130.00 feet to the point of beginning.

Said tract contains 13.37 acres more or less.

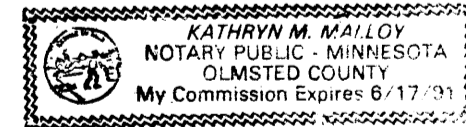
Have caused the same to be surveyed and platted as NORTHERN HEIGHTS EAST FIFTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof, said Payne Company has caused these presents to be signed by its proper Officers this 14th day of May, 19 89.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 14th day of May, 19 89 by H.E. Payne and Roger Payne, Chairman and President respectively, of Payne Company, a Minnesota Corporation on behalf of the Corporation.



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

COUNTY TREASURER

Taxes due and payable for the year 19 89, have been paid as of this 15 day of June, 19 89.

Kathryn Weatherly Deputy
Olmsted County Treasurer

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 15th day of June, 19 89.

Samuel J. Hamister, Deputy
Olmsted County Auditor

COUNTY RECORDER

Document Number 535508

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 15th day of June, 19 89 at 10:10 o'clock A.M. and was duly recorded in Olmsted County Records.

Debra Finsterlin
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 24 day of May, 19 89

Edward Linnell
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 15 day of May, 19 89, 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 14 day of June, 19 89.

Carole A. Grimm
City Clerk

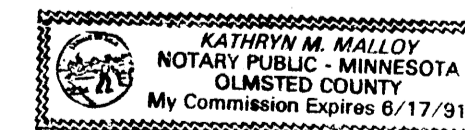
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as NORTHERN HEIGHTS EAST FIFTH 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 23rd day of May, 19 89 by Donald R. Borcharding, Minnesota R.L.S. #10162.



Kathryn M. Malloy
My Commission Expires 6-17-91

FINAL PLAT
NORTHERN HEIGHTS EAST
FIFTH SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER 2208

DATE

DRAWN BY

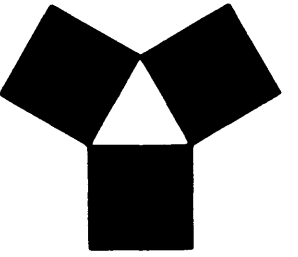
REVISIONS

SHEET NUMBER

1
OF TWO SHEETS

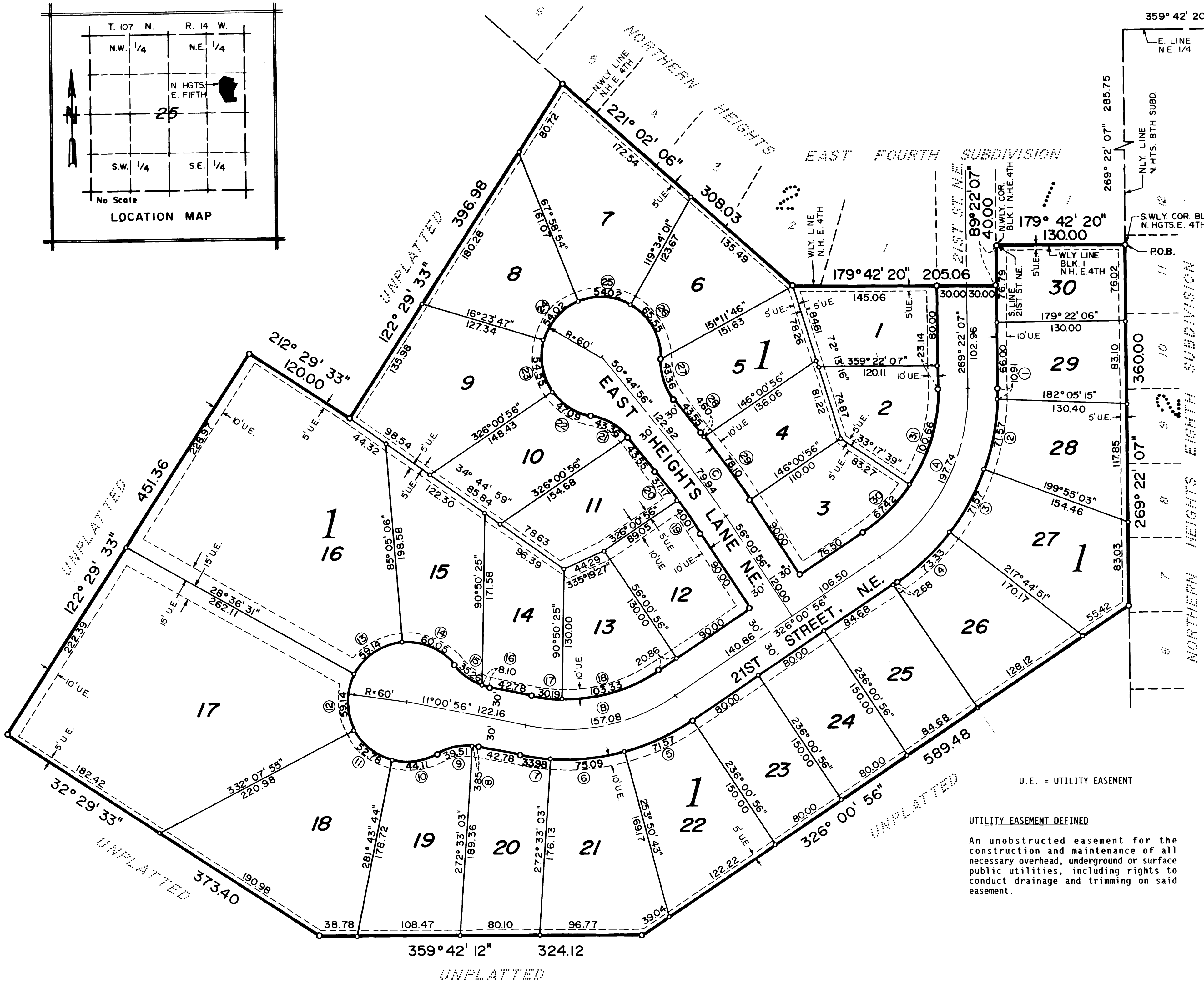
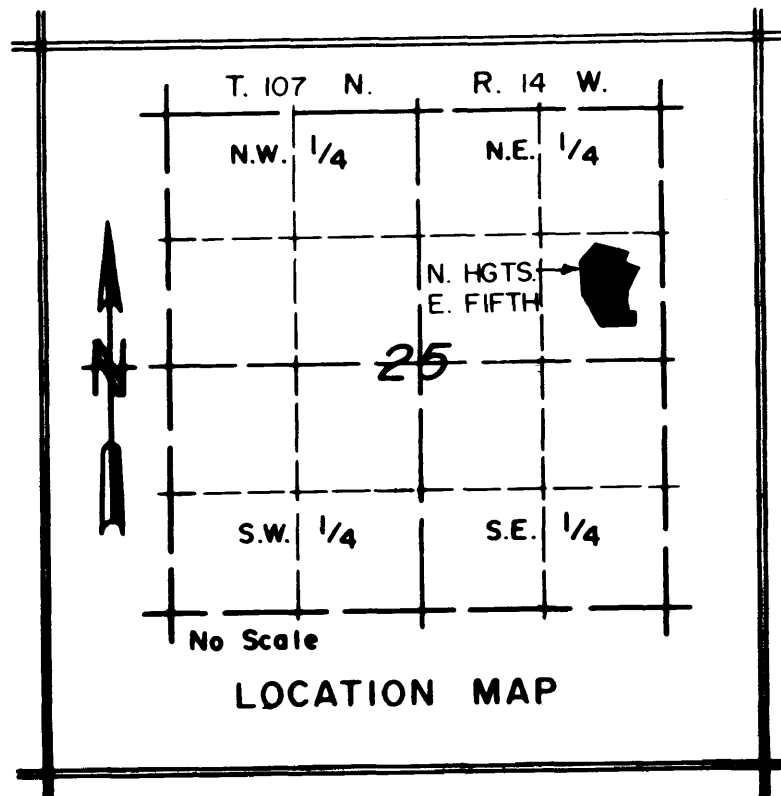
"OFFICIAL PLAT"

NORTHERN HEIGHTS EAST FIFTH SUBDIVISION



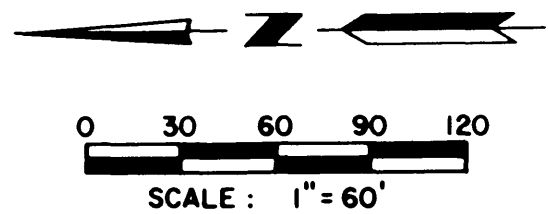
YAGGY COLBY ASSOCIATES
ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE SOUTHWEST
ROCHESTER, MINNESOTA 55904
PHONE: 507-251-4444
FAX: 507-251-4444
E-MAIL: YAGGY@YAGGYCOLBY.COM



CURVE	Δ	R	L	CHORD
1	02° 43' 08"	230.00	10.91	10.91
2	17° 49' 48"	230.00	71.57	71.29
3	17° 49' 48"	230.00	71.57	71.29
4	18° 16' 05"	230.00	73.33	73.02
5	17° 49' 47"	230.00	71.57	71.28
6	18° 42' 20"	230.00	75.09	74.76
7	08° 27' 53"	230.00	33.98	33.95
8	03° 40' 42"	60.00	3.85	3.85
9	37° 43' 53"	60.00	39.51	38.80
10	42° 07' 23"	60.00	44.11	43.12
11	50° 24' 11"	60.00	52.78	51.10
12	56° 28' 36"	60.00	59.14	56.78
13	56° 28' 36"	60.00	59.14	56.78
14	57° 20' 24"	60.00	60.05	57.57
15	33° 40' 14"	60.00	35.26	34.75
16	07° 44' 20"	60.00	8.10	8.10
17	10° 10' 31"	170.00	30.19	30.15
18	34° 49' 29"	170.00	103.33	101.74
19	02° 43' 49"	839.69	40.01	40.01
20	02° 32' 11"	839.69	37.17	37.17
21	41° 24' 35"	60.00	43.36	42.43
22	44° 57' 56"	60.00	47.09	45.89
23	52° 05' 30"	60.00	54.55	52.69
24	51° 35' 07"	60.00	54.02	52.21
25	51° 35' 07"	60.00	54.02	52.21
26	62° 35' 30"	60.00	65.55	62.34
27	41° 24' 35"	60.00	43.36	42.43
28	00° 17' 35"	899.69	4.60	4.60
29	04° 58' 25"	899.69	78.10	78.07
30	22° 43' 17"	170.00	67.42	66.98
31	33° 55' 32"	170.00	100.66	99.20
A	56° 38' 49"	200.00	197.74	189.78
B	45° 00' 00"	200.00	157.08	153.07
C	05° 16' 00"	869.69	79.94	79.91

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



U.E. = UTILITY EASEMENT

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.

- 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.

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

FINAL PLAT
NORTHERN HEIGHTS EAST
FIFTH SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER **2208**
DATE **4-05-89**
DRAWN BY **S.C.B.**
REVISIONS
SHEET NUMBER **2**
OF TWO SHEETS