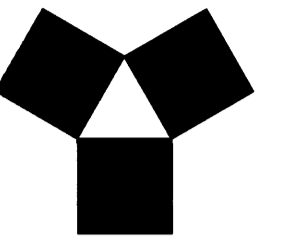


NORTHERN HEIGHTS NORTH FIRST SUBDIVISION



YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5054

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Arnold Bomgaars and Rebecca A. Bomgaars, owners and proprietors 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 19, Township 107 North, Range 13 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 37 minutes 23 seconds along the west line of said Southwest Quarter 1310.26 feet to the northwest corner of said South Half; thence easterly 89 degrees 11 minutes 14 seconds azimuth along the north line of said South Half 450.00 feet to the point of beginning; thence southeasterly 147 degrees 41 minutes 27 seconds azimuth 659.63 feet; thence southerly 179 degrees 08 minutes 53 seconds azimuth 134.22 feet; thence westerly 269 degrees 08 minutes 53 seconds azimuth 7.82 feet; thence southerly 179 degrees 08 minutes 53 seconds azimuth 193.00 feet; thence easterly 89 degrees 08 minutes 53 seconds azimuth 240.29 feet; thence easterly 72 degrees 06 minutes 43 seconds azimuth 147.69 feet; thence northwesterly 321 degrees 36 minutes 23 seconds azimuth 53.55 feet; thence northeasterly 27 degrees 37 minutes 13 seconds azimuth 335.05 feet; thence southeasterly 117 degrees 37 minutes 13 seconds azimuth 55.00 feet; thence northeasterly 27 degrees 37 minutes 13 seconds azimuth 326.00 feet to the southwesterly right-of-way line of County State Aid Highway No. 22, as defined by Olmsted County Highway Right-Of-Way Plat No. 44; thence northwesterly 297 degrees 37 minutes 13 seconds azimuth along said southwesterly right-of-way line 88.01 feet; thence northwesterly 295 degrees 59 minutes 01 seconds azimuth along said southwesterly right-of-way line 350.14 feet; thence westerly 273 degrees 39 minutes 27 seconds azimuth along said southwesterly right-of-way line 98.49 feet; thence northwesterly 297 degrees 37 minutes 13 seconds azimuth along said southwesterly right-of-way line 80.00 feet; thence northwesterly 324 degrees 11 minutes 07 seconds azimuth along said southwesterly right-of-way line 3.72 feet to the north line of said South Half; thence westerly 269 degrees 11 minutes 14 seconds azimuth along said north line 488.34 feet to the point of beginning.

Said tract contains 12.13 acres more or less.

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

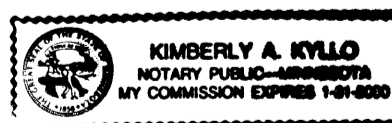
In witness whereof said Arnold Bomgaars and Rebecca A. Bomgaars have hereunto set their hands this 4th day of September, 1996.

Arnold Bomgaars
Arnold Bomgaars

Rebecca A. Bomgaars
Rebecca A. Bomgaars

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 4th day of Sept., 1996 by Arnold Bomgaars and Rebecca A. Bomgaars, husband and wife.



Kimberly A. Killo
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1996 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 17 day of Sept., 1996.

Bob Ryan
Olmsted County Auditor/Treasurer
By Jawn Mantley Deputy

COUNTY RECORDER

Document Number 46143

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 17 day of September, 1996 at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Olmsted County Recorder
Catherine E. Evans, Deputy

COUNTY SURVEYOR

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

This 23 day of August, 1996.

Edward P. Knielo
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, JUDY KAY SHERP, City Clerk, in and for the City of Rochester, do hereby certify that on the 10th day of MAY, 1996, 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 10th day of SEPTEMBER, 1996.

Judy Kay Sherp
City Clerk
City of Rochester

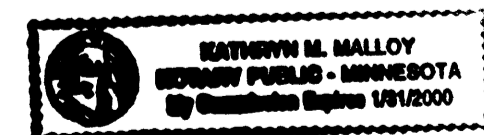
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as NORTHERN HEIGHTS NORTH 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 or will be correctly placed in the ground by February 1, 1997; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Michael J. Fritz
Michael J. Fritz
Minnesota L.S. No. 20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 22nd day of August, 1996, by Michael J. Fritz, L.S. No. 20703.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

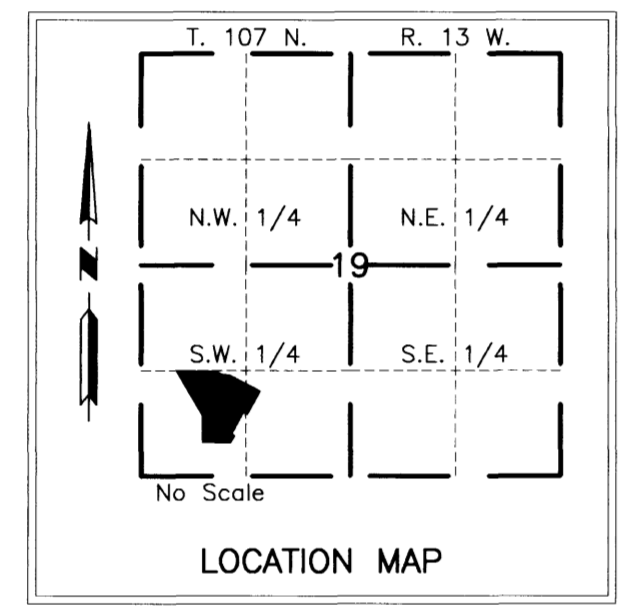
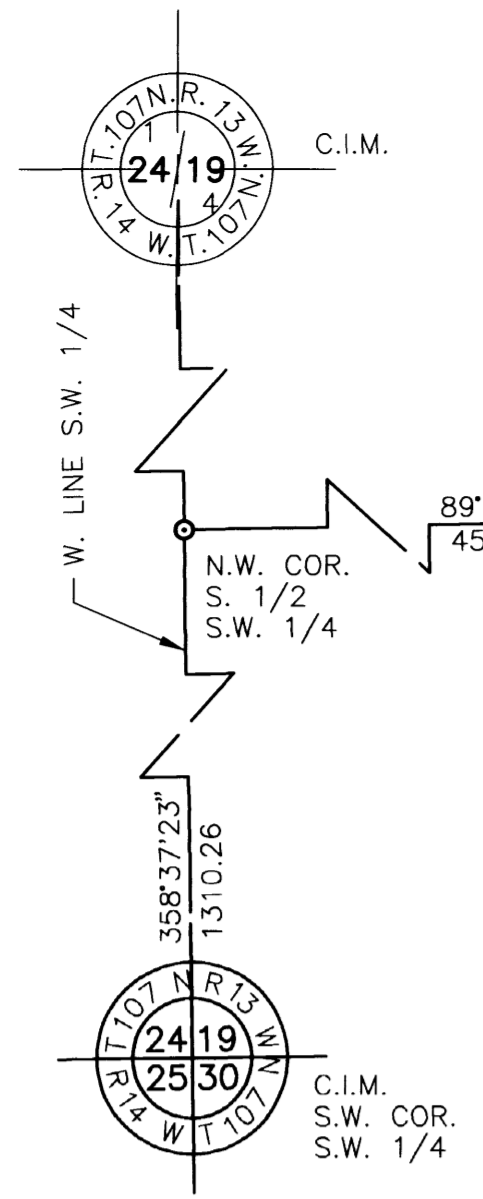
DRAFTSPERSON: SCB/RAS

DATE: 03/12/96

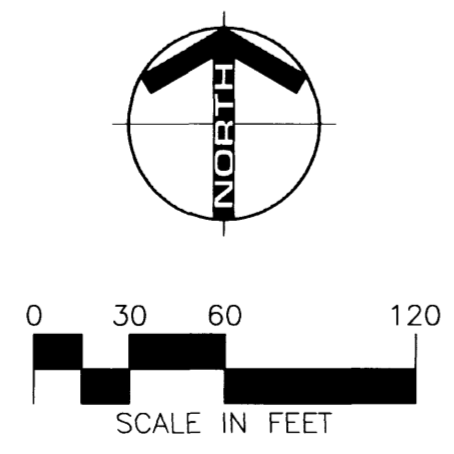
COMPUTER FILE: 4749FP02.DWG

PROJECT NUMBER: 4749

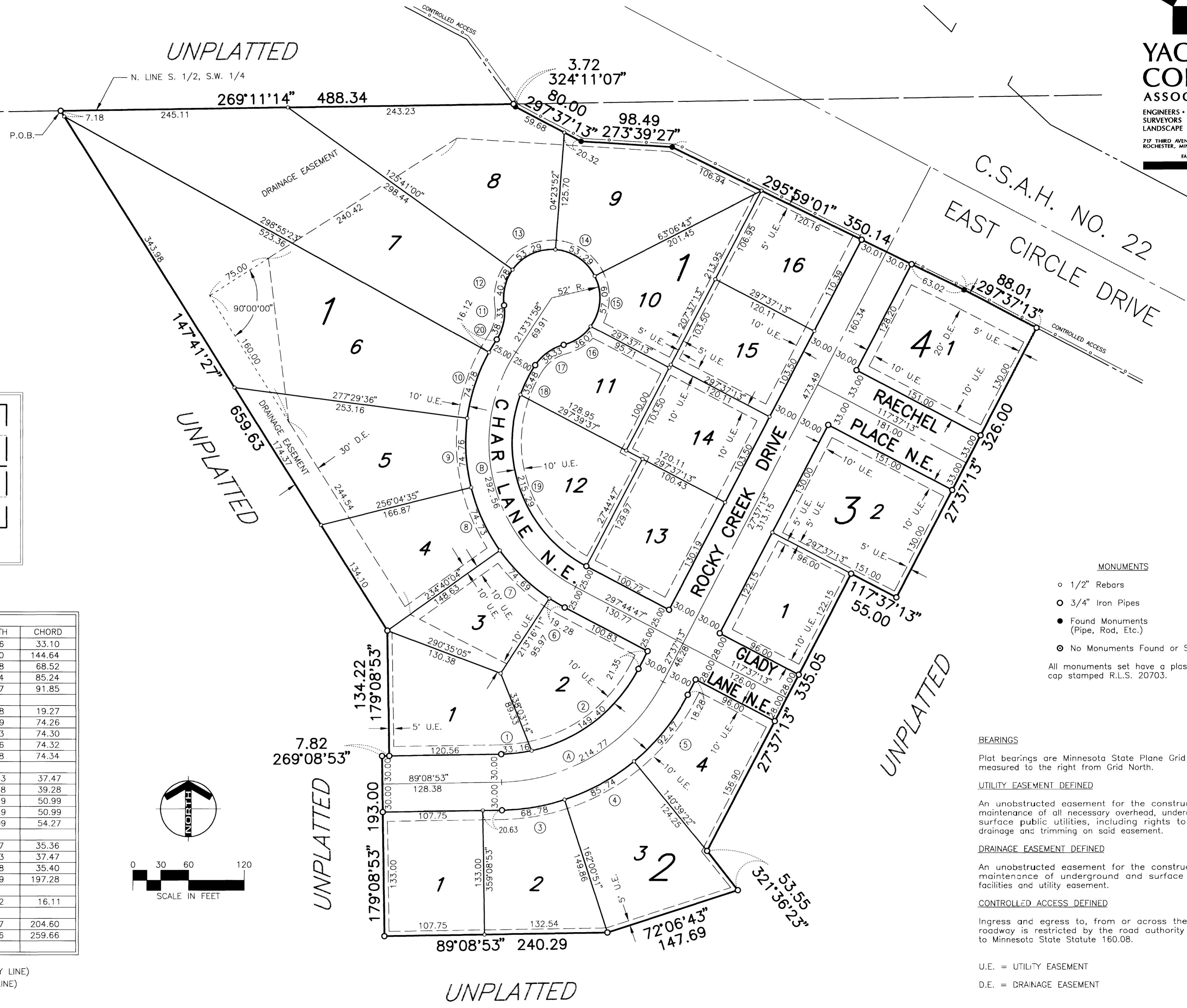
NORTHERN HEIGHTS NORTH FIRST SUBDIVISION



CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD
1	11°10'30"	170.00	33.16	33.10
2	50°21'10"	170.00	149.40	144.64
3	17°08'02"	230.00	68.78	68.52
4	21°21'29"	230.00	85.74	85.24
5	23°02'09"	230.00	92.47	91.85
6	05°31'24"	200.00	19.28	19.27
7	21°23'53"	200.00	74.69	74.26
8	21°24'31"	200.00	74.73	74.30
9	21°25'01"	200.00	74.76	74.32
10	21°25'18"	200.00	74.78	74.34
11	42°14'09"	52.00	38.33	37.47
12	44°23'13"	52.00	40.28	39.28
13	58°42'51"	52.00	53.29	50.99
14	58°42'51"	52.00	53.29	50.99
15	62°54'27"	52.00	57.09	54.27
16	39°44'56"	52.00	36.07	35.36
17	42°14'07"	52.00	38.33	37.47
18	13°33'11"	150.00	35.48	35.40
19	82°13'59"	150.00	215.29	197.28
20	04°37'03"	200.00	16.12	16.11
A	61°31'40"	200.00	214.77	204.60
B	95°47'10"	175.00	292.56	259.66



- ① CURVE REFERENCE NUMBER (PROPERTY LINE)
- Ⓐ CURVE REFERENCE NUMBER (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. 20703.

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

PROJECT NUMBER: 4749 COMPUTER FILE: 4749P02.DWG DATE: 03/12/96 DRAFTER/PERSON: SCB/RMS