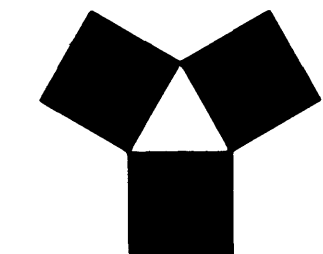


BAIHLY HEIGHTS SIXTH SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
PLANNING
SURVEYING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-269-8384

EAGAN, MINNESOTA 818-981-8040
MADISON CITY, IOWA 515-424-8344

FINAL PLAT
BAIHLY HEIGHTS SIXTH SUBDIVISION
ROCHESTER, MN

COUNTY RECORDER **C09023**

Document Number _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 8 day of August, 1991, at 10 o'clock A.m. and was duly recorded in Olmsted County Records.

LOIS FINSTJEN
Olmsted County Recorder
Carole A. Grimm Deputy

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 8th day of August, 1991.

Bob Ryan
Olmsted County Auditor/Treasurer
By Carole A. Grimm Deputy

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 West Half of the Southwest Quarter of Section 3, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 24 minutes 50 seconds along the west line of said Southwest Quarter 716.33 feet to the point of beginning; thence northerly 358 degrees 24 minutes 50 seconds azimuth along said west line 1147.74 feet; thence northeasterly 66 degrees 00 minutes 48 seconds azimuth 254.26 feet; thence southeasterly 114 degrees 38 minutes 26 seconds azimuth 348.89 feet to the northwest corner of Lot 5, Block 2, Baihly Heights, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence southerly 179 degrees 10 minutes 38 seconds azimuth along the west line of said Baihly Heights 370.00 feet to the southwesterly line of said Baihly Heights; thence southwesterly 136 degrees 10 minutes 38 seconds azimuth along said southwesterly line 245.00 feet to the southerly corner of Lot 10, Block 3 of said Baihly Heights; thence southwesterly 209 degrees 46 minutes 29 seconds azimuth 160.00 feet; thence southeasterly 119 degrees 46 minutes 29 seconds azimuth 129.33 feet; thence southwesterly 207 degrees 06 minutes 53 seconds azimuth 191.30 feet; thence southerly 179 degrees 10 minutes 38 seconds azimuth 123.21 feet; thence westerly 269 degrees 10 minutes 38 seconds azimuth 301.49 feet; thence southerly 178 degrees 24 minutes 50 seconds azimuth 28.15 feet; thence westerly 268 degrees 24 minutes 50 seconds azimuth 140.00 feet; thence southerly 178 degrees 24 minutes 50 seconds azimuth 20.04 feet; thence westerly 268 degrees 24 minutes 50 seconds azimuth 200.00 feet to the point of beginning.

Said tract contains 16.24 acres more or less.

Have caused the same to be surveyed, platted and replatted as BAIHLY HEIGHTS SIXTH SUBDIVISION, and do hereby donate and dedicate to the public for public use forever the thoroughfare 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 23rd day of July, 1991.

Rodney Younge
Rodney A. Younge, President

COUNTY SURVEYOR

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

This 29th day of July, 1991.

Edward P. Kivile
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed, platted and replatted the property described on this plat as BAIHLY HEIGHTS SIXTH 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 OLMSTED
CITY OF ROCHESTER

I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 11 day of June, 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 8 day of August, 1991.

Carole A. Grimm
Carole A. Grimm, City Clerk

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 23rd day of July of 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

Ronald Yaggy
Notary Public, Olmsted County, MN
My Commission Expires 12-20-91

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 28th day of July, 1991, by Donald R. Borcharding, R.L.S. #10162.

Ronald Yaggy
NOTARY PUBLIC - MINNESOTA
OLMSTED COUNTY
My Commission Expires Dec. 20, 1991

Ronald Yaggy
Notary Public, Olmsted County, MN
My Commission Expires 12-20-91

PROJECT NUMBER 2600

DATE 4-14-91

DRAWN BY

REVISIONS

SHEET NUMBER

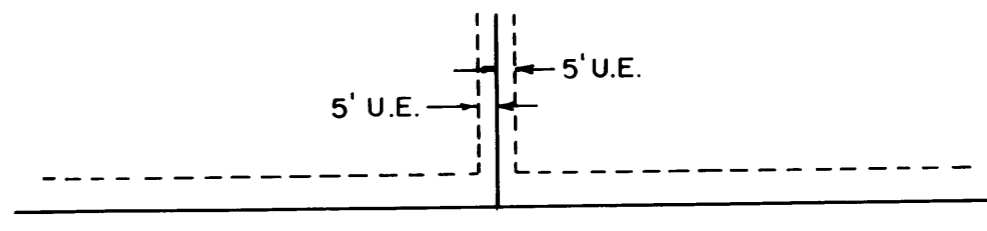
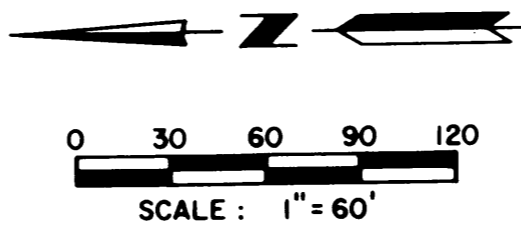
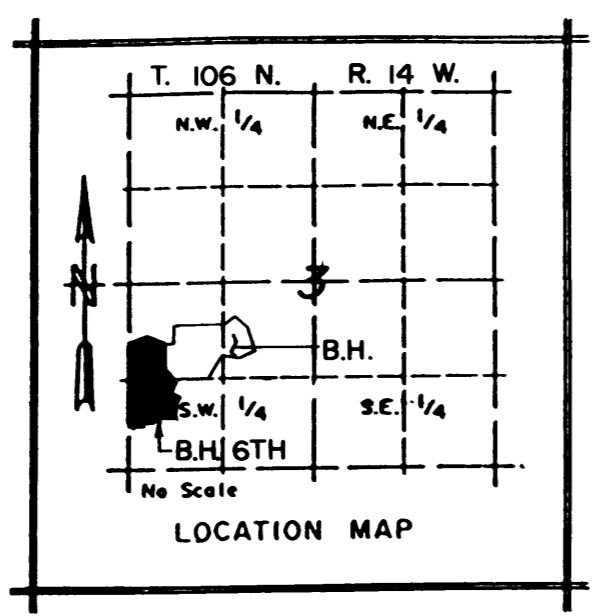
1

OF TWO SHEETS

BAIHLY HEIGHTS SIXTH SUBDIVISION

| CURVE | Δ | R | L | CHORD |
|-------|------------|--------|--------|--------|
| 1 | 117°11'44" | 20.00 | 40.91 | 34.14 |
| 2 | 42°41'50" | 50.00 | 37.26 | 36.40 |
| 3 | 81°12'09" | 50.00 | 70.86 | 65.08 |
| 4 | 61°55'39" | 50.00 | 54.04 | 51.45 |
| 5 | 61°55'39" | 50.00 | 54.04 | 51.45 |
| 6 | 56°10'57" | 50.00 | 49.03 | 47.09 |
| 7 | 34°27'15" | 50.00 | 30.07 | 29.62 |
| 8 | 18°38'48" | 272.80 | 88.78 | 88.39 |
| 9 | 05°13'24" | 272.80 | 24.87 | 24.86 |
| 10 | 11°11'58" | 340.00 | 66.46 | 66.35 |
| 11 | 03°58'34" | 340.00 | 23.60 | 23.59 |
| 12 | 13°00'55" | 340.00 | 77.23 | 77.07 |
| 13 | 13°36'22" | 340.00 | 80.74 | 80.55 |
| 14 | 25°09'28" | 260.00 | 114.16 | 113.25 |
| 15 | 05°26'22" | 260.00 | 24.68 | 24.68 |
| 16 | 14°27'56" | 260.00 | 65.64 | 65.47 |
| 17 | 41°24'35" | 50.00 | 36.14 | 35.36 |
| 18 | 29°52'22" | 50.00 | 26.07 | 25.78 |
| 19 | 69°04'44" | 50.00 | 60.28 | 56.70 |
| 20 | 65°40'38" | 50.00 | 57.31 | 54.23 |
| 21 | 68°19'04" | 50.00 | 59.62 | 56.15 |
| 22 | 29°52'22" | 50.00 | 26.07 | 25.78 |
| 23 | 41°24'35" | 50.00 | 36.14 | 35.36 |
| A | 38°53'21" | 218.32 | 148.18 | 145.35 |
| B | 12°36'36" | 300.00 | 66.02 | 65.89 |
| C | 30°35'51" | 300.00 | 160.21 | 158.31 |

ⓐ CURVE REFERENCE NO. (PROP. LINE)
 ⓑ CURVE REFERENCE LETTER (CENTER LINE)



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

DRAINAGE EASEMENT DEFINED

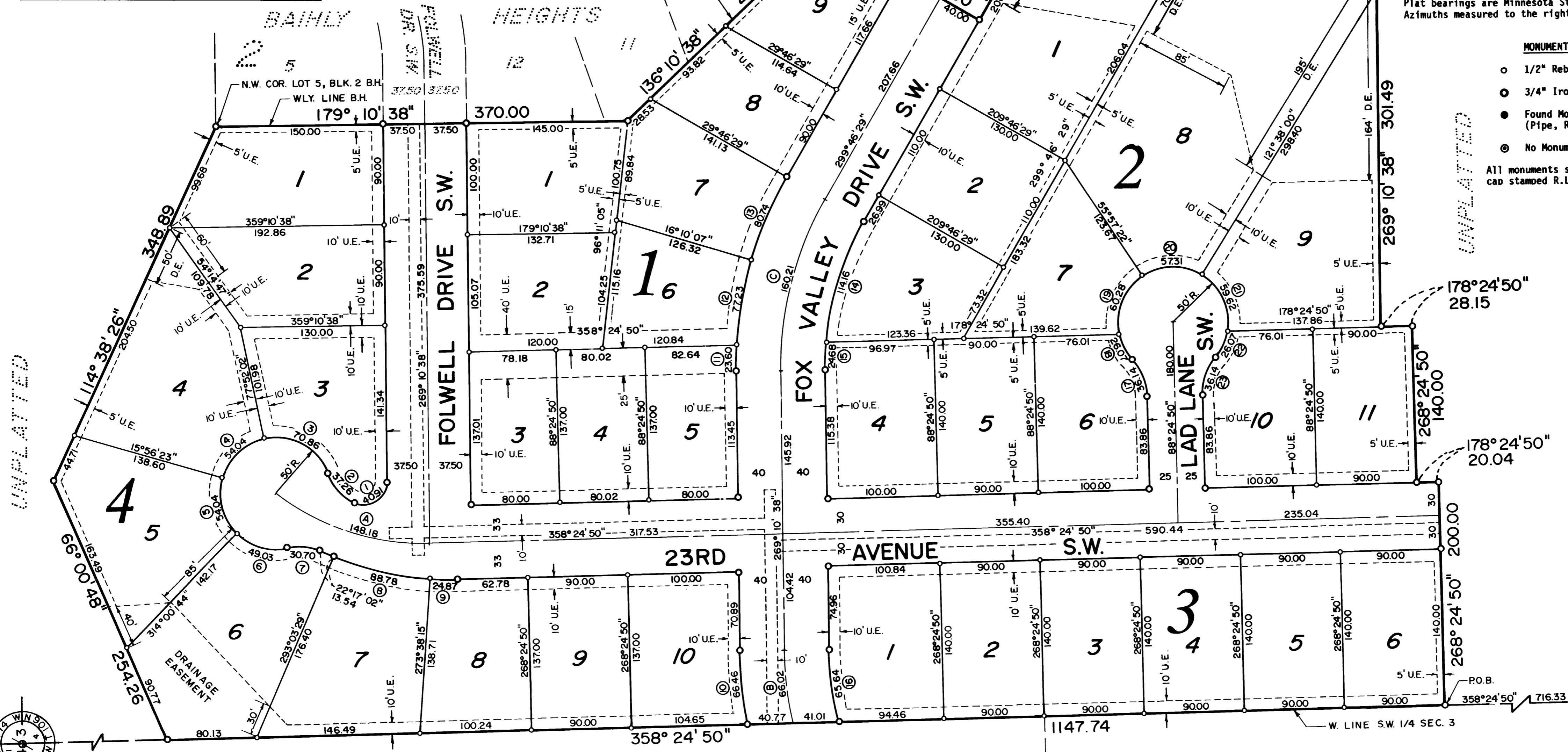
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

BEARINGS

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

MONUMENTS

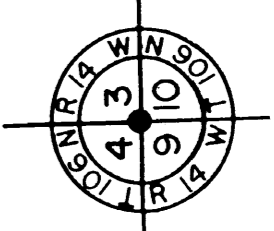
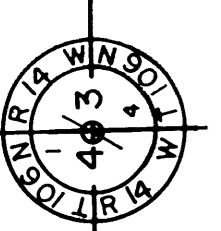
- 1/2" Rebars
 - 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
 - ⊙ No Monuments Found or Set
- All monuments set have a plastic cap stamped R.L.S. 10162.



UNPLATTED

UNPLATTED

UNPLATTED



YAGGY COLBY ASSOCIATES
 ENGINEERING
 ARCHITECTURE
 SURVEYING
 PLANNING
 LANDSCAPE ARCHITECTURE

717 THIRD AVENUE SOUTHEAST
 ROCHESTER, MINNESOTA 55904
 (507) 253-6434

EAGAN, MINNESOTA 612-961-0040
 MADISON CITY, IOWA 319-464-6344

FINAL PLAT
 BAIHLY HEIGHTS SIXTH SUBDIVISION
 ROCHESTER, MN

| | |
|----------------|---------|
| PROJECT NUMBER | 2600 |
| DATE | 4-14-91 |
| DRAWN BY | |
| REVISIONS | |