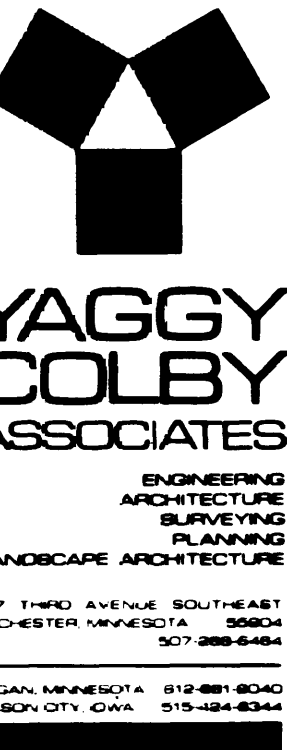


BAIHLY HEIGHTS FIFTH SUBDIVISION



COUNTY RECORDER 575767

Document Number _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 29 day of December, 1989, at 9 o'clock 11 .m. and was duly recorded in Olmsted County Records.

LEOB FINSTUEN

Olmsted County Recorder

Catherine E. Lons, Deputy

COUNTY TREASURER

Taxes due and payable for the year 1989, have been paid as of this 28th day of November, 1989.

James P. Baker, Deputy
Olmsted County Treasurer

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 28th day of December, 1989.

Pamela J. Jamieson, 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 28th day of December, 1989.

Edward P. Kucile
Olmsted County Surveyor

STATE OF MINNESOTA
COUNTY OF OLMTED
CITY OF ROCHESTER

JUDY KAY SCHAEF, DEPUTY
I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 20th day of NOVEMBER, 1989, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed by name and affixed the Seal of said City of Rochester this 20th day of DECEMBER, 1989.

Judy Kay Schaefer, Deputy
Carole A. Grimm, City Clerk

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 Southeast Quarter of the Southwest Quarter of Section 3, Township 106 North, Range 14 West, Olmsted County, Minnesota and all of Outlot "F" of Baihly Heights Fourth Subdivision according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota, all being described as follows:

Beginning at the southeast corner of said Southwest Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 268 degrees 37 minutes 49 seconds azimuth along the south line of said Southwest Quarter 427.60 feet; thence northwesterly 326 degrees 48 minutes 49 seconds azimuth 153.54 feet; thence northerly 341 degrees 42 minutes 27 seconds azimuth 683.41 feet to the southerly corner of Baihly Heights Third Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence northeasterly 43 degrees 10 minutes 38 seconds azimuth along the southeasterly line of said Baihly Heights Third Subdivision 350.00 feet to the southwesterly corner of Baihly Heights Fourth Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota also being the southwesterly corner of said Outlot "F"; thence northwesterly 313 degrees 10 minutes 38 seconds azimuth along the southwesterly line of said Outlot "F" 13.13 feet to the northwesterly corner of said Outlot "F"; thence northeasterly 63 degrees 03 minutes 26 seconds azimuth along the northwesterly line of said Outlot "F" 130.63 feet to the northeasterly corner of said Outlot "F"; thence southerly 54.35 feet along the easterly line of said Outlot "F" on a nontangential curve concave westerly, having a radius of 120.00 feet with a central angle of 25 degrees 57 minutes 07 seconds and a chord azimuth of 166 degrees 02 minutes 00 seconds; thence southerly 179 degrees 00 minutes 33 seconds azimuth along the easterly line of said Outlot "F" 13.94 feet to the southeasterly corner of said Outlot "F"; thence easterly 89 degrees 00 minutes 33 seconds azimuth along the southerly line of said Baihly Heights Fourth Subdivision 189.38 feet to the westerly line of Owen's Re-Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence southerly 179 degrees 00 minutes 33 seconds azimuth along said westerly line 503.54 feet to the southwesterly corner of said Owen's Re-Subdivision; thence easterly 89 degrees 00 minutes 33 seconds azimuth along the southerly line of said Owen's Re-Subdivision 159.40 feet to the east line of said Southwest Quarter, also being the northwesterly corner of Lot 11 of "Sunny Slopes", according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence southerly 179 degrees 00 minutes 33 seconds azimuth along said east line, also being the westerly line of said "Sunny Slopes" 527.10 feet to the southwesterly corner of said "Sunny Slopes" and the point of beginning.

Said tract contains 12.21 acres more or less.

TOGETHER WITH that part of the Northwest Quarter of the Northeast Quarter and of the Northeast Quarter of the Northwest Quarter of Section 10, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of said Northwest Quarter of the Northeast Quarter, also being the southwesterly corner "Sunny Slopes" according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 07 minutes 13 seconds azimuth along the north line of said Northwest Quarter of the Northeast Quarter, also being the south line of said "Sunny Slopes" 268.83 feet to the southeast corner of Lot 13 of said "Sunny Slopes"; thence southerly 179 degrees 07 minutes 13 seconds azimuth 205.00 feet; thence easterly 89 degrees 07 minutes 13 seconds azimuth 165.00 feet; thence southerly 179 degrees 07 minutes 13 seconds azimuth 194.24 feet; thence southwesterly 214 degrees 53 minutes 44 seconds azimuth 268.74 feet; thence westerly 107.66 feet on a nontangential curve concave northerly, having a radius of 262.50 feet, a central angle of 23 degrees 30 minutes 00 seconds and a chord azimuth of 288 degrees 38 minutes 43 seconds; thence northwesterly 300 degrees 23 minutes 44 seconds azimuth 102.52 feet; thence northwesterly 123.99 feet on a tangential curve concave southwesterly, having a radius of 637.50 feet and a central angle of 11 degrees 08 minutes 37 seconds; thence westerly 289 degrees 15 minutes 07 seconds azimuth 54.85 feet; thence northeasterly 26 degrees 07 minutes 13 seconds azimuth 149.99 feet; thence northwesterly 296 degrees 07 minutes 13 seconds azimuth 363.63 feet; thence northwesterly 326 degrees 48 minutes 49 seconds azimuth 181.45 feet to the north line of said Northeast Quarter of the Northwest Quarter; thence easterly 88 degrees 37 minutes 49 seconds azimuth 427.60 feet along said north line to the point of beginning.

Said tract contains 6.73 acres more or less.

Total of combined tracts contains 18.94 acres more or less.

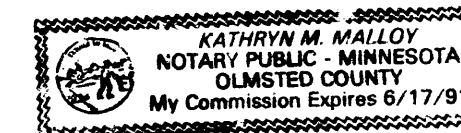
Have caused the same to be surveyed, platted and replatted as BAIHLY HEIGHTS FIFTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof said Younge Development Co., has caused these presents to be signed by its proper Officer this 28th day of December, 1989.

Rodney A. Younge
Rodney A. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMTED

The foregoing instrument was acknowledged before me this 28th day of December, 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

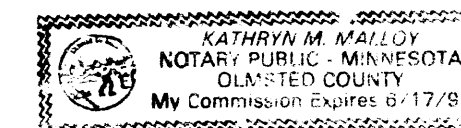
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed, platted and replatted the property described on this plat as BAIHLY HEIGHTS FIFTH 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 28th day of December, 1989, by Donald R. Borcharding, R.L.S. #10162.



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

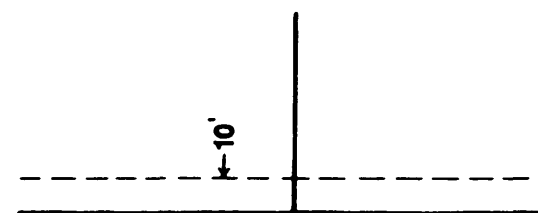
FINAL PLAT
BAIHLY HEIGHTS FIFTH SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER 2578
DATE OCT. 27, 1989
DRAWN BY
REVISIONS

SHEET NUMBER
1
OF TWO SHEETS

BAIHLY HEIGHTS FIFTH SUBDIVISION

Utility Easements are shown thus:

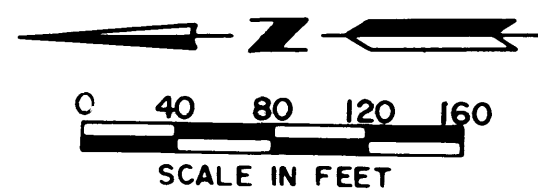


Being 10-feet in width unless otherwise indicated.

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.



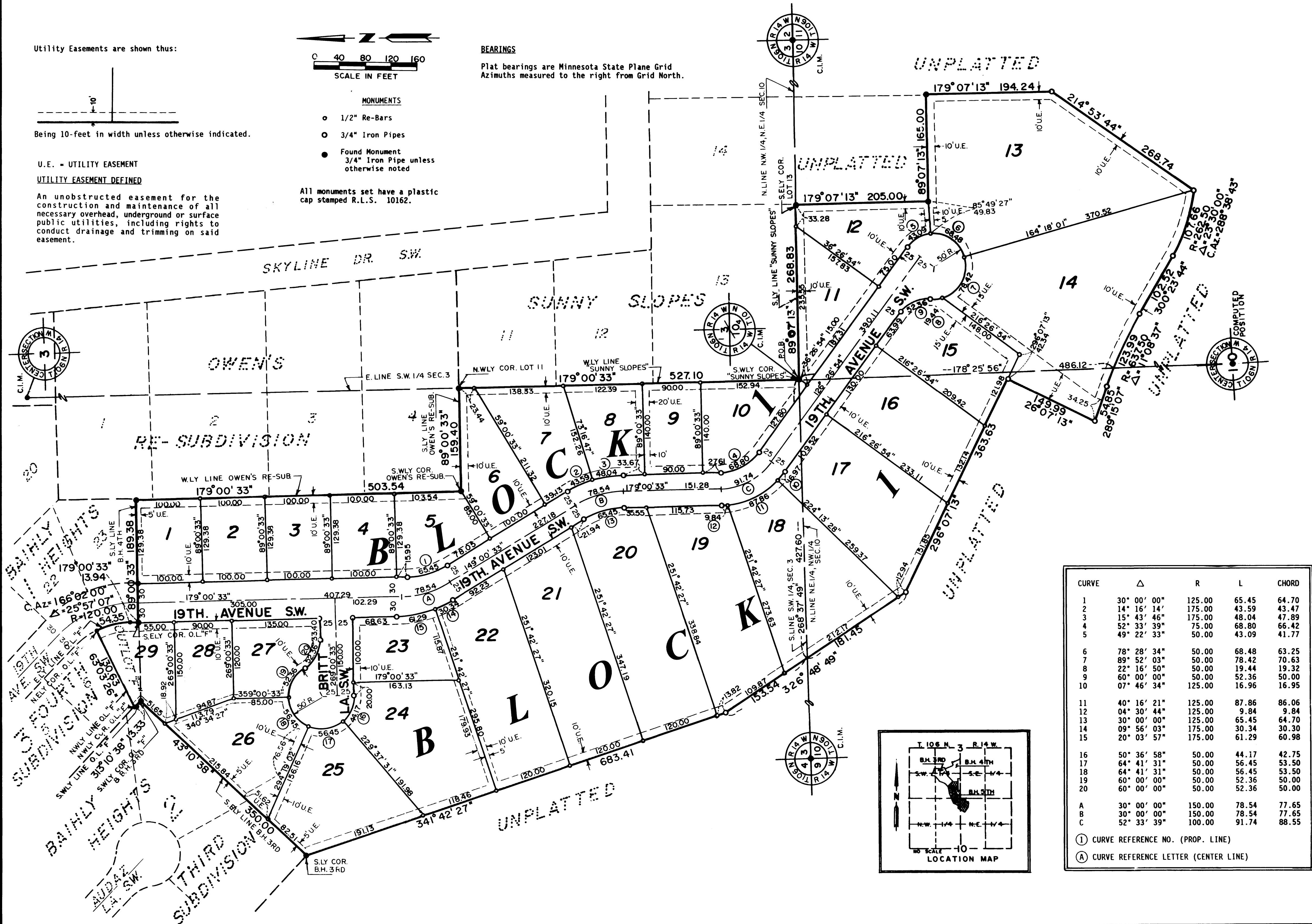
BEARINGS

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

MONUMENTS

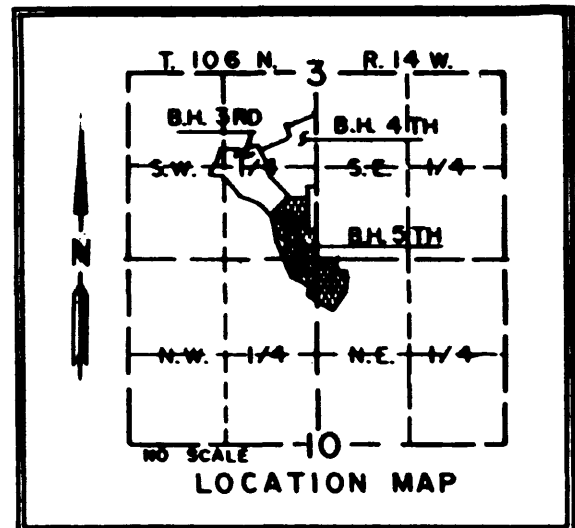
- 1/2" Re-Bars
 - 3/4" Iron Pipes
 - Found Monument
- 3/4" Iron Pipe unless otherwise noted

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



CURVE	Δ	R	L	CHORD
1	30° 00' 00"	125.00	65.45	64.70
2	14° 16' 14"	175.00	43.59	43.47
3	15° 43' 46"	175.00	48.04	47.89
4	52° 33' 39"	75.00	68.80	66.42
5	49° 22' 33"	50.00	43.09	41.77
6	78° 28' 34"	50.00	68.48	63.25
7	89° 52' 03"	50.00	78.42	70.63
8	22° 16' 50"	50.00	19.44	19.32
9	60° 00' 00"	50.00	52.36	50.00
10	07° 46' 34"	125.00	16.96	16.95
11	40° 16' 21"	125.00	87.86	86.06
12	04° 30' 44"	125.00	9.84	9.84
13	30° 00' 00"	125.00	65.45	64.70
14	09° 56' 03"	175.00	30.34	30.30
15	20° 03' 57"	175.00	61.29	60.98
16	50° 36' 58"	50.00	44.17	42.75
17	64° 41' 31"	50.00	56.45	53.50
18	64° 41' 31"	50.00	56.45	53.50
19	60° 00' 00"	50.00	52.36	50.00
20	60° 00' 00"	50.00	52.36	50.00
A	30° 00' 00"	150.00	78.54	77.65
B	30° 00' 00"	150.00	78.54	77.65
C	52° 33' 39"	100.00	91.74	88.55

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



YAGGY COLBY ASSOCIATES
 ENGINEERING
 ARCHITECTURE
 SURVEYING
 PLANNING
 LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTHEAST
 ROCHESTER, MINNESOTA 55904
 507-288-4444

1424 EAGAN AVENUE, SOUTHWEST
 ROCHESTER, MINNESOTA 55911
 507-288-4444

FINAL PLAT
BAIHLY HEIGHTS FIFTH SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER **2578**
 DATE **OCT. 27, 1989**
 DRAWN BY
 REVISIONS

SHEET NUMBER
2
 OF TWO SHEETS