~~* OFFICIAL PLAT *~~

BYRON COMMERCIAL PARK

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Byron, a Minnesota municipal corporation, being owner of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

The north 35 acres of the West Half of the Southeast Quarter, Section 32, Township 107 North, Range 15 West, exclusive of existing highway right of way.

more particularly described as:

That part of the West Half of the Southeast Quarter of Section 32, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence northerly on a Minnesota State Plane Grid Azimuth from north of 358 degrees 48 minutes 38 seconds along the west line of said Southeast Quarter 1234.75 feet to the point of beginning; thence continue northerly 358 degrees 48 minutes 38 seconds azimuth along said west line 1067.30 feet to the southerly right-of-way line of Trunk Highway No. 14; thence easterly 88 degrees 48 minutes 38 seconds azimuth along said southerly right-of-way line 33.00 feet; thence northeasterly 44 degrees 04 minutes 19 seconds azimuth along said southerly right-of-way line 140.77 feet; thence easterly 89 degrees 19 minutes 59 seconds azimuth along said southerly right-of-way line 1180.96 feet to the east line of the West Half of said Southeast Quarter; thence southerly 178 degrees 49 minutes 06 seconds azimuth along said east line 1165.90 feet; thence westerly 269 degrees 15 minutes 33 seconds azimuth parallel with the north line of said Southeast Quarter 1313.79 feet to the point of beginning.

Has caused the same to be surveyed and platted as BYRON COMMERCIAL PARK and does hereby dedicate to the public for public use the public ways and the utility easements as created by this plat.

In witness whereof said City of Byron, a Minnesota municipal corporation, has caused these presents to be signed by its proper officials this 10th day of May, 2022.

Mayor

Janna Mondsmith
Administrator

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on the 10th day of May, 2022, by Daryl Glassmaker, Mayor, and Janna Mondsmith, Administrator, of the City of Byron, a Minnesota municipal corporation.

Kelli Cheney
Notary Public, Olmsted County, Minnesota

Kelli Cheney
(Printed Notary's Name)

My Commission Expires Jan 31, 2023

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF BYRON

This plat was approved by the City Council of the City of Byron, Minnesota, on the 10th day of May, 2022, and hereby certifies compliance will all requirements as set fourth in Minnesota Statues, 505.03, Subd.

Mayor

Janna Mondsmith
Administrator

COUNTY ENGINEER

Recommended for approval this 11 day of July, 2022.

By:
Olmsted County Engineer

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 1 day of July, 2022.

Mark E. Severtson
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2022, on the land herein described have been paid, there are no delinquent taxes and transfer entered this 11th day of July, 2022.

Document Number A- 1569397

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 11th day of July, 2022, at 3 o'clock P M., and was duly recorded in Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records and Licensing

By Wendy von Wald
Deputy

SURVEYOR'S CERTIFICATE

I, Timothy A. Hruska, 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 27th day of June, 2022.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This Instrument was acknowledged before me on June 27, 2022 by Timothy A. Hruska, Minnesota License No. 44930.

Joni Riggs
Notary Public, Olmsted County, Minnesota

Joni Riggs
(Printed Notary's Name)

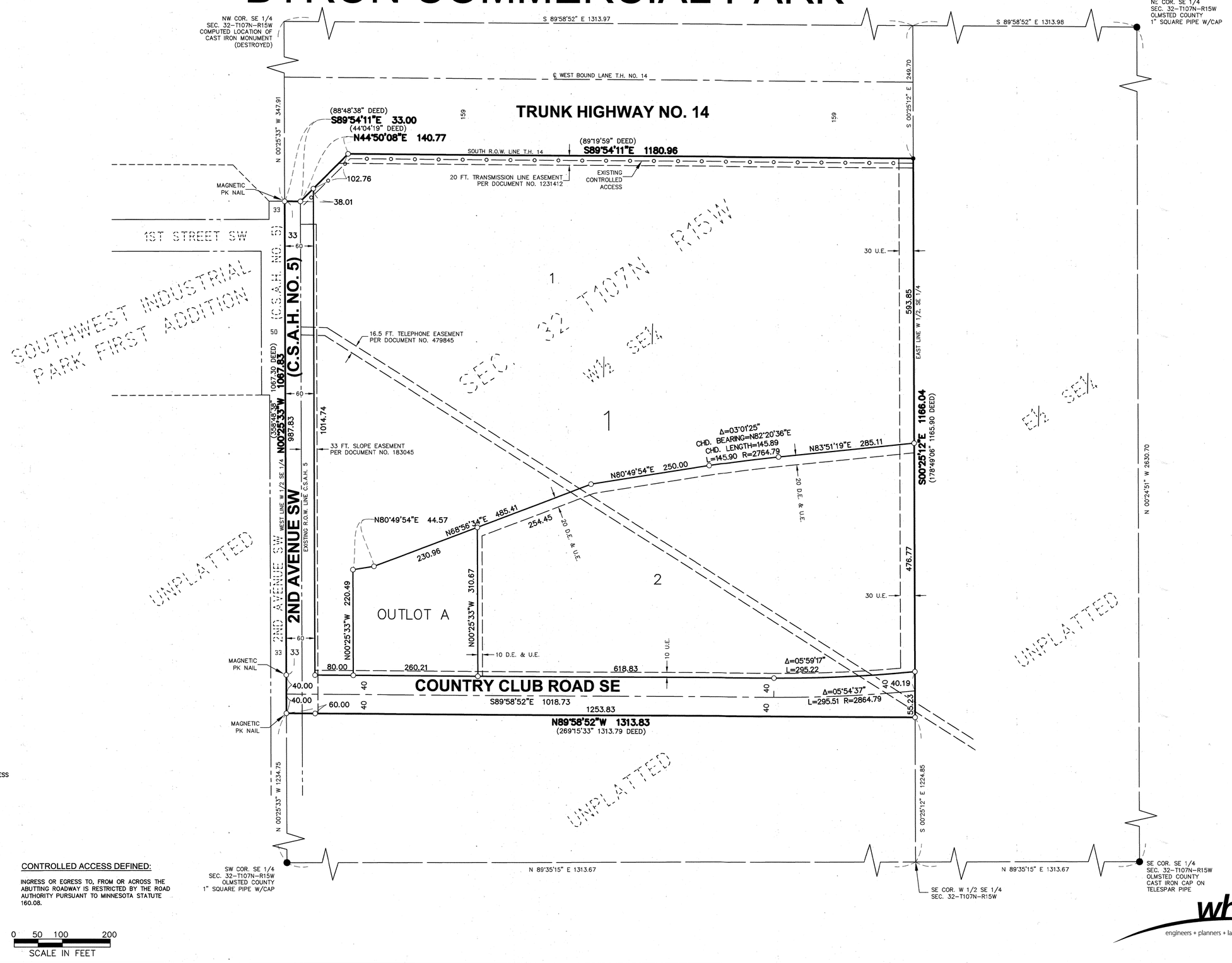
My Commission Expires 01/31/2023

1559A

whks
engineers + planners + land surveyors

OFFICIAL PLAT

BYRON COMMERCIAL PARK



BEARING SYSTEM USED:

ALL BEARINGS ARE IN RELATIONSHIP WITH THE OLMSTED COUNTY COORDINATE SYSTEM (NAD 83, ADJUSTED 1996) WITH THE WEST LINE OF THE SE 1/4 OF SEC. 32 T107N R15W HAVING A BEARING OF N00°25'33"W.

LEGEND

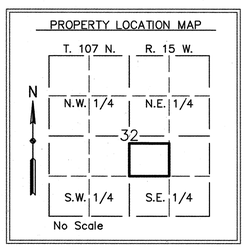
● – FOUND 5/8" REBAR UNLESS OTHERWISE NOTED

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

DEED – Refers to dimensions as stated in Warranty Deed, Recorded as Document No. A–1544287, in the office of the County Recorder Olmsted County, Minnesota.

D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT

— — — — — — — EASEMENT
———— – ———— CENTERLINE
———— – – ———— RIGHT–OF–WAY
– – – – – – – – – – EXISTING BOUNDARY
–o—o—o—o— EXISTING CONTROLLED ACCESS





CONTROLLED ACCESS DEFINED:

INGRESS OR EGRESS TO, FROM OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATUTE 160.08.

whks
engineers + planners + land surveyors