OFFICIAL

# WOELFEL ESTATES FOURTH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That DeCook Properties, LLC, a Minnesota limited liability company, and Bard W. Diercks, a single person, owners of the following described property:

Lots 1 and 2, Block 1, WOELFEL ESTATES THIRD, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

AND

All of vacated Barbaree Lane SE, as dedicated per WOELFEL ESTATES THIRD, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

AND

Lot 1, Block 1 and Outlot "A", WOELFEL ESTATES SECOND, according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota.

AND

That part of Lots 4, 5 and 6, Block 1, WOELFEL ESTATES, Byron, Minnesota, described as follows:

Beginning at the southeast corner of said Lot 6; thence North 01 degrees 09 minutes 54 seconds West, assumed bearing, along the east line thereof, 600.00 feet; thence South 88 degrees 50 minutes 06 seconds West, 250.00 feet; thence South 53 degrees 51 minutes 08 seconds West, 63.71 feet; thence southerly 115.24 feet along a nontangential curve, concave to the west, radius of 183.00 feet, central angle of 36 degrees 04 minutes 47 seconds and the chord of said curve bears South 17 degrees 57 minutes 57 seconds East, 113.34 feet; thence South 00 degrees 04 minutes 27 seconds West, tangent to said curve 226.47 feet; thence southerly 65.81 feet along a tangential curve, concave to the west, radius of 133.00 feet, central angle of 28 degrees 21 minutes 03 seconds and the chord of said curve bears South 14 degrees 14 minutes 58 seconds West, 65.14 feet to the northerly right-of-way line of C.S.A.H. No. 34 (now Country Club Road SE); thence South 61 degrees 33 minutes 14 seconds East not tangent to said curve, along said northerly right-of-way line, 335.46 feet to the point of beginning.

AND

That part of Lots 3 and 4, Block 1, WOELFEL ESTATES, Byron, Minnesota, described as follows:

Commencing at the southeast corner of Lot 6 in said Block 1; thence North 61 degrees 33 minutes 14 seconds West, assumed bearing, along the northerly right of way of C.S.A.H. No. 34 (now Country Club Road SE), a distance of 401.46 feet for the point of beginning; thence northerly 33.13 feet along a nontangential curve, concave to the west, radius of 67.00 feet, central angle of 28 degrees 19 minutes 48 seconds and the chord of said curve bears North 14 degrees 14 minutes 21 seconds East, 32.79 feet; thence North 00 degrees 04 minutes 27 seconds East, tangent to said curve, 208.68 feet; thence North 89 degrees 55 minutes 33 seconds West, 120.00 feet; thence South 00 degrees 04 minutes 27 seconds West, 180.00 feet to the northerly right of way of C.S.A.H. No. 34 (now Country Club Road SE); thence South 61 degrees 33 minutes 14 seconds East, along the north line thereof, 127.26 feet to the point of beginning.

Said tracts contain 14.24 acres more or less.

Have caused the same to be surveyed and platted as WOELFEL ESTATES FOURTH and do hereby dedicate to the public for public use the public way and drainage easement as created by this plat.

In witness whereof said DeCook Properties, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 22 day of December, 2021.

DeCook Properties, LLC

Melissa Ann DeCook, Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 22 day of December, 2021, by Melissa Ann DeCook, Manager of DeCook Properties, LLC, a Minnesota limited liability company.

Meggan Lynne Murphy
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan 31, 2025

Meggan Lynne Murphy
Notary Signature

Meggan Lynne Murphy
Notary Printed Name

Notary Public Olmsted

My Commission Expires: Jan 31. 2025

In witness whereof said Bard W. Diercks, a single person, has hereunto set his hand this 22 day of Dec, 2021.

Bard W. Diercks

STATE OF Minnesota
COUNTY OF Olmsted

This instrument was acknowledged before me this 22 day of December, 2021, by Bard W. Diercks.

MELISSA ANN DECOOK
Notary Public-Minnesota
My Commission Expires Jan. 31, 2024

Notary Signature

Melissa DeCook
Notary Printed Name

Notary Public Olmsted

My Commission Expires: Jan. 31st 2024

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 22nd day of December, 2021.

Peter G. Oetliker
Peter G. Oetliker, Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 22nd day of December, 2021, by Peter G. Oetliker.

MELISSA BARBOUR
NOTARY PUBLIC
MINNESOTA
My Commission Expires January 31, 2026

Notary Signature

Melissa Barbour
Notary Printed Name

Notary Public Olmsted

My Commission Expires: 1/31/2026

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF BYRON

We do hereby certify that on the 12th day of October, 2021, 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 29th day of December, 2021.

Mayor

Molly Blaze Hoyt
City 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 30 day of DECEMBER, 2021.

Mark E. Swetlow
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2021 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 30th day of December, 2021.

Document Number A- 1556309

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of December, 2021, at 3 o'clock P.M. and was duly recorded in Olmsted County Records.

W. Mark Krupski
Olmsted County Director of Property
Records and Licensing

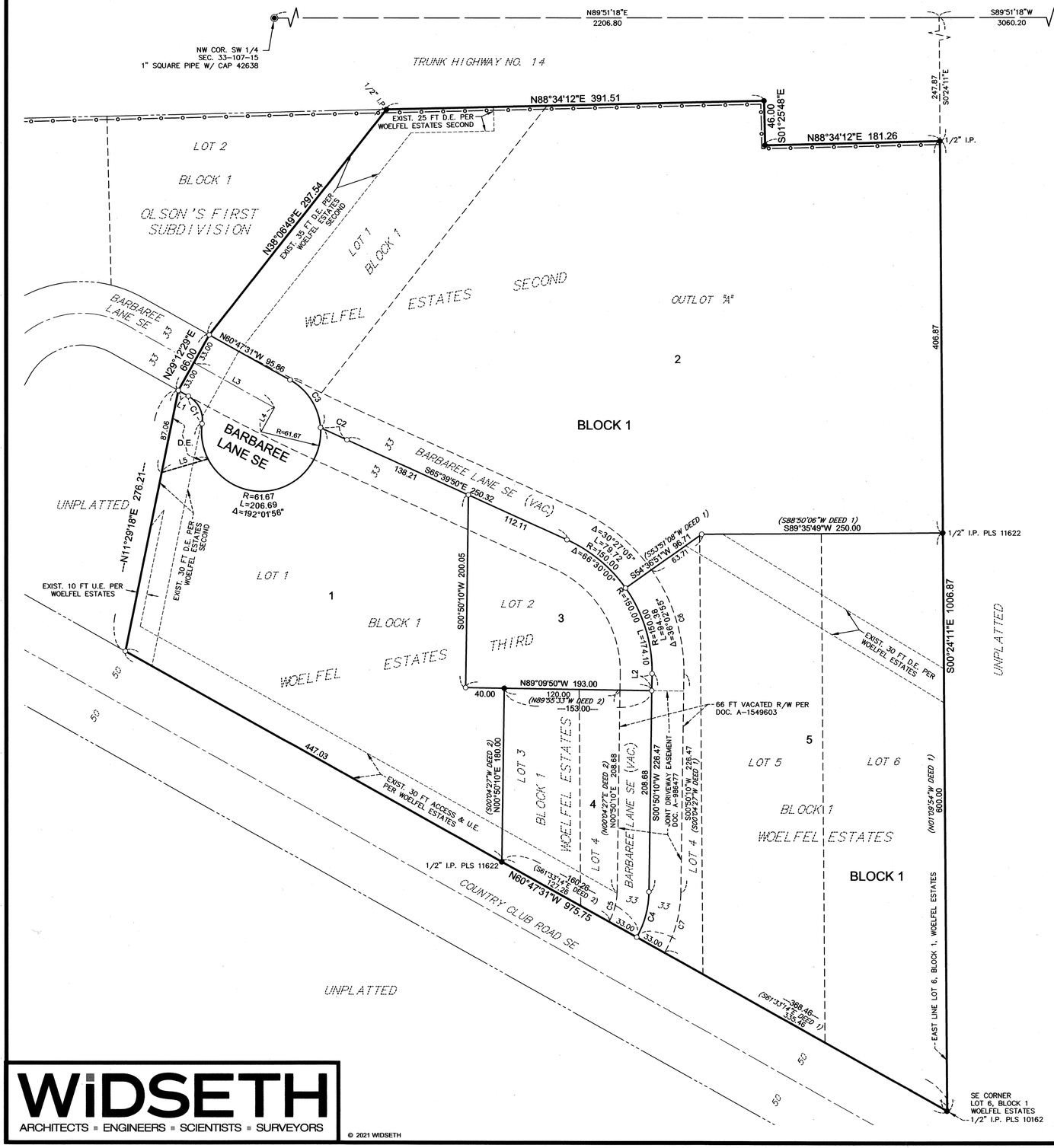
By Wendy von Wald Deputy

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

© 2021 WIDSETH

1549A

# WOELFEL ESTATES FOURTH




NORTH

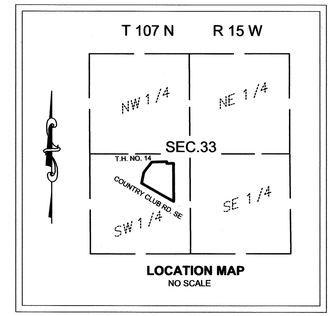
0 60 120

SCALE ( IN FEET )

BEARINGS
BEARINGS ARE BASED ON THE OLMSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)

◉ = DENOTES FOUND SECTION CORNER
● = DENOTES FOUND 1/2 INCH IRON PIPE PLS 41814, UNLESS NOTED DIFFERENTLY
○ = DENOTES 1/2 INCH INTERIOR DIAMETER BY 14 INCH LONG IRON PIPE MONUMENT SET WITH PLASTIC CAP STAMPED LS 41887
—o—o— = CONTROLLED ACCESS
EXIST. = EXISTING
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
I.P. = IRON PIPE

(DEED 1) = TRUSTEE'S DEED, DOC. A-145954, OLMSTED COUNTY, MINNESOTA
(DEED 2) = QUIT CLAIM DEED, DOC. A-986478, OLMSTED COUNTY, MINNESOTA




**LOCATION MAP**
NO SCALE

| PARCEL LINE DATA | | |
|---|---|---|
| SEGMENT | LENGTH | DIRECTION |
| L1 | 12.00 | S60° 47' 31"E |
| L2 | 17.79 | S00° 50' 10"W |
| L3 | 95.86 | S60° 47' 31"E |
| L4 | 28.67 | N29° 12' 29"E |
| L5 | 50.27 | N73° 29' 18"E |

| PARCEL CURVE DATA | | | | | |
|---|---|---|---|---|---|
| SEGMENT | LENGTH | RADIUS | DELTA | CHORD BRNG. | CHORD LENGTH |
| C1 | 33.98 | 28.33 | 68°43'20" | S26°25'51"E | 31.98 |
| C2 | 30.28 | 2088.40 | 00°49'51" | S65°14'15"E | 30.28 |
| C3 | 61.02 | 61.67 | 56°41'24" | N32°26'39"W | 58.56 |
| C4 | 49.47 | 100.00 | 28°20'36" | S15°00'28"W | 48.97 |
| C5 | 33.13 | 67.00 | 28°19'45" | N15°00'02"E | 32.79 |
| C6 | 115.24 | 183.00 | 36°04'48" | S17°12'14"E | 113.34 |
| C7 | 65.81 | 133.00 | 28°21'01" | S15°00'41"W | 65.14 |

| PARCEL CURVE DATA PER DEED: | | | |
|---|---|---|---|
| SEGMENT | DELTA | CHORD BRNG. | |
| C5 | 28°19'48" | N14°14'21"E | (DEED 2) |
| C6 | 36°04'47" | S17°57'57"E | (DEED 1) |
| C7 | 28°21'03" | S14°14'58"W | (DEED 1) |

WIDSETH
ARCHITECTS ▪ ENGINEERS ▪ SCIENTISTS ▪ SURVEYORS

© 2021 WIDSETH