

LINCOLNSHIRE NORTH FIFTH SUBDIVISION



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Michael Younge Development, Inc., a Minnesota Corporation, being Owner and Proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northwest Quarter, and the Northwest Quarter of the Southwest Quarter of Section 16, and the Southeast Quarter of the Northeast Quarter, and the Northeast Quarter of the Southeast Quarter of Section 17, all in Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Northwest Quarter of said Section 16; thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 18 minutes 47 seconds along the west line of said Northwest Quarter 641.52 feet to the southwesterly line of LINCOLNSHIRE NORTH FOURTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, and to the point of beginning; thence southeasterly 134 degrees 26 minutes 33 seconds azimuth along said southwesterly line 501.37 feet to the south corner of Lot 9, Block 2, of said LINCOLNSHIRE NORTH FOURTH SUBDIVISION; thence southeasterly 124 degrees 24 minutes 30 seconds azimuth along said southwesterly line 60.18 feet to the west corner of Lot 1, Block 3, of said LINCOLNSHIRE NORTH FOURTH SUBDIVISION; thence southeasterly 120 degrees 01 minutes 47 seconds azimuth along said southwesterly line 120.13 feet to the northwesterly line of Outlot "B" of LINCOLNSHIRE NORTH THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southwesterly 210 degrees 01 minutes 47 seconds azimuth along said northwesterly line 647.25 feet to the westerly line of said Outlot "B"; thence southerly 171 degrees 22 minutes 50 seconds azimuth along said westerly line 278.09 feet to the northerly line of LINCOLNSHIRE SEVENTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence westerly 267 degrees 33 minutes 16 seconds azimuth along said northerly line 69.32 feet to the northwesterly line of said LINCOLNSHIRE SEVENTH SUBDIVISION; thence southwesterly 237 degrees 25 minutes 12 seconds azimuth along said northwesterly line 642.51 feet to the easterly right-of-way line of the Douglas Trail (formerly the Chicago and Northwestern Railway Company); thence northerly 354 degrees 21 minutes 56 seconds azimuth along said easterly right-of-way line 518.98 feet; thence northerly 466.58 feet along said easterly right-of-way line on a tangential curve concave westerly, having a radius of 1382.69 feet and a central angle of 19 degrees 20 minutes 03 seconds; thence easterly 87 degrees 36 minutes 00 seconds azimuth 191.01 feet; thence northeasterly 30 degrees 01 minutes 47 seconds azimuth 81.59 feet; thence northeasterly 44 degrees 26 minutes 33 seconds azimuth 324.72 feet; thence northwesterly 314 degrees 26 minutes 33 seconds azimuth 349.58 feet; thence northeasterly 44 degrees 26 minutes 33 seconds azimuth 320.20 feet to the southwesterly line of said LINCOLNSHIRE NORTH FOURTH SUBDIVISION; thence southeasterly 134 degrees 26 minutes 33 seconds azimuth 169.67 feet to the point of beginning.

TOGETHER WITH that part of Outlot "B" of LINCOLNSHIRE NORTH THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, described as follows:

Commencing at the northerly corner of said Outlot "B"; thence southwesterly on a Minnesota State Plane Grid Azimuth from north of 210 degrees 01 minutes 47 seconds along the northwesterly line of said Outlot "B" 92.53 feet to the southwesterly line of Lot 1, Block 3, of said LINCOLNSHIRE NORTH FOURTH SUBDIVISION and to the point of beginning; thence continue southwesterly 210 degrees 01 minutes 47 seconds azimuth along said northwesterly line 647.25 feet to the westerly line of said Outlot "B"; thence southerly 171 degrees 22 minutes 50 seconds azimuth along said westerly line 278.09 feet to the northerly line of said LINCOLNSHIRE SEVENTH SUBDIVISION; thence easterly 87 degrees 33 minutes 16 seconds azimuth along said northerly line 10.06 feet to the easterly line of said Outlot "B"; thence northerly 351 degrees 22 minutes 50 seconds azimuth along said easterly line 275.66 feet to the southeasterly line of said Outlot "B"; thence northeasterly 30 degrees 01 minutes 47 seconds azimuth along said southeasterly line 643.75 feet to the southerly corner of said Lot 1; thence northwesterly 300 degrees 01 minutes 47 seconds azimuth along the southwesterly line of said Lot 1, a distance of 10.00 feet to the point of beginning.

Said tracts contain 21.35 acres more or less.

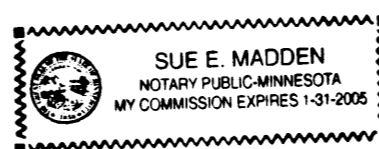
Has caused the same to be surveyed and platted as LINCOLNSHIRE NORTH FIFTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Michael Younge Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this 18th day of August, 2003.

Michael J. Younge, President

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing Instrument was acknowledged before me this 18th day of August, 2003, by Michael J. Younge, President of Michael Younge Development Inc., a Minnesota corporation.



Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMTSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 4th day of NOVEMBER, 2002, 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 21st day of AUGUST, 2003.

Judy K. Scherr
City Clerk

COUNTY SURVEYOR

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

This 19 day of August, 2003.

Edward P. Kuisle
Olmsted County Surveyor

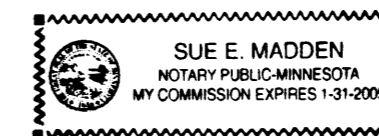
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as LINCOLNSHIRE NORTH FIFTH 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 November 18, 2003; 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.

Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMTSTED

The foregoing Surveyor's Certificate was acknowledged before me this 18th day of August, 2003, by Douglas G. Rude, L.S. No. 22422.



Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22ND day of AUGUST, 2003.

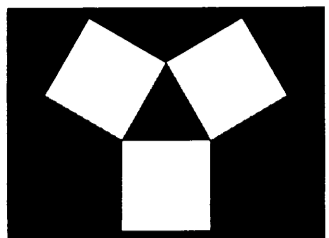
Document Number A-985901

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 22ND day of AUGUST, 2003, at 11 o'clock A.m. and was duly recorded in Olmsted County Records.

Daniel G. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

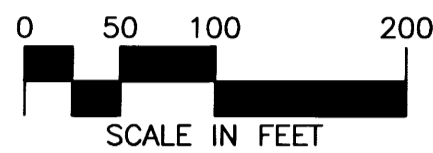
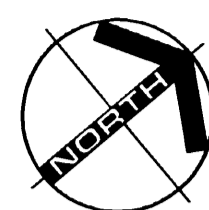
PROJECT NUMBER: 6645
COMPUTER FILE: 6645 S.FNPL 03.DWG DATE: 11/15/2002
DRAFTSPERSON: P.G.O./JRP

LINCOLNSHIRE NORTH FIFTH SUBDIVISION



YAGGY COLBY ASSOCIATES

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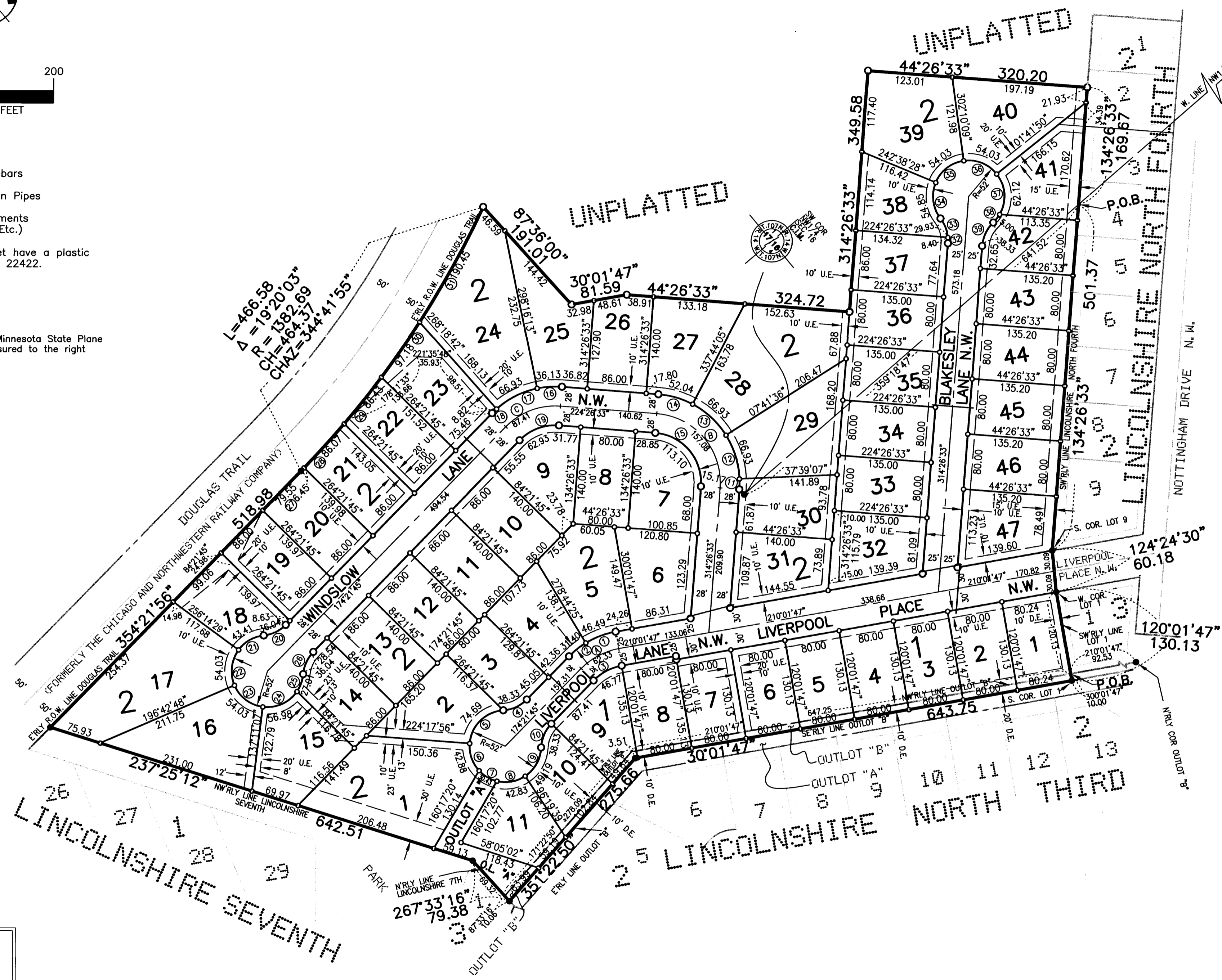
MONUMENTS

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 22422.

BEARINGS

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



CURVE DATA:					
CURVE	LENGTH	DELTA	RADIUS	CHORD	CHORD AZ.
1	46.49	21°17'22"	125.13	46.23	199°23'06"
2	31.40	14°22'40"	125.13	31.32	181°33'05"
3	46.77	35°40'02"	75.13	46.02	192°11'46"
4	38.33	42°14'09"	52.00	37.47	195°28'49"
5	74.69	82°17'58"	52.00	68.43	175°26'55"
6	42.88	47°14'39"	52.00	41.67	110°40'37"
7	30.43	33°31'54"	52.00	30.43	70°17'20"
8	42.83	47°11'44"	52.00	41.63	295°53'31"
9	49.19	54°12'03"	52.00	47.38	339°13'37"
10	38.33	42°14'09"	52.00	37.47	333°14'40"
11	15.17	06°47'26"	128.00	15.16	311°02'50"
12	66.93	29°57'31"	128.00	66.17	292°40'21"
13	66.93	29°57'31"	128.00	66.17	262°42'50"
14	52.04	23°17'32"	128.00	51.68	236°05'19"
15	113.10	90°00'00"	72.00	101.82	269°26'33"
16	36.13	16°10'20"	128.00	36.01	216°21'23"
17	66.93	29°57'31"	128.00	66.17	193°17'27"
18	8.82	03°56'57"	128.00	8.82	176°20'13"
19	62.93	50°04'48"	72.00	60.95	199°24'09"
20	36.04	39°42'54"	52.00	35.33	194°13'12"
21	43.41	47°50'10"	52.00	42.16	190°09'34"
22	54.03	59°31'41"	52.00	51.63	136°28'39"
23	54.03	59°31'41"	52.00	51.63	76°56'58"
24	56.98	62°46'45"	52.00	54.17	15°47'45"
25	27.01	29°45'32"	52.00	26.71	329°31'36"
26	36.04	39°42'54"	52.00	35.33	334°30'18"
27	6.45	00°16'02"	1382.69	6.45	354°13'56"
28	86.07	03°33'59"	1382.69	86.05	352°18'55"
29	86.43	03°34'53"	1382.69	86.42	348°44'29"
30	97.18	04°01'37"	1382.69	97.16	344°56'13"
31	190.45	07°53'32"	1382.69	190.30	338°58'39"
32	8.40	09°15'22"	52.00	8.39	309°48'52"
33	29.93	32°58'47"	52.00	29.52	288°41'47"
34	54.85	60°26'04"	52.00	52.34	302°25'26"
35	54.03	59°31'41"	52.00	51.63	02°24'18"
36	54.03	59°31'41"	52.00	51.63	61°55'59"
37	62.12	68°27'01"	52.00	58.49	125°55'21"
38	15.00	16°31'51"	52.00	14.95	168°24'47"
39	38.33	42°14'09"	52.00	37.47	155°33'37"
A	62.33	35°40'02"	100.13	61.33	192°11'46"
B	157.08	90°00'00"	100.00	141.42	269°26'33"
C	87.41	50°04'48"	100.00	84.65	199°24'09"

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.

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED

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

D.E. = DRAINAGE EASEMENT

