THE EAST VILLAGE SECOND ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: Bryce DeCook and Brenda DeCook, a married couple, being owners of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 34, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 34; thence South 89 degrees 47 minutes 27 seconds East, (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northwest Quarter, 2627.72 feet to the northeast corner of said Northwest Quarter and the northeast corner of THE EAST VILLAGE, according to the recorded plat thereof (the next 14 courses are along the easterly line of said THE EAST VILLAGE); thence South 00 degrees 33 minutes 20 seconds East, along the east line of said Northwest Quarter, 60.01 feet to the Point of Beginning; thence North 89 degrees 47 minutes 27 seconds West, 298.72 feet; thence South 00 degrees 12 minutes 33 seconds West, 110.87 feet; thence South 51 degrees 25 minutes 52 seconds West, 188.85 feet; thence North 89 degrees 05 minutes 35 seconds West, 312.24 feet; thence South 12 degrees 48 minutes 36 seconds East, 46.89 feet; thence South 73 degrees 35 minutes 58 seconds West, 24.53 feet; thence North 79 degrees 03 minutes 29 seconds West, 19.47 feet; thence South 08 degrees 36 minutes 08 seconds West, 144.23 feet; thence South 01 degrees 50 minutes 01 seconds West, 66.00 feet; thence South 10 degrees 00 minutes 30 seconds West, 117.02 feet; thence South 16 degrees 25 minutes 00 seconds West, 143.31 feet; thence South 28 degrees 17 minutes 19 seconds West, 66.00 feet; thence South 30 degrees 49 minutes 07 seconds West, 137.97 feet to the easterly line of BYRON TOWNE VILLAGE SECOND ADDITION (the next five courses are along said easterly line); thence South 68 degrees 54 minutes 32 seconds East, 41.44 feet; thence South 32 degrees 44 minutes 21 seconds East, 108.13 feet; thence South 03 degrees 04 minutes 20 seconds East, 76.00 feet; thence South 18 degrees 43 minutes 33 seconds West, 93.70 feet; thence South 49 degrees 24 minutes 09 seconds East, 314.48 feet; thence North 26 degrees 28 minutes 28 seconds East, 176.92 feet; thence North 11 degrees 46 minutes 44 seconds East, 315.78 feet; thence North 75 degrees 06 minutes 28 seconds East, 39.48 feet; thence North 49 degrees 04 minutes 32 seconds East, 135.27 feet; thence North 19 degrees 16 minutes 53 seconds East, 58.21 feet; thence South 73 degrees 31 minutes 54 seconds East, 115.99 feet; thence South 79 degrees 35 minutes 18 seconds East, 66.30 feet; thence South 74 degrees 39 minutes 04 seconds East, 136.47 feet; thence North 89 degrees 26 minutes 40 seconds East, 65.00 feet to a point on the east line of said Northwest Quarter; thence North 00 degrees 33 minutes 20 seconds West, along said east line, 843.76 feet to the Point of Beginning.

Containing 17.07 acres more or less.

Have caused the same to be surveyed and platted as THE EAST VILLAGE SECOND ADDITION and do hereby dedicate to the public for public use the public ways and the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Bryce DeCook and Brenda DeCook, a married couple, have hereunto set their hands this 28 day of August, 2019.

Bryce DeCook

Brenda DeCook

STATE OF MINNESOTA
COUNTY OF OLMSTED.

The foregoing instrument was acknowledged before me this 28th day of August, 2019, by Bryce DeCook and Brenda DeCook, a married couple.

Joni Riggs
Notary Public, Olmsted County, Minnesota

Joni Riggs
(Printed Notary's Name)

My Commission Expires 01/31/2023

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF BYRON

We do hereby certify that on the 9th day of April, 2019 the accompanying plat was duly approved by the Common Council of the City of Byron, Minnesota. In testimony whereof, we have hereunto signed our names this 3 day of December, 2019.

Mayor

Administrator

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 4 day of September, 2019.

Mark E. Severtson
Olmsted County Surveyor

COUNTY ENGINEER

Recommended for approval this 4th day of September, 2019.

Olmsted County Engineer

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2019, on the land herein described, have been paid; there are no delinquent taxes and transfer has been entered on this 4th day of Sept., 2019.

Document Number A1480364

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 4th day of Sept., 2019, at 4½ o'clock P m. and was duly recorded in Olmsted County Records.

W. Mark Krupski
Director of Property Records and Licensing

By Wendy von Wald
Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as THE EAST VILLAGE SECOND ADDITION; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this 27 day of August, 2019.

Timothy A. Hruska, Land Surveyor
Minnesota License No. 44930

STATE OF MINNESOTA
COUNTY OF OLMSTED.

The foregoing Surveyor's Certificate was acknowledged before me this 27th day of August, 2019 by Timothy A. Hruska, Minnesota License No. 44930.

Joni Riggs
Notary Public, Olmsted County, Minnesota

Joni Riggs
(Printed Notary's Name)

My Commission Expires 01/31/2023

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	64.29	200.00	18°25'05"	64.01	N82° 37' 28"E
C2	290.30	325.00	51°10'43"	280.75	S80° 59' 42"E
C3	404.19	325.00	71°15'26"	378.64	S19° 46' 38"E
C4	104.82	335.00	17°55'37"	104.39	N52° 44' 53"W
C5	493.37	335.00	84°22'55"	449.97	N01° 35' 36"W
C6	65.91	100.00	37°45'56"	64.73	S65° 05' 54"W
C7	53.68	167.00	18°25'05"	53.45	N82° 37' 28"E
C8	61.07	358.00	09°46'27"	61.00	N78° 18' 10"E
C9	70.00	358.00	11°12'11"	69.89	N88° 47' 28"E
C10	70.00	358.00	11°12'10"	69.89	S80° 00' 21"E
C11	85.66	358.00	13°42'35"	85.46	S67° 32' 58"E
C12	129.05	358.00	20°39'14"	128.35	S39° 47' 23"E
C13	70.00	358.00	11°12'10"	69.89	S23° 51' 41"E
C14	70.00	358.00	11°12'10"	69.89	S12° 39' 31"E
C15	70.00	358.00	11°12'11"	69.89	S01° 27' 20"E
C16	70.00	358.00	11°12'11"	69.89	S09° 44' 50"W
C17	98.90	292.00	19°24'23"	98.43	S06° 45' 55"W
C18	112.36	292.00	22°02'52"	111.67	S13° 57' 43"E
C19	104.56	292.00	20°30'58"	104.00	S35° 14' 37"E
C20	104.56	292.00	20°30'58"	104.00	S55° 45' 35"E

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C21	104.56	292.00	20°30'58"	104.00	S76° 16' 34"E
C22	102.18	292.00	20°03'01"	101.66	N83° 26' 27"E
C23	9.67	233.00	02°22'37"	9.66	N74° 36' 14"E
C24	65.23	233.00	16°02'28"	65.02	N83° 48' 47"E
C25	46.80	60.00	44°41'10"	45.62	N56° 56' 14"E
C26	94.84	60.00	90°34'13"	85.27	S55° 26' 04"E
C27	86.07	60.00	82°11'18"	78.88	N50° 07' 58"E
C28	59.31	60.00	56°37'59"	56.92	N62° 54' 38"E
C29	82.10	368.00	12°46'56"	81.93	N55° 19' 13"W
C30	82.18	368.00	12°47'41"	82.01	N32° 14' 32"W
C31	70.35	368.00	10°57'09"	70.24	N20° 22' 06"W
C32	66.39	368.00	10°20'13"	66.30	N09° 43' 25"W
C33	66.39	368.00	10°20'13"	66.30	N00° 36' 47"E
C34	89.59	368.00	13°56'56"	89.37	N12° 45' 22"E
C35	67.30	368.00	10°28'39"	67.20	N24° 58' 10"E
C36	66.73	368.00	10°23'22"	66.64	N35° 24' 10"E
C37	95.53	302.00	18°07'29"	95.14	N31° 32' 07"E
C38	95.53	302.00	18°07'28"	95.14	N13° 24' 38"E
C39	95.53	302.00	18°07'29"	95.14	N04° 42' 51"W
C40	95.53	302.00	18°07'29"	95.14	N22° 50' 19"W

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C41	82.18	302.00	15°35'27"	81.92	N39° 41' 47"W
C42	74.95	302.00	14°13'10"	74.76	N54° 36' 06"W
C43	11.13	133.00	04°47'44"	11.13	S48° 36' 48"W
C44	76.53	133.00	32°58'12"	75.48	S67° 29' 46"W
C45	6.36	60.00	06°04'15"	6.35	S80° 56' 45"W
C46	34.69	60.00	33°07'27"	34.21	S61° 20' 54"W
C47	50.97	60.00	48°40'39"	49.46	S69° 07' 29"W
C48	64.46	60.00	61°33'08"	61.40	N55° 45' 37"W
C49	58.79	60.00	56°08'40"	56.47	S03° 05' 17"W
C50	58.91	60.00	56°15'17"	56.57	S59° 17' 15"W
C51	37.45	60.00	35°45'40"	36.84	N74° 42' 16"W
C52	41.04	60.00	39°11'42"	40.25	N76° 25' 17"W
C53	44.16	67.00	37°45'56"	43.37	S65° 05' 54"W

1472 A

whks
engineers + planners + land surveyors

OFFICIAL PLAT

THE EAST VILLAGE SECOND ADDITION

NE CORNER NW 1/4
SEC. 34–T107N–R15W
OLMSTED COUNTY MONUMENT
(AND NE COR. OF THE EAST VILLAGE)

S00°33'20"E 60.01

P.O.B.

N00°33'20"W 843.76

EAST LINE OF THE NW ¼

N00°33'20"W 1721.94

S00°33'20"E 20.00

N89°26'40"E 10.00

EXISTING 50' R.O.W. LINE

N89°26'40"E 65.00

C.S.A.H. NO. 3

C.S.A.H. NO. 3

SE CORNER NW 1/4
SEC. 34–T107N–R15W
OLMSTED COUNTY MONUMENT

N00°33'20"W 180.54

N89°26'40"E 10.24

202.77

N89°26'40"E 10.24

40.36

110.79

97.61

93.30

96.39

136.47

S74°39'04"E

N89°47'27"W 298.72

103.82

10 U.E.

N89°26'40"E 10.24

S10°43'11"E 134.99

EXISTING 60' R.O.W. LINE

119.94

20 U.E.

107.87

S00°12'33"W 110.87

S55°24'21"E 116.69

80.00

N34°35'39"E 324.75

85.01

S55°24'21"E 27.00

20 R.O.W.

R=60

28.04

80.00

N55°24'21"W 181.41

N55°24'21"W 181.78

52.27

S60°32'14"W 132.96

185.23

S71°44'24"W 141.19

S82°56'34"W 120.92

N85°51'15"W 119.15

33.14

33.16

S79°35'18"E 86.30

S73°31'54"E 115.99

113.89

S87°03'43"E

N65°00'51"E 159.99

S15°42'14"E 67.74

N44°29'53"E 110.00

S55°24'21"E 140.80

76.24

117.40

S51°25'52"W 188.85

S63°32'48"E 173.13

125.31

S15°35'44"W 124.41

47.82

49.50

S04°23'34"W 130.17

95.71

S06°48'37"E 133.72

312.24

N89°05'35"W

96.87

8.92

S16°35'04"E 155.70

70.00

70.16

S16°35'04"E 130.00

50.41

129.33

S12°48'36"E 46.89

S73°35'58"W 24.53

N79°03'29"W 19.47

S08°36'08"W 144.23

S01°50'01"W 66.00

S10°00'30"W 117.02

S16°25'00"W 143.31

S28°17'19"W 66.00

S30°49'07"W 137.97

S68°54'32"E 41.44

N19°16'53"E 58.21

45.60

S08°45'19"W 59.72

N49°04'32"E 135.27

N75°06'28"E 39.48

N11°46'44"E 315.78

91.39

122.68

N26°28'28"E 176.92

91.01

85.91

⅝" REBAR

S49°24'09"E 314.48

33.00

33.00

⅝" REBAR

S18°43'33"W 93.70

58.95

112.91

⅝" REBAR

S03°04'20"E 76.00

54.78

21.22

34.75

54.32

45.90

S32°44'21"E 108.13

7.91

⅝" REBAR

⅝" REBAR

⅝" REBAR

⅝" REBAR

N58°50'23"W 119.64

12.61

S65°00'57"W 116.00

S29°57'45"E 64.03

N23°58'55"E 110.00

S55°45'37"E 64.82

S81°33'31"E 64.03

N03°27'57"E 115.99

24.15

S03°27'49"W 116.00

N02°35'06"W 143.82

10.61

N06°01'08"W 182.04

87.35

94.69

S64°09'19"W 124.41

S75°06'28"W 175.97

100.83

75.14

101.71

S85°26'41"W 138.53

N84°13'06"W 120.76

N66°33'37"W 123.38

N59°47'31"W 121.39

N16°35'04"W 117.42

N71°51'51"E 70.21

70.18

N16°35'04"W 119.19

59.15

N14°12'27"W 121.37

12.57

N89°36'34"E 102.82

55.37

S06°01'08"E 130.30

S06°01'08"E 114.66

41.60

S16°00'52"E 134.90

47.45

68.48

S46°12'56"W 100.00

68.48

N73°24'56"E 129.33

S83°58'52"W 144.54

N89°05'35"W 312.24

S89°47'27"E 2627.72

NORTH LINE OF THE NW ¼

SOUTH LINE OF THE NE ¼ OF THE NW 1/4

SEC. 34-T107N-R15W

UNPLATTED

7TH STREET N.E.

7TH STREET NE

THE EAST VILLAGE

OUTLOT A

BRANDT DRIVE NE

HAAR LANE NE

TOWNE DRIVE NE

STEENHOEK LANE NE

SIMMONS PLACE NE

BYRON TOWNE VILLAGE SECOND ADDITION

P.O.C.
NW CORNER NW 1/4
SEC. 34–T107N–R15W
OLMSTED COUNTY MONUMENT

PROPERTY LOCATION MAP

T. 107 N. R. 15 W.

N.W. 1/4 N.E. 1/4

34

S.W. 1/4 S.E. 1/4

No Scale

LEGEND

● – FOUND 1/2" PIPE UNLESS OTHERWISE NOTED

○ – DENOTES 1/2" IRON PIPE WITH CAP #44930

EASEMENT
CENTERLINE
RIGHT–OF–WAY
EXISTING BOUNDARY
CONTROLLED ACCESS

BEARING SYSTEM USED:

ALL BEARINGS ARE IN RELATIONSHIP WITH THE OLMSTED COUNTY COORDINATE SYSTEM (NAD 83, ADJUSTED 1996) WITH THE NORTH LINE OF THE NW 1/4 HAVING A BEARING OF S89°47'27"E.

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

0 30 60 120

SCALE IN FEET

whks
engineers + planners + land surveyors