

BAIHLY ESTATES



COUNTY AUDITOR/TREASURER

Taxes payable in the year 1992 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 19th day of June, 1992.

Paul Ryan
Olmsted County Auditor/Treasurer
By James Watson Deputy

COUNTY RECORDER

629892

Document Number _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 19th day of June, 1992, at 4 P.M. and was duly recorded in Olmsted County Records.

MARY CALLIER

Olmsted County Recorder
by Susan Murray

COUNTY SURVEYOR

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

This 19th day of May, 1992

Edward P. Kusile
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 6 day of April, 1992, 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 17 day of June, 1992.

Carole A. Grimm
Carole A. Grimm, City Clerk

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That DRY ENTERPRISE, INC., 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 South 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 easterly on a Minnesota State Plane Grid Azimuth from north of 88 degrees 37 minutes 49 seconds along the south line of said Southwest Quarter 1265.70 feet to the point of beginning; thence northwesterly 337 degrees 52 minutes 41 seconds azimuth 1014.05 feet; thence northwesterly 299 degrees 46 minutes 29 seconds azimuth 204.93 feet to the easterly corner of Lot 1, Block 2, Baihly Heights Sixth Subdivision according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence easterly 229.04 feet along the southerly line of Baihly Valley Subdivision according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota, along a nontangential curve concave northerly having a central angle of 38 degrees 35 minutes 51 seconds, a radius of 340.00 feet and a chord azimuth of 100 degrees 28 minutes 34 seconds; thence easterly 81 degrees 10 minutes 38 seconds azimuth along said southerly line 142.09 feet; thence easterly 225.62 feet along said southerly line along a tangential curve concave southerly having a central angle of 49 degrees 43 minutes 10 seconds and a radius of 260.00 feet to the northerly corner of Block 2 of Baihly Meadows Second Subdivision according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence southwesterly 223 degrees 10 minutes 38 seconds azimuth along the northwesterly line of said Block 2 a distance of 52.76 feet to the westerly corner of said Block 2; thence southeasterly 154 degrees 32 minutes 17 seconds azimuth along the southwesterly line of said Block 2 a distance of 1011.67 feet to the south line of said Southwest Quarter; thence westerly 268 degrees 37 minutes 49 seconds azimuth along said south line 410.69 feet to the point of beginning.

Said tract contains 8.90 acres more or less.

TOGETHER WITH that part 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 Northeast Quarter of the Northwest Quarter; also being the northeasterly corner of Baihly Woodland Ninth Subdivision according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 16 minutes 02 seconds along the west line of said Northeast Quarter of the Northwest Quarter and the easterly line of said Baihly Woodland Ninth Subdivision and the easterly line of Baihly Woodland Sixth Subdivision according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota 430.00 feet; thence easterly 88 degrees 37 minutes 49 seconds azimuth 215.93 feet; thence northeasterly 52 degrees 23 minutes 43 seconds azimuth 186.09 feet; thence northerly 358 degrees 16 minutes 02 seconds azimuth 308.12 feet to the southerly corner of Lot 11, Block 2 of Baihly Meadows Second Subdivision according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence northwesterly 334 degrees 32 minutes 17 seconds azimuth along the southwesterly line of said Block 2 a distance of 13.02 feet to the north line of said Northeast Quarter of the Northwest Quarter; thence westerly 268 degrees 37 minutes 49 seconds azimuth along said north line 361.49 feet to the point of beginning.

Said tract contains 3.43 acres more or less.

Total of combined tracts contains 12.33 acres more or less.

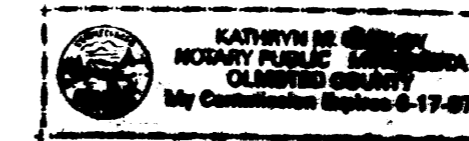
Have caused the same to be surveyed and platted as BAIHLY ESTATES and do hereby grant the easements as shown on this plat.

In witness whereof said DRY ENTERPRISE, INC., has caused these presents to be signed by its proper officer this 19th day of May, 1992.

Ronald J. Yanish
Ronald J. Yanish
President and Secretary

**STATE OF MINNESOTA
COUNTY OF OLMSTED**

The foregoing instrument was acknowledged before me this 19th day of May, 1992, by Ronald J. Yanish, President and Secretary of DRY ENTERPRISE, INC., a Minnesota Corporation on behalf of the corporation.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97

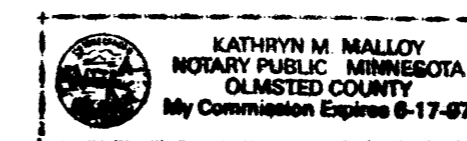
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BAIHLY ESTATES, 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 16th day of May, 1992, by Donald R. Borchering, R.L.S. #10162.



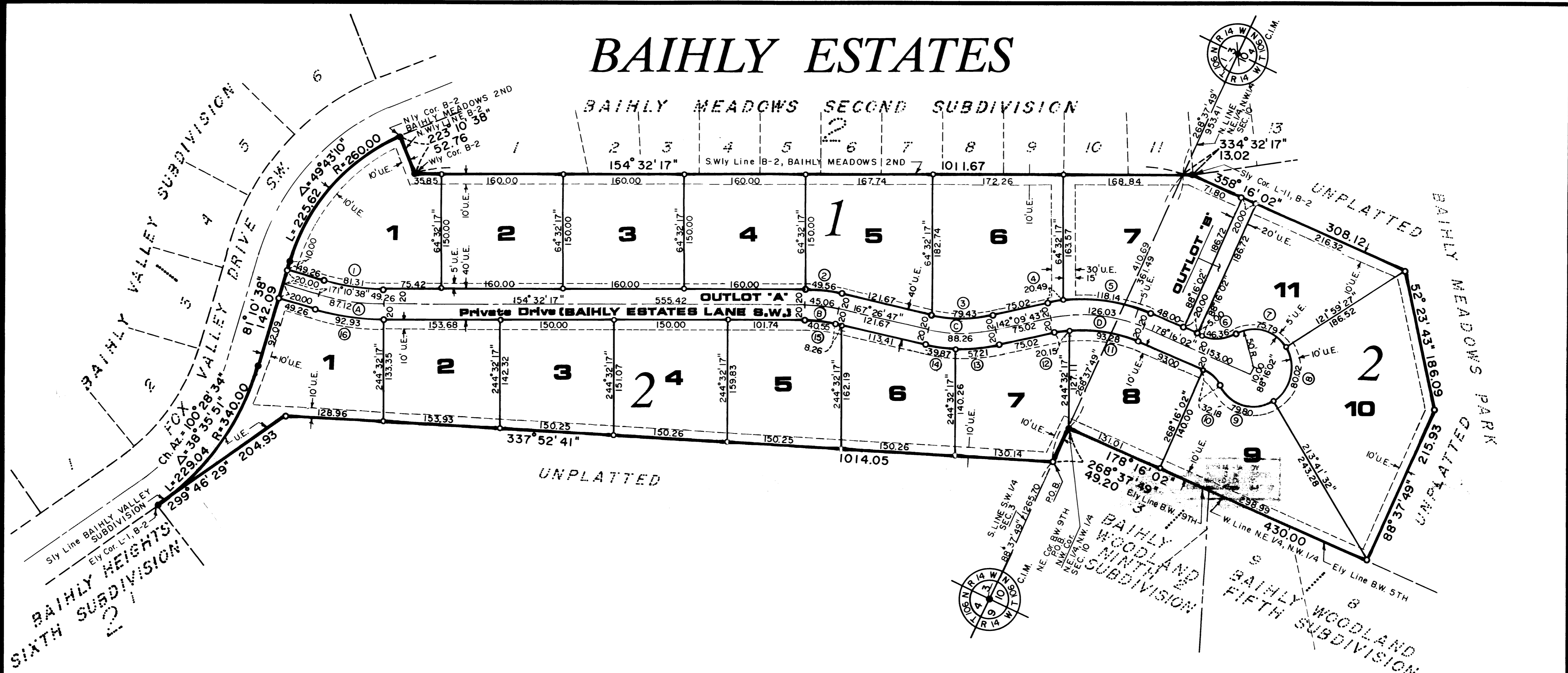
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97

FINAL PLAT
BAIHLY ESTATES
ROCHESTER, MINNESOTA

PROJECT NUMBER 3280
DATE MAY 8, 1992
DRAWN BY Y.C.A.
REVISIONS

SHEET NUMBER
1
OF TWO SHEETS

BAIHLY ESTATES



BAIHLY VALLEY SUBDIVISION
SIXTH SUBDIVISION

BAIHLY MEADOWS PARK
UNPLATTED

BAIHLY WOODLAND NINTH SUBDIVISION
BAIHLY WOODLAND FIFTH SUBDIVISION

| CHORD | Δ | R | L | CHORD |
|-------|-----------|--------|--------|--------|
| 1 | 16°38'21" | 280.00 | 81.31 | 81.03 |
| 2 | 12°54'30" | 220.00 | 49.56 | 49.46 |
| 3 | 25°17'04" | 180.00 | 79.43 | 78.79 |
| 4 | 05°20'14" | 220.00 | 20.49 | 20.49 |
| 5 | 30°46'04" | 220.00 | 118.14 | 116.73 |
| 6 | 53°07'48" | 50.00 | 46.36 | 44.72 |
| 7 | 86°51'14" | 50.00 | 75.79 | 68.74 |
| 8 | 91°42'05" | 50.00 | 80.02 | 71.75 |
| 9 | 91°26'41" | 50.00 | 79.80 | 71.60 |
| 10 | 36°52'12" | 50.00 | 32.18 | 31.62 |
| 11 | 29°41'31" | 180.00 | 93.28 | 92.24 |
| 12 | 06°24'47" | 180.00 | 20.15 | 20.14 |
| 13 | 14°54'02" | 220.00 | 57.21 | 57.05 |
| 14 | 10°23'02" | 220.00 | 39.87 | 39.82 |
| 15 | 12°54'30" | 180.00 | 40.55 | 40.47 |
| 16 | 16°38'21" | 320.00 | 92.93 | 92.60 |
| A | 16°38'21" | 300.00 | 87.12 | 86.82 |
| B | 12°54'30" | 200.00 | 45.06 | 44.96 |
| C | 25°17'04" | 200.00 | 88.26 | 87.54 |
| D | 36°06'18" | 200.00 | 126.03 | 123.96 |

1 CURVE REFERENCE (PROP. LINE)
A CURVE REFERENCE (CENTER LINE)

NOTE: UTILITY EASEMENT GRANTED OVER ALL OF OUTLOT "A" AND OUTLOT "B".

BEARINGS

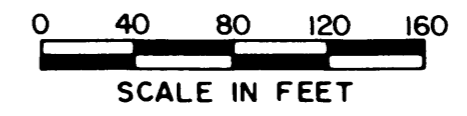
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

VERTICAL CONTROL

The elevation on this plan are based on the National Geodetic Vertical Datum of 1929.

UTILITY EASEMENT DEFINED (U.E.)

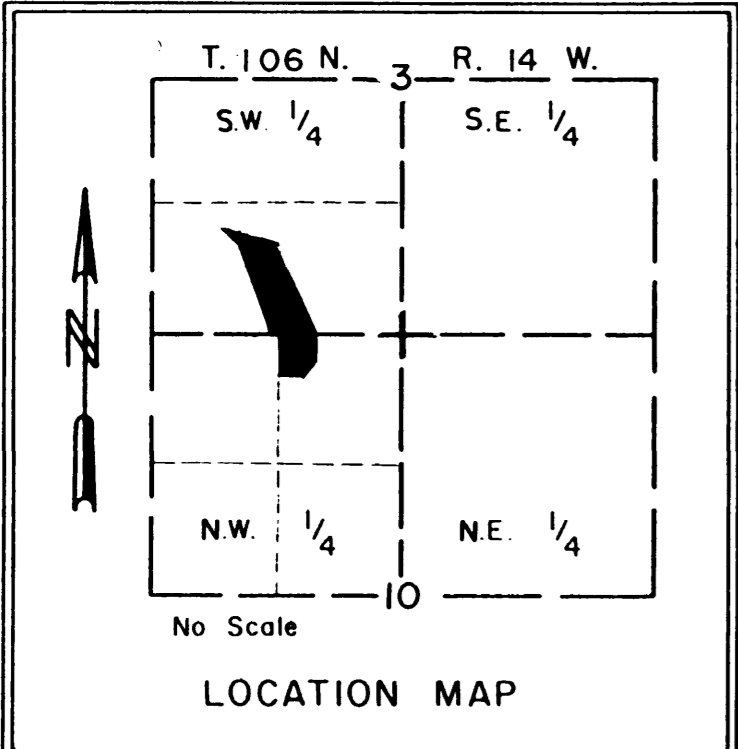
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.



MONUMENTS

- 1/2" 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.



YAGGY COLBY ASSOCIATES
ENGINEERING ARCHITECTURE SURVEYING PLANNING LANDSCAPE ARCHITECTURE
717 THIRD AVENUE SOUTHEAST ROCHESTER, MINNESOTA 55904 507-689-5494
MASON CITY, IOWA 515-424-0344

FINAL PLAT
BAIHLY ESTATES
ROCHESTER, MINNESOTA

PROJECT NUMBER 3280
DATE MAY 8, 1992
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