

BAIHLY MEADOWS FIRST 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 on the County of Olmsted, State of Minnesota, to wit:

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, and part of Lot 14, Block 1 of Baihly Heights Fifth Subdivision according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, all being described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 25 minutes 56 seconds along the west line of said Northwest Quarter of the Northeast Quarter 436.72 feet to the point of beginning; thence southeasterly 113 degrees 07 minutes 22 seconds azimuth 277.58 feet to the easterly line of said Lot 14, Block 1; thence southerly 164 degrees 18 minutes 01 seconds azimuth along said easterly line of Lot 14 and an extension thereof 89.16 feet; thence easterly 269.19 feet on a nontangential curve concave southerly, having a radius of 340.00 feet, a central angle of 45 degrees 21 minutes 49 seconds and a chord azimuth of 102 degrees 12 minutes 49 seconds to the westerly right-of-way line of West Frontage Road; thence southwesterly 214 degrees 53 minutes 44 seconds azimuth along said westerly right-of-way line 241.00 feet; thence southerly 198 degrees 27 minutes 04 seconds azimuth along said westerly right-of-way line 58.20 feet; thence southwesterly 88.32 feet along said westerly right-of-way line on a tangential curve concave northwesterly, having a radius of 241.56 feet and a central angle of 20 degrees 56 minutes 51 seconds; thence southwesterly 219 degrees 23 minutes 55 seconds azimuth along said westerly right-of-way line 205.78 feet to the northeasterly right-of-way line of Baihly Hills Drive S.W.; thence northwesterly 299 degrees 38 minutes 18 seconds azimuth along said northeasterly right-of-way line 782.92 feet; thence northeasterly 29 degrees 38 minutes 18 seconds azimuth 150.00 feet; thence northwesterly 310 degrees 50 minutes 24 seconds azimuth 267.80 feet; thence northeasterly 43 degrees 46 minutes 40 seconds azimuth 136.96 feet; thence northwesterly 50.64 feet on a nontangential curve concave northeasterly, having a radius of 1810.00 feet, a central angle of 01 degrees 36 minutes 11 seconds and a chord azimuth of 314 degrees 34 minutes 45 seconds; thence northeasterly 42 degrees 12 minutes 14 seconds azimuth 80.13 feet; thence northeasterly 45 degrees 31 minutes 40 seconds azimuth 198.92 feet to the southwesterly line of Lot 18, Block 1 said Baihly Heights Fifth Subdivision; thence southeasterly 146 degrees 48 minutes 49 seconds azimuth along the southwesterly line of said Lot 18, and along the southwesterly line of Lot 17, Block 1 said Baihly Heights Fifth Subdivision 14.67 feet; thence southeasterly 116 degrees 07 minutes 13 seconds azimuth along the southwesterly line of said Lot 17, Block 1 and Lots 16 and 15, Block 1 said Baihly Heights Fifth Subdivision 363.63 feet; thence southwesterly 206 degrees 07 minutes 13 seconds azimuth along the northwesterly line of said Lot 14, Block 1 a distance of 99.99 feet; thence southeasterly 113 degrees 07 minutes 22 seconds azimuth 62.67 feet to the point of beginning.

Said tract contains 13.12 acres more or less.

Have caused the same to be surveyed, platted and replatted as BAIHLY MEADOWS FIRST 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 Young Development Co., has caused these presents to be signed by its proper Officer this 9th day of July, 1991.

Rodney A. Younge
Rodney A. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 9th day of July, 1991, by Rodney A. Younge, President of Younge Development Co., a Minnesota Corporation on behalf of the Corporation.

RONALD YAGGY
NOTARY PUBLIC - MINNESOTA
OLMSTED COUNTY
My Commission Expires Dec. 20, 1991

Rodney A. Younge
Notary Public, Olmsted County, MN
My Commission Expires 12-20-91

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1991 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 12th day of July, 1991.

Bob Ryan
Olmsted County Auditor/Treasurer
By Therese J. Lamotte Deputy

COUNTY RECORDER 606:25

Document Number _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 12th day of July, 1991, at 9:12 o'clock A.m. and was duly recorded in Olmsted County Records.

Lisa Finstrom
Olmsted County Recorder
By Wesley Johnson, Deputy

COUNTY SURVEYOR

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

This 9th day of July, 1991

Edward P. Kuvile
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 11th day of July, 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 11 day of July, 1991.

Carole A. Grimm
Carole A. Grimm, City Clerk

SURVEYOR'S CERTIFICATE

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 8th day of July, 1991, by Donald R. Borchering, R.L.S. #10162.

RONALD YAGGY
NOTARY PUBLIC - MINNESOTA
OLMSTED COUNTY
My Commission Expires Dec. 20, 1991

Donald R. Borchering
Notary Public, Olmsted County, MN
My Commission Expires 12-20-91



FINAL PLAT
BAIHLY MEADOWS FIRST SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER 3163
DATE 6-10-90
DRAWN BY SCB

REVISIONS

SHEET NUMBER

BAIHLY MEADOWS FIRST SUBDIVISION



CURVE	Δ	R	L	CHORD
1	02°51'45"	340.00	16.99	16.98
2	25°09'26"	260.00	114.16	113.24
3	17°48'42"	260.00	80.83	80.50
4	01°07'10"	1730.00	33.80	33.80
5	03°06'43"	1730.00	93.97	93.96
6	02°54'52"	1730.00	88.00	87.99
7	02°54'52"	1730.00	88.00	87.99
8	02°54'52"	1730.00	88.00	87.99
9	02°54'52"	1730.00	88.00	87.99
10	28°59'13"	260.00	131.54	130.14
11	19°14'21"	260.00	87.30	86.89
12	14°15'37"	340.00	84.62	84.40
13	13°08'40"	340.00	78.00	77.83
14	13°08'40"	340.00	78.00	77.83
15	02°25'11"	340.00	14.36	14.36
16	01°21'02"	1810.00	42.66	42.66
17	02°30'03"	1810.00	79.00	79.00
18	02°30'03"	1810.00	79.00	78.99
19	02°30'03"	1810.00	79.00	78.99
20	02°30'03"	1810.00	79.00	78.99
21	02°47'08"	1810.00	88.00	87.99
A	48°13'34"	300.00	252.51	245.12
B	42°58'08"	300.00	224.98	219.75
C	15°48'51"	1770.00	488.54	486.99

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

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.

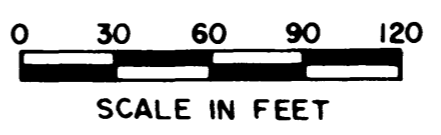
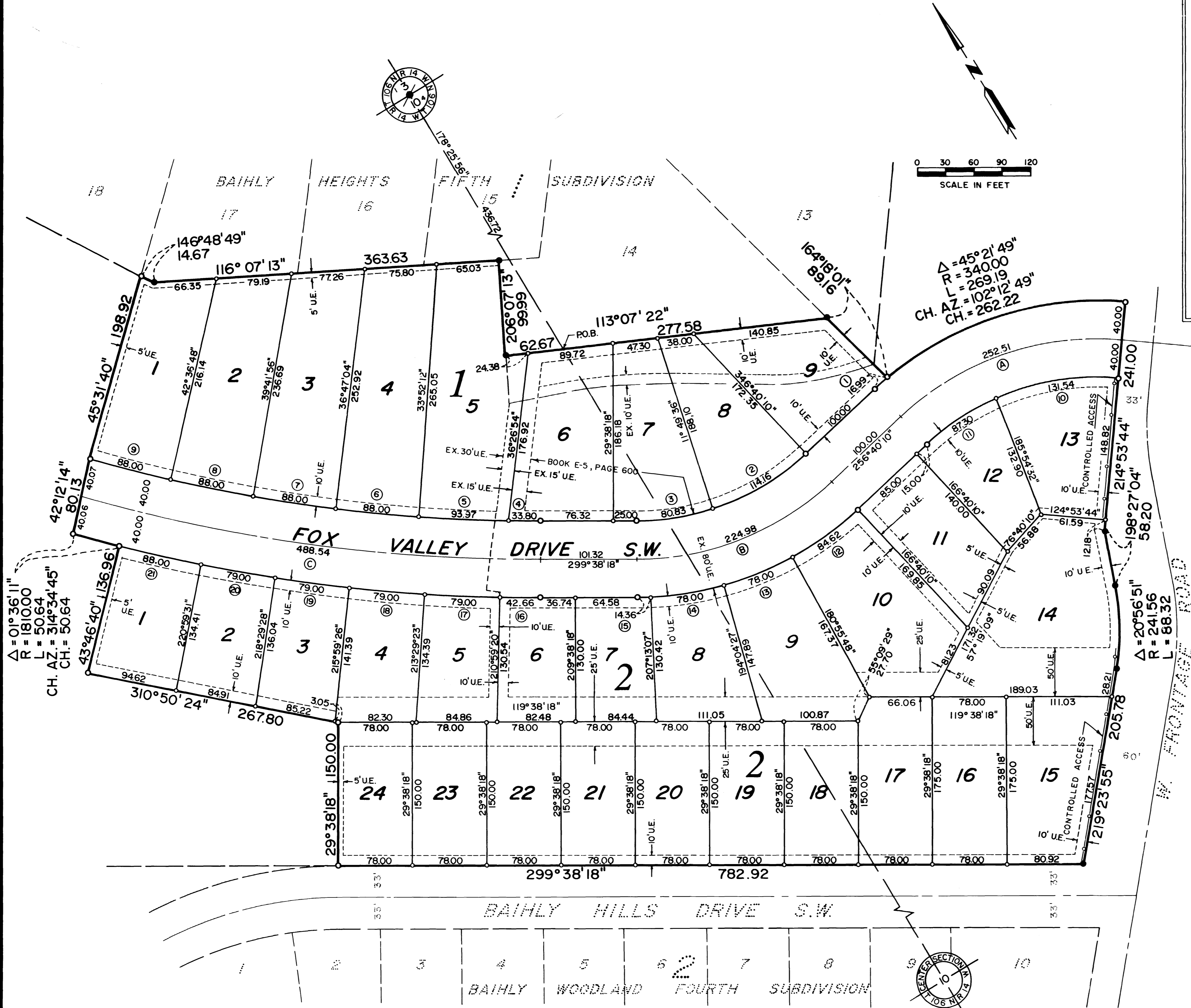
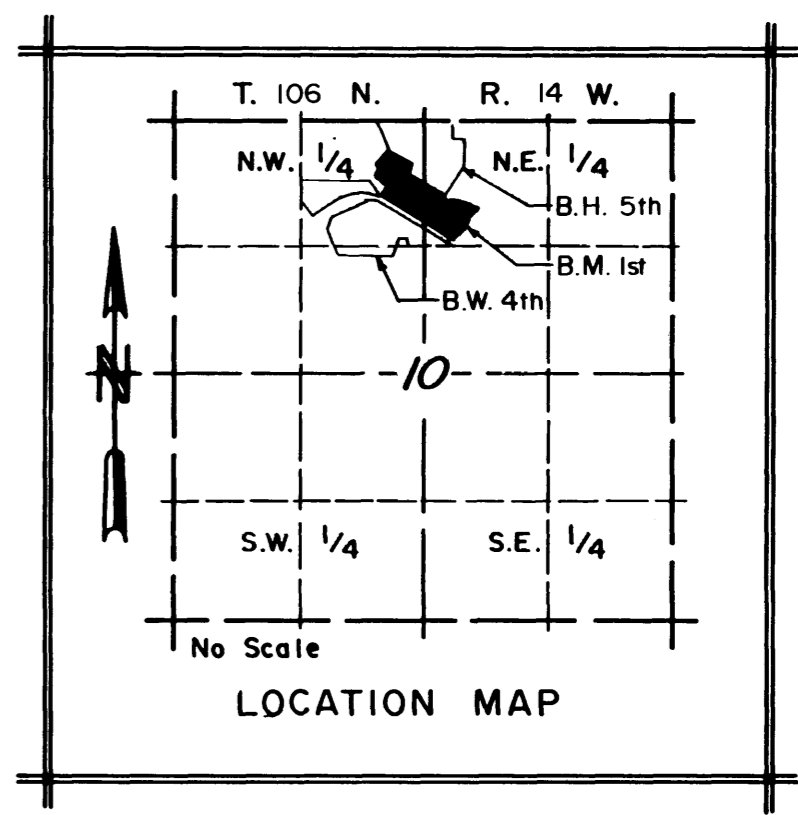
UTILITY EASEMENT DEFINED
 An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

MONUMENTS

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)
- ⊙ No Monuments Found or Set

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.



Δ = 45°21'49"
 R = 340.00
 L = 269.19
 CH. AZ. = 102°12'49"
 CH. = 262.22

FINAL PLAT
BAIHLY MEADOWS FIRST SUBDIVISION
ROCHESTER, MN

PROJECT NUMBER	3163
DATE	6-10-90
DRAWN BY	SCB
REVISIONS	
SHEET NUMBER	2