OFFICIAL PLAT

SOMERBY GOLF COMMUNITY WEST FIRST ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Golden Tee Development, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot "A", PAPPLEWICK SOMERBY GOLF COMMUNITY, according to the recorded plat thereof, Olmsted County, Minnesota.

And

The Northwest Quarter of the Northeast Quarter of Section 29, Township 107, Range 15, Olmsted County, Minnesota.

And

That part of Outlot "A", SOMERBY GOLF COMMUNITY CLUBHOUSE, according to the recorded plat thereof, Olmsted County, Minnesota, described as follows:

Beginning at the most westerly southwest corner of said Outlot "A"; thence on an assumed bearing of North 00 degrees 41 minutes 48 seconds West, along the west line of said Outlot "A", a distance of 134.04 feet; thence South 26 degrees 06 minutes 00 seconds East a distance of 95.95 feet; thence South 53 degrees 55 minutes 13 seconds East a distance of 81.59 feet; thence South 60 degrees 24 minutes 59 seconds East a distance of 82.02 feet; thence South 65 degrees 50 minutes 02 seconds East a distance of 90.62 feet to a southwesterly line of said Outlot "A"; thence North 73 degrees 22 minutes 42 seconds West, along said southwesterly line, a distance of 271.89 feet to the point of beginning.

And

That part of Outlot "A", SOMERBY GOLF COMMUNITY CLUBHOUSE, according to the recorded plat thereof, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of Lot 1, Block 1, SOMERBY GOLF COMMUNITY, according to the recorded plat thereof, Olmsted County, Minnesota; thence on an assumed bearing of South 57 degrees 35 minutes 23 seconds West, along a southeasterly line of said Outlot "A", a distance of 69.99 feet to a southerly line of said Outlot "A"; thence South 75 degrees 46 minutes 47 seconds West, along said southerly line of said Outlot "A", a distance of 51.07 feet to a southerly line of said Outlot "A"; thence North 86 degrees 38 minutes 36 seconds West, along said southerly line of said Outlot "A", a distance of 75.79 feet to a southerly line of said Outlot "A"; thence North 75 degrees 33 minutes 27 seconds West, along said southerly line of said Outlot "A", a distance of 60.31 feet to a southwesterly line of said Outlot "A"; thence North 56 degrees 34 minutes 14 seconds West, along said southwesterly line of said Outlot "A", a distance of 70.50 feet to a southwesterly line of said Outlot "A"; thence North 39 degrees 37 minutes 57 seconds West, along said southwesterly line of said Outlot "A", a distance of 69.60 feet to a southwesterly line of said Outlot "A"; thence North 23 degrees 42 minutes 17 seconds West, along said southwesterly line of said Outlot "A", a distance of 69.89 feet to a westerly line of said Outlot "A"; thence North 16 degrees 13 minutes 17 seconds West, along said westerly line of said Outlot "A", a distance of 46.69 feet to a westerly line of said Outlot "A"; thence North 02 degrees 45 minutes 26 seconds East, along said westerly line of said Outlot "A", a distance of 93.57 feet; thence South 00 degrees 56 minutes 04 seconds East a distance of 85.54 feet; thence South 14 degrees 09 minutes 41 seconds East a distance of 78.81 feet; thence South 23 degrees 17 minutes 17 seconds East a distance of 45.97 feet; thence South 61 degrees 09 minutes 27 seconds East a distance of 80.85 feet; thence South 66 degrees 59 minutes 37 seconds East a distance of 83.86 feet; thence South 72 degrees 51 minutes 22 seconds East a distance of 83.86 feet; thence North 72 degrees 27 minutes 38 seconds East a distance of 121.16 feet to the point of beginning.

And

That part of Southwest Quarter of the Southeast Quarter of Section 20, Township 107, Range 15, Olmsted County, Minnesota, lying southeasterly of the following described line:

Commencing at the southeast corner of said Southwest Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 51 minutes 07 seconds West, along the south line of said Southwest Quarter of the Southeast Quarter, a distance of 635.27 feet to the point of beginning of the line to be described; thence North 23 degrees 54 minutes 30 seconds East a distance of 337.79 feet; thence North 46 degrees 47 minutes 59 seconds East a distance of 680.91 feet to the east line of said Southwest Quarter of the Southeast Quarter and said line there terminating.

EXCEPT, the East 30.00 feet of the South 675.00 feet thereof.

Has caused the same to be surveyed and platted as SOMERBY GOLF COMMUNITY WEST FIRST ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created on this plat.

In witness whereof said Golden Tee Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 20th day of JUNE, 2022.

Golden Tee Development, LLC

By: Shawn Dahl the VICE President

STATE OF Minnesota
COUNTY OF Dakota

This instrument was acknowledged before me on 20th day of June, 2022, by Shawn Dahl its Vice President of Golden Tee Development, LLC, a Minnesota limited liability company, on behalf of the company.

Dayna Amber Nosan
Dakota County, Minnesota
My commission expires January 31, 2026

Dayna Amber Nosan
Printed Name

I Marcus F. Hampton 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 11 day of MAY, 2022

Marcus F. Hampton, Licensed Land Surveyor, Minnesota License No. 47481

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me on this 11th day of May, 2022, by Marcus F. Hampton.

Scott County, Minnesota
My commission expires January 31, 2024

Patrick Miller
Printed Name

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF BYRON

We do hereby certify that on the 15th day of May, 2022, 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 18th day of July, 2022.

By: _____ Mayor

_____ 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 14 day of JULY, 2022.

By: Mark E. Severtson
Mark E. Severtson
Olmsted County Surveyor

COUNTY ENGINEER

Recommended for approval this 14th day of July, 2022.

By: _____
Olmsted County Engineer

COUNTY 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 18th day of July, 2022.

Document Number A- 1569896

I hereby certify that this instrument was filed in the office of Property Records and Licensing for the record on this 18th day of July, 2022, at 10 o'clock A. M. and was duly recorded in Olmsted County Records.

By: Mary Blair-Hoeft
Director of Property Records and Licensing

Susan Kraemer
Deputy

1560A

JAMES R. HILL, INC.

SOMERBY GOLF COMMUNITY WEST FIRST ADDITION

SCALE IN FEET
0 150 300 450

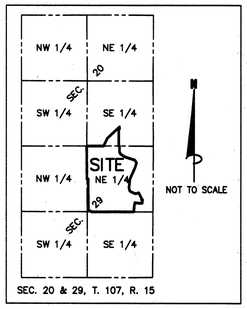
BEARINGS ARE BASED ON THE SOUTH LINE OF OF THE SW1/4 OF THE SE1/4 OF SEC. 20, T. 107, R. 15 WHICH IS ASSUMED TO HAVE A BEARING OF S 89°51'07" W

● DENOTES 1/2 INCH IRON MONUMENT FOUND WITH CAP MARKED R.L.S. NO. 22422, UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481

WETLANDS DELINEATED BY G-CUBED ON MAY 30, 2019

VICINITY MAP



SEC. 20 & 29, T. 107, R. 15

NE CORNER NE1/4 OF SEC. 29, T. 107N, R. 15W FOUND CAST IRON MONUMENT

S89°50'07"W 1314.55

EAST LINE OF THE SW1/4 OF SE1/4 OF SEC. 20, T. 107, R. 15

SE CORNER OF THE SW1/4 OF SE1/4 OF SEC. 20, T. 107N, R. 15W

S00°08'54"E 98.29

S89°51'07"W 30.00

N89°51'07"E 30.00

S00°08'54"E 675.00 — 675.00 EXCEPTION

S00°41'48"E 236.56

N00°41'48"W 134.04

WEST LINE OF OUTLOT "A", SOMERBY GOLF COMMUNITY CLUBHOUSE

MOST WESTERLY SOUTHWEST CORNER OF OUTLOT "A", SOMERBY GOLF COMMUNITY CLUBHOUSE

N46°47'59"E 680.91

337.79 N23°54'30"E

SW1/4 OF THE SE1/4 OF SEC. 20, T. 107, R. 15

S89°51'07"W 635.27 SOUTH LINE OF THE SW1/4 OF SE1/4 OF SEC. 20, T. 107, R. 15

N89°51'07"E 679.28 615.99

NW CORNER NE1/4 OF SEC. 29, T. 107N, R. 15W FOUND 1 INCH COPPER PLUG WITH PUNCH MARK

S00°08'27"E 354.25

63.29

2ND AVENUE NW (C.S.A.H. NO. 5)

OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 17

WIDTH VARIES

N00°40'22"W 1317.09

WEST LINE OF THE NE1/4 OF SEC. 29

BYRON HIGH SCHOOL

UNPLATTED

OUTLOT "A" SOMERBY GOLF COMMUNITY CLUBHOUSE

SOMERBY GOLF COMMUNITY CLUBHOUSE

OUTLOT "A"

15 FOOT UTILITY EASEMENT PER PLAT OF SOMERBY GOLF COMMUNITY

30 FOOT UTILITY EASEMENT PER DOC. NO. 442542

S30°40'39"E 125.55

S15°16'33"W 167.15

S22°00'50"W 210.74

S24°10'32"W 198.78

S73°22'42"E 366.57

S65°50'02"E 90.62

S80°24'59"E 82.02

S53°55'13"E 81.59

S26°08'00"E 95.95

271.69 N73°52'42"W

A SOUTHWESTERLY LINE OF OUTLOT "A", SOMERBY GOLF COMMUNITY CLUBHOUSE

20 FOOT SANITARY SEWER EASEMENT PER DOC. NO. 1009288

EDGE OF WETLAND

WETLAND

20 FOOT SANITARY SEWER EASEMENT PER DOC. NO. 1018076

30 FOOT UTILITY EASEMENT PER DOC. NO. 442541

OUTLOT J

OUTLOT H

OUTLOT K

OUTLOT G

OUTLOT F

OUTLOT I

OUTLOT A

OUTLOT B

SOMERBY GOLF COMMUNITY CLUBHOUSE

NORTHWEST CORNER OF LOT 1, BLOCK 1, SOMERBY GOLF COMMUNITY

A SOUTHEASTERLY LINE OF OUTLOT "A", SOMERBY GOLF COMMUNITY CLUBHOUSE

SOUTHERLY LINES OF OUTLOT "A", SOMERBY GOLF COMMUNITY CLUBHOUSE

N72°27'36"E 121.16

S72°57'32"E 83.86

S06°59'37"E 83.86

S61°09'21"E 80.85

S23°17'45"E 76.97

S14°09'41"E 76.19

S02°45'26"W 35.38

S00°56'04"E 85.54

S22°20'11"W 141.16

S06°26'11"W 242.57 221.43

S79°18'02"E 217.66 21.14

N02°45'26"E 93.57

N18°54'17"W 46.89

N39°57'W 88.90

S25°58'15"W 210.00

S08°34'14"E 70.50

N78°33'27"W 80.31

S27°40'59"E 238.61

S07°11'44"W 60.00

S83°46'16"E 3.56

N89°29'23"W 150.00

N80°49'53"W 143.03

S08°17'09"W 213.82

S81°42'51"E 3.34

S08°17'09"W 161.62

S08°17'09"W 69.36

S87°17'26"W 143.16

S27°40'59"E 40.98 R=370.00 Δ=6°20'43" C.BRG.=S86°37'54"E C.=40.96

S57°35'23"W 69.99

S78°46'47"W 51.07

N89°58'36"W 75.79

N71°42'20"E 183.15

N80°49'53"W 96.41

N87°54'45"W 320.85

S08°34'14"E 106.29

S63°37'08"W 177.27

N09°55'00"W 129.85

N68°34'12"W 27.24

S68°37'08"E 164.28 R=1030.00 Δ=9°08'18"

S04°28'25"E 79.81 Δ=4°28'25"

N26°58'53"W 226.16

214.56

SEE INSET C (SEE SHEET 5 OF 5 SHEETS)

358.82 R=1480.00 Δ=13°48'49"

N64°03'50"E 236.74

WESTERLY LINES OF OUTLOT "A", SOMERBY GOLF COMMUNITY CLUBHOUSE

SOUTHWESTERLY LINES OF OUTLOT "A", SOMERBY GOLF COMMUNITY CLUBHOUSE

221.08 R=1030.00 Δ=12°17'53"

S15°39'34"E 107.15

S83°29'21"E 251.34

S03°23'04"W 168.75

S71°28'42"W 95.05

S76°39'52"E 98.03

S70°09'13"E 77.80

N20°03'48"E 159.68

N10°37'02"E 147.17

S52°46'13"E 172.28

106.03

N84°49'30"W 98.32

S71°28'42"E 138.86

N88°32'56"W 150.14

N27°27'16"E 126.85

N10°52'02"E 97.53

S79°29'15"E 97.69

N87°12'08"W 75.17

S76°41'05"E 35.74

N89°41'13"E 355.69

N01°00'00"W 177.43

N84°26'02"W 150.89

30 FOOT UTILITY EASEMENT DOC. NO. 442814

N87°50'29"E 328.85 216.36

S14°17'38"W 410.50

73.61 R=205.00 Δ=20°34'29"

N14°31'47"E 322.59

58.92 R=380.00 Δ=8°53'04"

104.03 R=145.00 Δ=41°06'28"

S24°45'06"E 240.35

S00°40'22"E 198.91

202.52 N87°50'29"E

S40°26'06"W 60.00

S89°19'38"W 129.22

S66°28'28"E 514.18

S00°40'22"E 328.63

185.87

DRAINAGE EASEMENT PER DOC. NO. 1448879

S10°40'22"E 49.91

92.50 R=530.00 Δ=10°00'00"

S00°40'22"E 852.86

S00°40'22"E 1394.12

N00°40'22"W 1284.11

S89°53'07"W 50.00

ALUMINUM MONUMENT

Ø 505.54

67 FOOT ACCESS OPENING

CONTROLLED ACCESS

675.74

SEE INSET A (SEE SHEET 3 OF 5 SHEETS)

2ND AVENUE NW (C.S.A.H. NO. 5)

OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 16

2ND AVENUE NW (C.S.A.H. NO. 5)

111.62 R=183.00 Δ=34°56'53" C.BRG.=N72°36'30"W C.=109.90

16.10 S89°55'03"W

S89°55'06"W 1685.45 1499.58

UNPLATTED

13TH STREET NW

WYNNSONG FIRST

EAST BROOKFIELD SECOND SUBDIVISION

EAST BROOKFIELD SUBDIVISION

FOURTH SUBDIVISION

UNPLATTED

SOMERBY GOLF COMMUNITY

EPPERSTONE ENCLAVE NE

SOMERBY PARKWAY NE

LEHMAN DRIVE NE

3RD AVENUE NE

4TH AVENUE NE

BROOKFIELD COURT NE

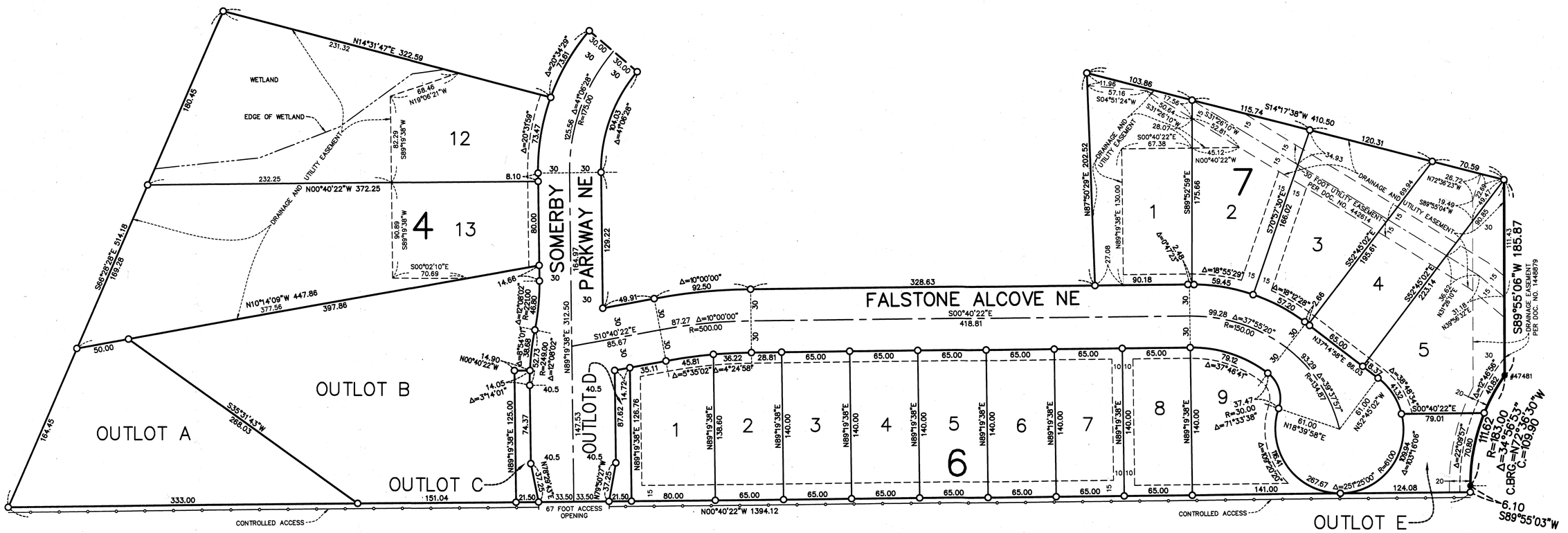
13TH STREET NE

1ST COURT NE

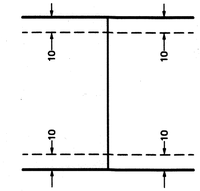
JAMES R. HILL, INC.

SOMERBY GOLF COMMUNITY WEST FIRST ADDITION

INSET A



DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT.

BEARINGS ARE BASED ON THE SOUTH LINE OF OF THE SW1/4 OF THE SE1/4 OF SEC. 20, T. 107, R. 15 WHICH IS ASSUMED TO HAVE A BEARING OF S 89°51'07" W

● DENOTES 1/2 INCH IRON MONUMENT FOUND WITH CAP MARKED R.L.S. NO. 22422, UNLESS OTHERWISE NOTED

○ DENOTES SET 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481

WETLANDS DELINEATED BY G-CUBED ON MAY 30, 2019

N

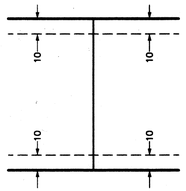
SCALE IN FEET
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JAMES R. HILL, INC.

SOMERBY GOLF COMMUNITY WEST FIRST ADDITION

INSET B

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



DRAINAGE AND UTILITY EASEMENTS BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT.

BEARINGS ARE BASED ON THE SOUTH LINE OF OF THE SW1/4 OF THE SE1/4 OF SEC. 20, T. 107, R. 15 WHICH IS ASSUMED TO HAVE A BEARING OF S 89°51'07" W

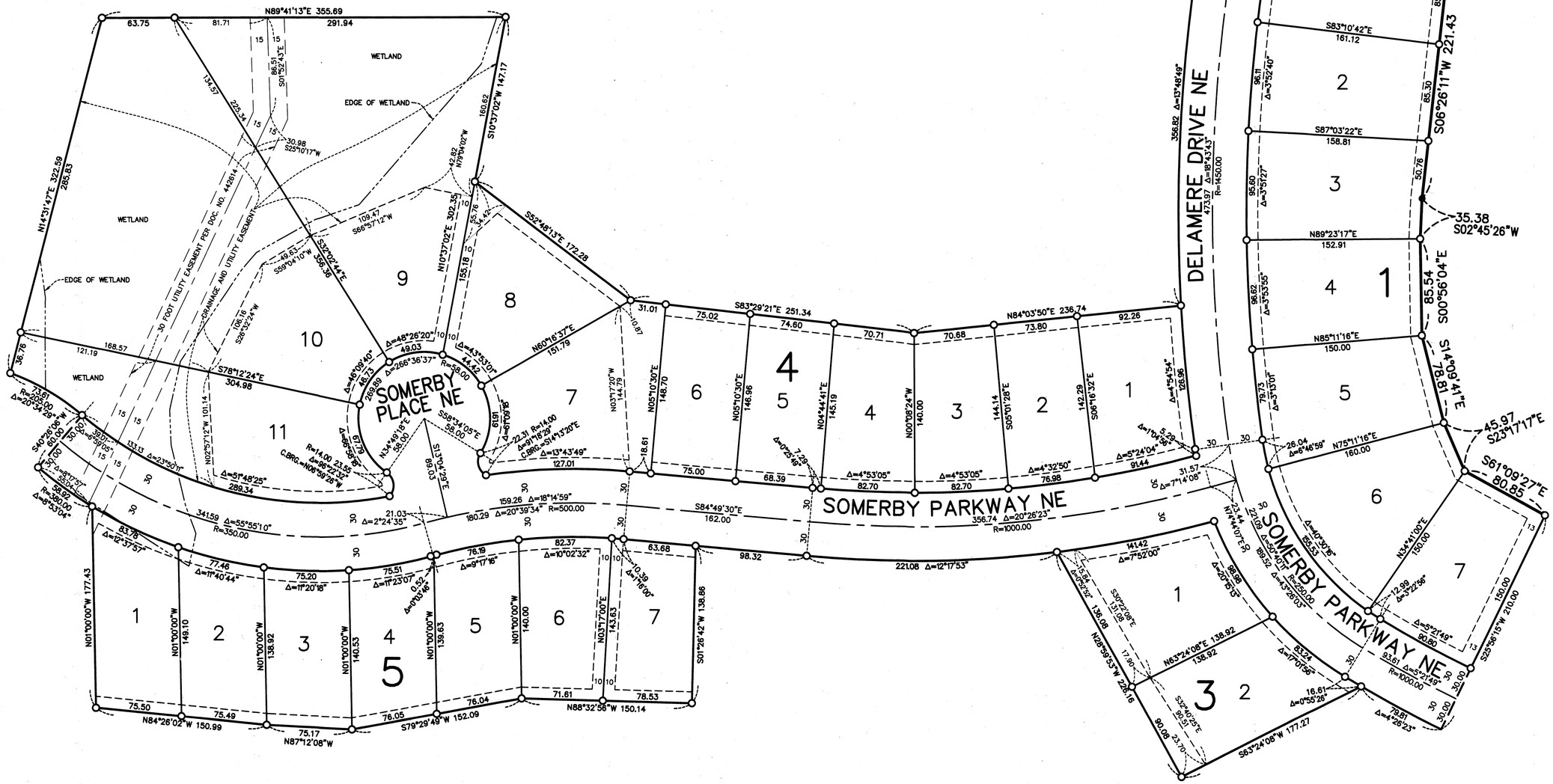
● DENOTES 1/2 INCH IRON MONUMENT FOUND WITH CAP MARKED R.L.S. NO. 22422

○ DENOTES SET 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481

WETLANDS DELINEATED BY G-CUBED ON MAY 30, 2019

N

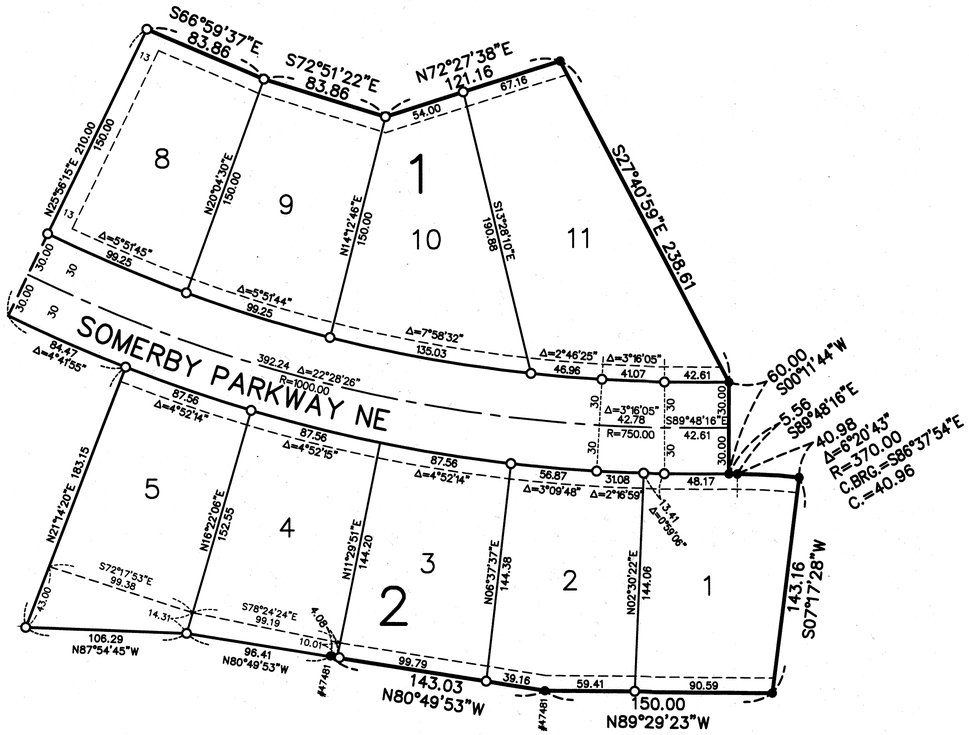
SCALE IN FEET
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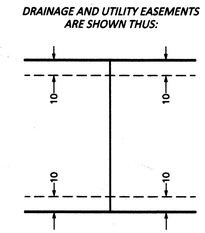
JAMES R. HILL, INC.

SOMERBY GOLF COMMUNITY WEST FIRST ADDITION

INSET C



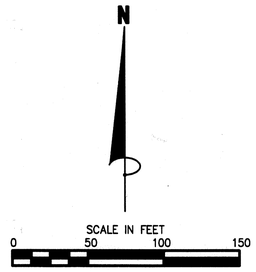
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DRAINAGE AND UTILITY EASEMENTS BEING 10 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES, AS SHOWN ON THE PLAT.

BEARINGS ARE BASED ON THE SOUTH LINE OF OF THE SW1/4 OF THE SE1/4 OF SEC. 20, T. 107, R. 15 WHICH IS ASSUMED TO HAVE A BEARING OF S 89°51'07" W

- ● DENOTES 1/2 INCH IRON MONUMENT FOUND WITH CAP MARKED R.L.S. NO. 22422, UNLESS OTHERWISE NOTED
- ○ DENOTES SET 1/2 INCH IRON MONUMENT WITH CAP MARKED R.L.S. NO. 47481



JAMES R. HILL, INC.