

NORTHERN SLOPES SIXTH 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 West Half of the Southeast Quarter of Section 24, Township 107 North, Range 14 West, Olmsted County, Minnesota, and all of Lot 1, Block 2, Northern Slopes Fourth Subdivision, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 48 minutes 58 seconds along the north line of said Southeast Quarter 327.72 feet to the northeast corner of Northern Slopes Second Subdivision; thence southerly 178 degrees 29 minutes 33 seconds azimuth along the easterly line of said Northern Slopes Second Subdivision 100.03 feet to the southerly right-of-way line of C.S.A.H. No. 22 as defined by Olmsted County Highway Right-of-Way Plat No. 43, Olmsted County, Minnesota, and the point of beginning; thence continue southerly 178 degrees 29 minutes 33 seconds azimuth along the easterly right-of-way line of Northern Valley Drive N.E. 812.39 feet; thence southerly 188.76 feet along said easterly right-of-way line on a tangential curve concave to the west having a radius of 437.50 feet and a central angle of 24 degrees 43 minutes 14 seconds; thence southwesterly 203 degrees 12 minutes 47 seconds azimuth along said easterly right-of-way line 33.33 feet to the northwesterly corner of Lot 2, Block 2, Northern Slopes Fourth Subdivision; thence southeasterly 113 degrees 12 minutes 47 seconds azimuth along the northeasterly line of said Lot 2 a distance of 140.00 feet to the northeasterly corner of said Lot 2; thence southwesterly 203 degrees 12 minutes 47 seconds azimuth along the easterly line of said Northern Slopes Fourth Subdivision 115.43 feet; thence southerly 178 degrees 29 minutes 33 seconds azimuth along the easterly line of said Northern Slopes Fourth Subdivision 187.85 feet to the southeasterly corner of said Northern Slopes Fourth Subdivision; thence easterly 89 degrees 47 minutes 09 seconds azimuth along the northerly line of Glendale Subdivision 468.66 feet; thence northerly 358 degrees 29 minutes 33 seconds azimuth 197.64 feet; thence northerly 339 degrees 24 minutes 58 seconds azimuth 528.78 feet; thence westerly 285 degrees 50 minutes 43 seconds azimuth 149.80 feet; thence northwesterly 324 degrees 20 minutes 45 seconds azimuth 155.33 feet; thence northerly 15 degrees 50 minutes 43 seconds azimuth 186.36 feet; thence easterly 89 degrees 48 minutes 58 seconds azimuth 231.51 feet; thence northerly 358 degrees 33 minutes 09 seconds azimuth 335.58 feet to the southerly right-of-way line of said C.S.A.H. No. 22; thence westerly 269 degrees 48 minutes 58 seconds azimuth along said southerly right-of-way line 377.90 feet to the point of beginning.

Said tract contains 10.74 acres more or less.

Have caused the same to be surveyed and platted and replatted as NORTHERN SLOPES SIXTH 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.

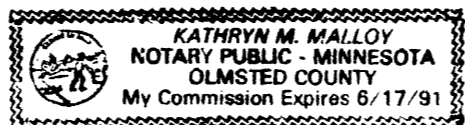
In witness whereof, said Payne Company has caused these presents to be signed by its proper Officers this 20th day of May, 1991.

Harold E. Payne
Harold E. Payne, Chairman

R.H. Payne
Roger H. Payne, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20th day of May, 1991, by Harold E. Payne and Roger H. 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 RECORDER

Document Number 603785

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 4 day of June, 1991, at 3 1/2 o'clock P.m. and was duly recorded in Olmsted County Records.

Paul Lusk
Olmsted County Recorder

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 4th day of June, 1991.

Bob Ryan
Olmsted County Auditor/Treasurer
By Patricia J. Jamieson deputy

COUNTY SURVEYOR

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

This 15th day of May, 1991.

Edward P. Kniell
Olmsted County Surveyor

STATE OF MINNESOTA
COUNTY OF OLMSTED
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 10th 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 31st day of MAY, 1991.

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

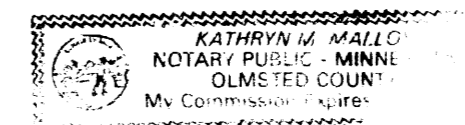
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted and replatted the property described on this plat as NORTHERN SLOPES SIXTH 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. Borcherdig
Donald R. Borcherdig
Minnesota R.L.S. #10162

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 14th day of May, 1991, by Donald R. Borcherdig, R.L.S. #10162.

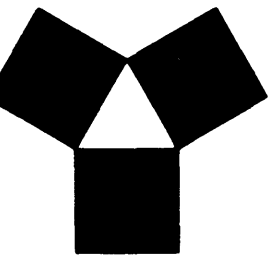


Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91

FINAL PLAT
NORTHERN SLOPES SIXTH SUBDIVISION
ROCHESTER, MINNESOTA

PROJECT NUMBER	2789
DATE	2-8-91
DRAWN BY	J. Goodman
REVISIONS	

NORTHERN SLOPES SIXTH SUBDIVISION

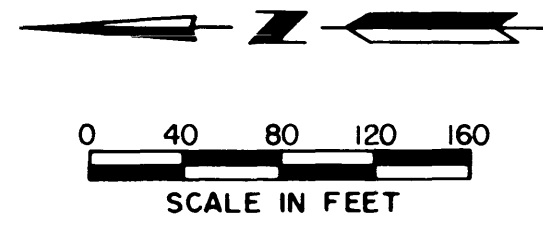


YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTH-EAST
ROCHESTER, MINNESOTA 55904
507-266-6484

ROCHESTER, MINNESOTA 55904
MARCH CITY, IOWA 513-884-9334

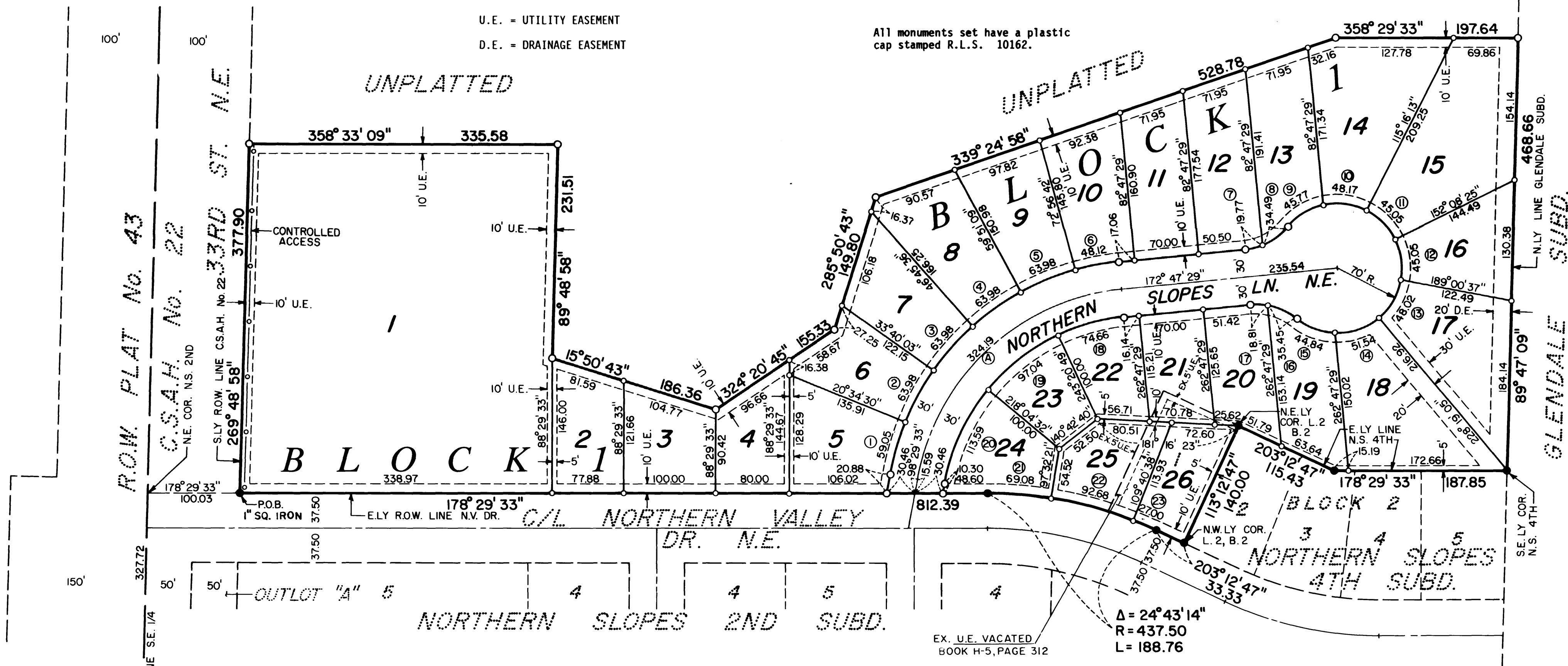


MONUMENTS

- 1/2" Rebars
- 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.

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



CURVE	Δ	R	L	CHORD
1	12°04'57"	280.00	59.05	58.94
2	13°05'33"	280.00	63.98	63.84
3	13°05'33"	280.00	63.98	63.84
4	13°05'33"	280.00	63.98	63.84
5	13°05'33"	280.00	63.98	63.84
6	09°50'47"	280.00	48.12	48.06
7	16°10'48"	70.00	19.77	19.70
8	28°14'07"	70.00	34.49	34.15
9	37°27'44"	70.00	45.77	44.96
10	39°25'55"	70.00	48.17	47.23
11	36°52'12"	70.00	45.05	44.27
12	36°52'12"	70.00	45.05	44.27
13	39°18'28"	70.00	48.02	47.09
14	42°11'17"	70.00	51.54	50.39
15	36°42'02"	70.00	44.84	44.08
16	29°01'14"	70.00	35.45	35.08
17	15°23'41"	70.00	18.81	18.75
18	19°26'40"	220.00	74.66	74.30
19	25°16'17"	220.00	97.04	96.25
20	29°34'59"	220.00	113.59	112.33
21	09°02'48"	437.50	69.08	69.01
22	12°08'17"	437.50	92.68	92.51
23	03°32'09"	437.50	27.00	27.00
A	74°17'56"	250.00	324.19	301.95

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

BEARINGS

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

UTILITY EASEMENT DEFINED

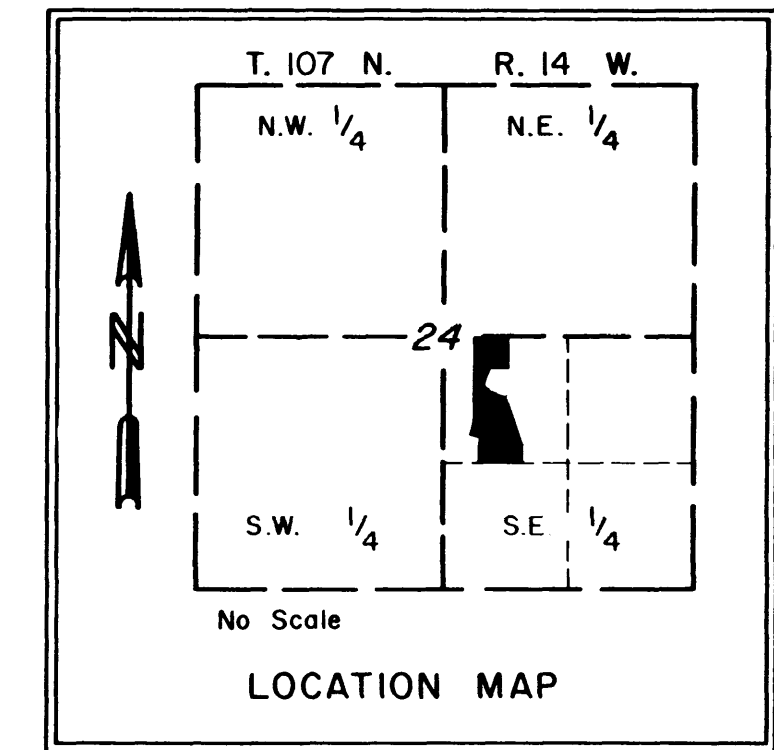
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

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.



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SHEET NUMBER