

NORTHERN HEIGHTS EAST SEVENTH 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 Northwest Quarter of Section 30, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 08 minutes 53 seconds along the north line of said Northwest Quarter 657.35 feet; thence southerly 179 degrees 08 minutes 53 seconds azimuth 607.40 feet to the point of beginning; thence southeasterly 120 degrees 06 minutes 40 seconds azimuth 382.17 feet; thence southwesterly 215 degrees 24 minutes 05 seconds azimuth 145.19 feet; thence southeasterly 138 degrees 06 minutes 34 seconds azimuth 160.00 feet; thence southeasterly 131 degrees 08 minutes 43 seconds azimuth 196.41 feet; thence easterly 76 degrees 16 minutes 04 seconds azimuth 90.60 feet; thence northerly 12 degrees 42 minutes 37 seconds azimuth 234.02 feet; thence northeasterly 31 degrees 04 minutes 06 seconds azimuth 121.69 feet; thence northeasterly 38 degrees 49 minutes 01 seconds azimuth 60.00 feet; thence southeasterly 128 degrees 49 minutes 01 seconds azimuth 40.00 feet; thence northeasterly 38 degrees 49 minutes 01 seconds azimuth 130.00 feet; thence southeasterly 128 degrees 49 minutes 01 seconds azimuth 90.00 feet; thence northeasterly 38 degrees 49 minutes 01 seconds azimuth 50.00 feet; thence northwesterly 308 degrees 49 minutes 01 seconds azimuth 130.00 feet; thence northeasterly 38 degrees 49 minutes 01 seconds azimuth 130.32 feet; thence southeasterly 128 degrees 49 minutes 01 seconds azimuth 194.24 feet; thence southwesterly 15.06 feet on a nontangential curve concave northwesterly having a radius of 233.00 feet, a central angle of 03 degrees 42 minutes 16 seconds and a chord azimuth of 213 degrees 37 minutes 02 seconds; thence southeasterly 128 degrees 49 minutes 01 seconds azimuth 500.77 feet to the northwesterly right-of-way line of C.S.A.H. No. 2 as defined by Olmsted County Highway Right-of-Way Plat No. 48, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence southwesterly 398.84 feet along said westerly right-of-way line on a nontangential curve concave southeasterly having a radius of 622.96 feet, a central angle of 36 degrees 40 minutes 56 seconds and a chord azimuth of 237 degrees 09 minutes 29 seconds; thence southwesterly 218 degrees 49 minutes 01 seconds azimuth along said westerly right-of-way line 683.09 feet to the northeasterly corner of Northern Heights East Third Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence northwesterly 306 degrees 13 minutes 12 seconds azimuth along the northeasterly line of said Northern Heights East Third Subdivision 849.04 feet to the northeasterly corner of Northern Heights East Sixth Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County Minnesota; thence northwesterly 314 degrees 50 minutes 14 seconds azimuth along the northeasterly line of said Northern Heights East Sixth Subdivision 384.34 feet; thence northeasterly 36 degrees 13 minutes 12 seconds azimuth 416.74 feet to the point of beginning.

Said tract contains 19.99 acres more or less.

Have caused the same to be surveyed and platted as NORTHERN HEIGHTS EAST 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.

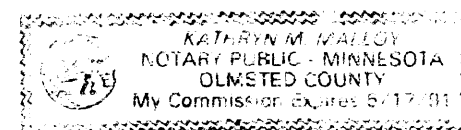
In witness whereof, said Payne Company has caused these presents to be signed by its proper Officers this 2nd day of April, 1991.

[Signature]
Harold E. Payne, Chairman

[Signature]
Roger H. Payne, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2nd day of April, 1991, by Harold E. Payne and Roger H. Payne, Chairman and President respectively, of Payne Company, a Minnesota Corporation on behalf of the Corporation.



[Signature]
Notary Public, Olmsted County, MN
My Commission Expires 5-17-91

COUNTY RECORDER **604997**

Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 21 day of June, 1991, at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

[Signature]
LOIS FINSTUEN
Olmsted County Recorder
[Signature] Deputy

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1991 on the land herein described has been paid, there are no delinquent taxes and transfer has been entered this 21st day of June, 1991.

[Signature]
Olmsted County Auditor/Treasurer
By [Signature] Deputy

COUNTY SURVEYOR

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

This 2nd day of April, 1991.

[Signature]
Olmsted County Surveyor

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 18 day of March, 1991, 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 20 day of June, 1991.

[Signature]
Carole A. Grimm, City Clerk

SURVEYOR'S CERTIFICATE

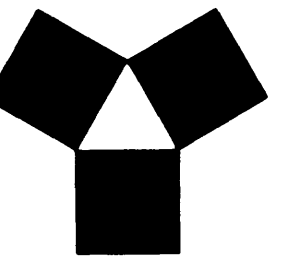
I do hereby certify that I have surveyed and platted the property described on this plat as NORTHERN HEIGHTS EAST SEVENTH SUBDIVISION, that the plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have 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.

[Signature]
Donald R. Borchherding
Minnesota R.L.S. #10162

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 1st day of April, 1991, by Donald R. Borchherding, R.L.S. #10162.

[Signature]
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91



YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTHEAST
ROCHESTER, MINNESOTA 55904
612-339-8484

EAGAN, MINNESOTA 55101-9040
WABEN CITY, IOWA 515-464-6144

FINAL PLAT
NORTHERN HEIGHTS EAST
SEVENTH SUBDIVISION
ROCHESTER, MINNESOTA

PROJECT NUMBER 2892

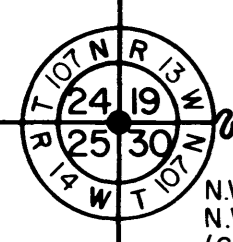
DATE 1-17-91

DRAWN BY J. Goodman

REVISIONS

SHEET NUMBER

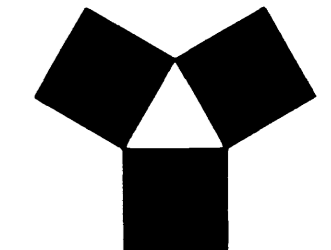
NORTHERN HEIGHTS EAST SEVENTH SUBDIVISION



89° 08' 53"
657.35

N. LINE N.W. 1/4

N.W. COR.
N.W. 1/4
(C.I.M.)



YAGGY COLBY ASSOCIATES
ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTHWEST
ROCHESTER, MINNESOTA 55904
507-281-5444

REGAL MINNESOTA 018-01-0540
MASON CITY, IOWA 510-88-0344

BEARINGS

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

UTILITY EASEMENT DEFINED

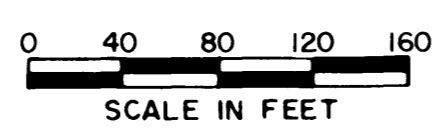
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.



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

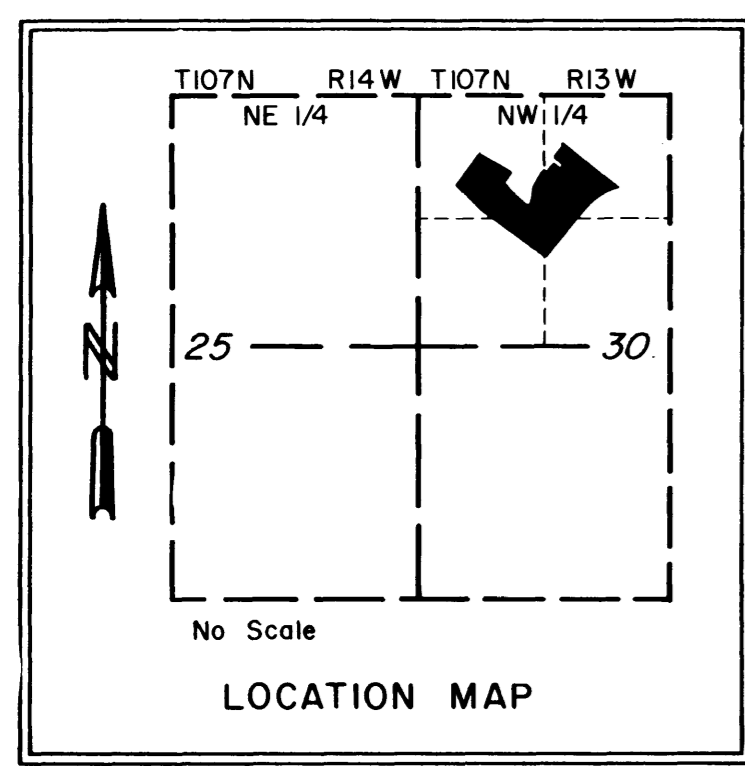
CURVE	Δ	R	L	CHORD
1	20°37'29"	130.00	46.80	46.54
2	30°40'01"	130.00	69.58	68.75
3	28°56'25"	130.00	65.66	64.97
4	07°10'16"	130.00	16.27	16.26
5	02°40'39"	1030.00	48.14	48.13
6	04°20'34"	1030.00	78.07	78.05
7	04°28'47"	1030.00	80.53	80.51
8	10°55'34"	60.00	11.44	11.42
9	30°29'01"	60.00	31.92	31.55
10	49°26'44"	60.00	51.78	50.19
11	52°35'23"	60.00	55.07	53.16
12	52°35'23"	60.00	55.07	53.16
13	52°35'23"	60.00	55.07	53.16
14	55°36'17"	60.00	58.23	55.97
15	30°29'01"	60.00	31.92	31.55
16	10°55'34"	60.00	11.44	11.42
17	05°10'40"	970.00	87.66	87.63
18	05°10'40"	970.00	87.66	87.63
19	01°08'40"	970.00	19.37	19.37
20	87°24'11"	70.00	106.78	96.73
21	19°49'21"	233.00	80.61	80.21
22	17°37'42"	233.00	71.69	71.40
23	17°37'42"	233.00	71.69	71.40
24	17°37'42"	233.00	71.69	71.40
25	17°17'33"	233.00	70.32	70.06
26	09°51'46"	167.00	28.75	28.71
27	03°20'51"	233.00	13.61	13.61
28	05°50'33"	167.00	17.03	17.02
29	73°51'53"	167.00	215.29	200.69
30	10°17'34"	167.00	30.00	29.96
A	87°24'11"	100.00	152.55	138.18
B	11°30'00"	1000.00	200.71	200.38
C	90°00'00"	200.00	314.16	282.84
D	08°13'23"	200.00	28.70	28.68

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

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.



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NORTHERN HEIGHTS EAST
SEVENTH SUBDIVISION
ROCHESTER, MINNESOTA

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