"OFFICIAL PLAT"

WOELFEL ESTATES THIRD

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Robert A. Braaten as Trustee of Robert A. Braaten Living Trust U/A, dated, January 25, 2016, owner of the following described property situated in the City of Byron, County of Olmsted, State of Minnesota:

OUTLOT "B" and OUTLOT "C", WOELFEL ESTATES SECOND, according to the plat on file in the County Recorder's Office, Olmsted County, Minnesota.

Containing 4.25 acres more or less.

Has caused the same to be surveyed and platted as WOELFEL ESTATES THIRD and do hereby donate and dedicate to the public use forever the public ways as created by this plat.

In witness whereof said Robert A. Braaten, Trustee of the Robert A. Braaten Living Trust U/A, dated January 25, 2016 has hereunto his hands this 12th day of June, 2020.

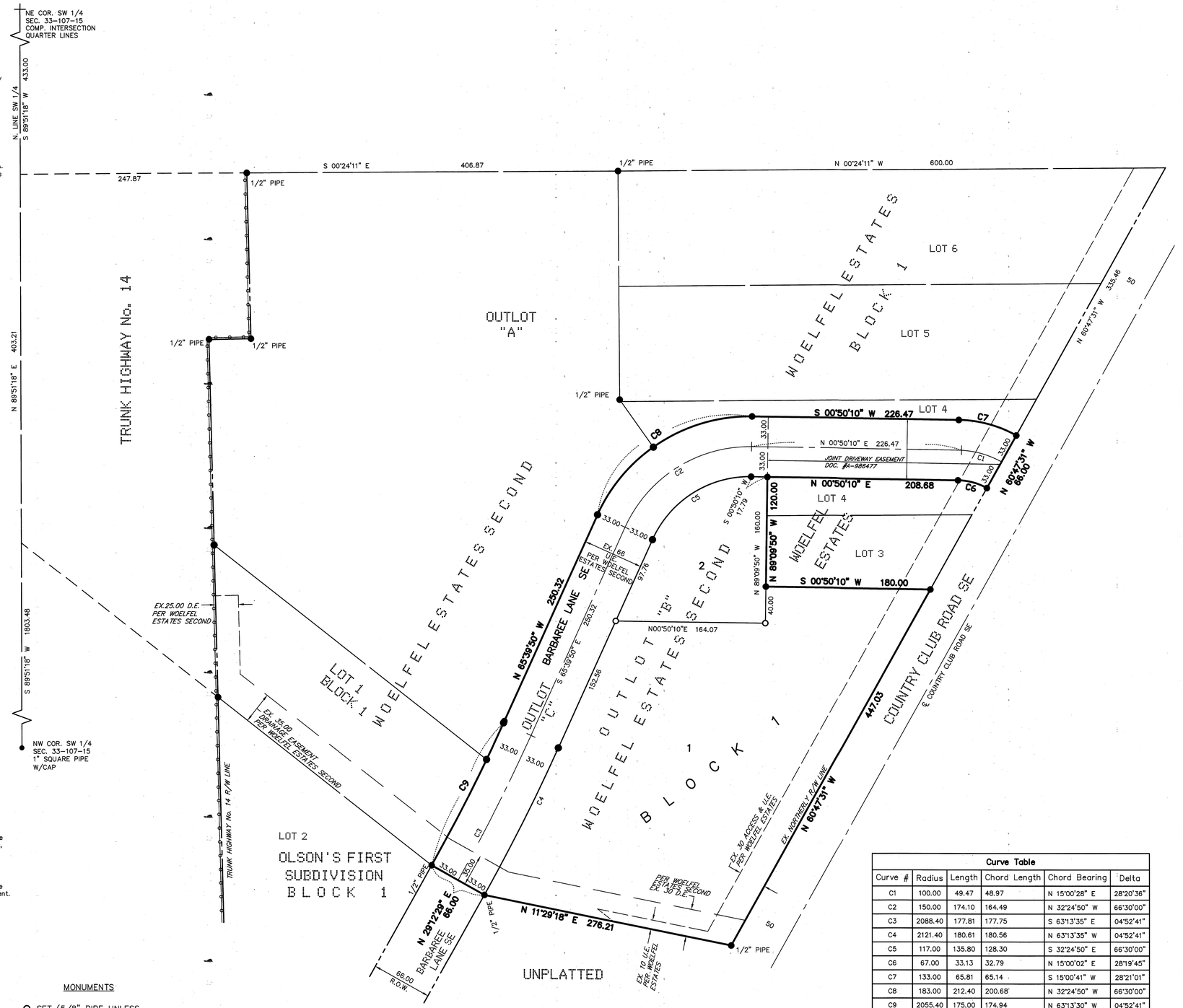
Robert A. Braaten, Trustee of the
Robert A. Braaten Living Trust U/A,
dated JANUARY 25, 2016

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on this 12th day of June, 2020, by Robert A. Braaten, Trustee of the Robert A. Braaten Living Trust U/A.

Kaye LaVonne Moulton
Printed Notary Public Name

Kaye LaVonne Moulton
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2025



PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2020 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 7th day of August, 2020.

DOCUMENT NUMBER A1507321

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 7th day of August, 2020 at 1 o'clock P.M., and was duly recorded in the Olmsted County Records.

W. Mark Kruzick
Director of Property Records & Licensing

by: Wendy von Wald
Deputy

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF BYRON

We do hereby certify that on the 13 day of May 2020 the accompanying plat was duly approved by the Common Council of the City of Byron. In testimony whereof, we have hereunto signed our names this 2.5 day of June, 2020.

Mayor

City Administrator

COUNTY SURVEYOR

I hereby certify that pursuant to Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 17 day of June, 2020.

Mark E. Anderson
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I Richard J Massey do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 12TH day of June, 2020

Richard J. Massey
Minnesota L.S. No. 41814

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 12th day of June, 2020, by Richard J. Massey, L.S. No. 41814.

Kaye LaVonne Moulton
Printed Notary Public Name

Kaye LaVonne Moulton
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2025

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
EX. U.E. = EXISTING UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
CONTROLLED ACCESS
R.A. = RECORDED AS

MONUMENTS

○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)
● Found Monuments (5/8" PIPE UNLESS NOTED OTHERWISE)

BASIS OF BEARINGS

All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

0 30 60 90 120
SCALE IN FEET

Curve Table					
Curve #	Radius	Length	Chord Length	Chord Bearing	Delta
C1	100.00	49.47	48.97	N 15°00'28" E	28°20'36"
C2	150.00	174.10	164.49	N 32°24'50" W	66°30'00"
C3	2088.40	177.81	177.75	S 63°13'35" E	04°52'41"
C4	2121.40	180.61	180.56	N 63°13'35" W	04°52'41"
C5	117.00	135.80	128.30	S 32°24'50" E	66°30'00"
C6	67.00	33.13	32.79	N 15°00'02" E	28°19'45"
C7	133.00	65.81	65.14	S 15°00'41" W	28°21'01"
C8	183.00	212.40	200.68	N 32°24'50" W	66°30'00"
C9	2055.40	175.00	174.94	N 63°13'30" W	04°52'41"

PROPERTY LOCATION MAP

T. 107 N. R. 15 W.
N.W. 1/4 N.E. 1/4
33
S.W. 1/4 S.E. 1/4
No Scale

1495A

WSE MASSEY
LAND SURVEYING & ENGINEERING
P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, FAX NO. 507-634-6560

PROJECT NUMBER: 3054 COMPUTER FILE: 3054SF01 DATE: 2/14/2020