THE EAST VILLAGE FOURTH ADDITION

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: Bryce DeCook and Brenda DeCook, a married couple, owners of the following described property:

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

Commencing at the northeast corner of the Northwest Quarter of said Section 34; thence South 00 degrees 33 minutes 20 seconds East, (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the east line of said Northwest Quarter, 954.22 feet to the southeast corner of THE EAST VILLAGE THIRD ADDITION, according to the recorded plat thereof and the Point of Beginning; thence continuing South 00 degrees 33 minutes 20 seconds East along said east line, 1329.39 feet to the northerly right-of-way line of the CANADIAN PACIFIC RAILROAD (Former DM&E Railroad), said point being 50 feet north of the centerline of said railroad (the next two courses are along said right-of-way line); thence westerly 908.14 feet along a non-tangential curve, concave northerly, radius 3769.72 feet, central angle 13 degrees 48 minutes 10 seconds, chord South 87 degrees 23 minutes 09 seconds West, 905.94 feet; thence North 85 degrees 42 minutes 45 seconds West, tangent to said curve, 107.41 feet to the southeast corner of BYRON TOWNE VILLAGE SECOND ADDITION, according to the recorded plat thereof (the next three courses are along the easterly line of said BYRON TOWNE VILLAGE SECOND ADDITION); thence North 00 degrees 33 minutes 20 seconds West, 305.39 feet; thence North 36 degrees 18 minutes 31 seconds West, 263.90 feet; thence North 53 degrees 41 minutes 29 seconds East, 598.15 feet to the most southerly corner of THE EAST VILLAGE SECOND ADDITION, according to the recorded plat thereof (the next two courses are along the southeasterly line of THE EAST VILLAGE SECOND ADDITION); thence North 26 degrees 28 minutes 28 seconds East, 176.92 feet; thence North 11 degrees 46 minutes 44 seconds East, 57.19 feet to the southwesterly corner of THE EAST VILLAGE THIRD ADDITION (the next seven courses are along the south and southeasterly lines of THE EAST VILLAGE THIRD ADDITION); thence South 78 degrees 13 minutes 16 seconds East, 120.00 feet; thence South 69 degrees 36 minutes 20 seconds East, 66.75 feet; thence South 78 degrees 13 minutes 16 seconds East, 139.20 feet; thence North 03 degrees 33 minutes 25 seconds West, 72.58 feet; thence North 11 degrees 46 minutes 44 seconds East, 80.00 feet; thence North 43 degrees 49 minutes 44 seconds East, 278.38 feet; thence North 89 degrees 26 minutes 40 seconds East, 65.00 feet to the Point of Beginning.

Containing 24.08 acres more or less.

Have caused the same to be surveyed and platted as THE EAST VILLAGE FOURTH ADDITION and do hereby dedicate to the public for public use the public ways and the utility and drainage easements as created by this plat.

In witness whereof said Bryce DeCook and Brenda DeCook, a married couple, have hereunto set their hands this 24th day of October, 2022.

Bryce DeCook

Brenda DeCook

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on the 24th day of October, 2022 by Bryce DeCook and Brenda DeCook, a married couple.

Notary Public, Olmsted County, Minnesota

Jani 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 10th day of May, 2022 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 28th day of OCTOBER, 2022.

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 26 day of OCTOBER, 2022.

Olmsted County Surveyor

COUNTY ENGINEER

Recommended for approval this 26th day of October, 2022.

Olmsted County Engineer

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 2ND day of NOV., 2022.

Document Number **A1576506**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 2ND day of NOV., 2022, at 2 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 24th day of October, 2022.

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

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on October 24th, 2022 by Timothy A. Hruska, Minnesota License No. 44930.

Notary Public, Olmsted County, Minnesota

Jani Riggs
(Printed Notary's Name)

My Commission Expires 01/31/2023

CURVE TABLE					
SEGMENT	CURVE LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	25.81	200.00	07°23'35"	25.79	S15° 28' 32"W
C2	50.54	200.00	14°28'39"	50.40	S43° 32' 51"E
C3	42.25	200.00	12°06'12"	42.17	S59° 44' 35"W
C4	84.03	167.00	28°49'51"	83.15	S26° 11' 39"W
C5	38.13	167.00	13°04'54"	38.05	S47° 09' 02"W
C6	65.96	240.00	15°44'48"	65.75	S81° 34' 16"W
C7	16.10	166.00	05°33'26"	16.09	N26° 59' 02"W
C8	65.42	166.00	22°34'52"	65.00	N41° 03' 11"W
C9	53.54	166.00	18°28'47"	53.31	N61° 35' 01"W
C10	40.68	100.00	23°18'32"	40.40	S59° 10' 08"E
C11	40.68	100.00	23°18'33"	40.40	S35° 51' 36"E
C12	17.59	240.00	04°12'00"	17.59	S55° 47' 29"W
C13	40.43	160.00	14°28'39"	40.32	N43° 32' 51"W
C14	2.69	233.00	00°39'37"	2.69	N53° 21' 40"E
C15	71.23	233.00	17°31'00"	70.96	N44° 16' 22"E
C16	33.34	233.00	08°11'59"	33.32	N31° 24' 53"E
C17	99.84	160.00	35°45'11"	98.23	N71° 34' 04"E
C18	740.15	3739.72	11°20'23"	738.95	S88° 37' 03"W
C19	60.64	240.00	14°28'39"	60.48	S43° 32' 51"E
C20	70.76	3769.72	01°04'32"	70.76	S81° 01' 20"W
C21	837.38	3769.72	12°43'38"	835.66	S87° 55' 26"W

1572A

whks
engineers + planners + land surveyors

OFFICIAL PLAT

THE EAST VILLAGE FOURTH ADDITION

NE CORNER NW 1/4 SEC. 34-T107N-R15W 1" SQUARE PIPE W/CAP (AND NE COR. OF THE EAST VILLAGE)

S00°33'20"E 954.22

N89°26'40"E 65.00

SE CORNER THE EAST VILLAGE THIRD ADDITION

EAST LINE OF THE NW ¼

700.67

S00°33'20"E 1329.39

628.72

S00°33'20"E 342.09

C.S.A.H. NO. 3

EXISTING 50 FT R.O.W. LINE

70

7.15

461.42

S00°33'20"E 655.56

S89°26'40"W 120.31

145.08

S00°33'20"E 599.09

454.01

S06°14'17"W 390.57

S44°25'40"W 67.58

SE CORNER NW 1/4 SEC. 34-T107N-R15W COMPUTED CENTER AT INTERSECTION OF QUARTER LINES NO MONUMENT

THE EAST VILLAGE SECOND ADDITION

THE EAST VILLAGE THIRD ADDITION

BRANDT DRIVE NE

OUTLOT A

DRAINAGE AND UTILITY EASEMENT ACROSS ALL OF OUTLOT A

SOUTH LINE OF THE NE 1/4 OF THE NW 1/4

271.23

N43°49'44"E 278.38

N03°36'48"W 13.24

N11°46'44"E 80.00

N03°33'25"W 72.58

S78°13'16"E 139.20

S89°36'20"E 66.75

S11°46'44"W 155.34

S78°13'16"E 120.00

13.26

SW CORNER THE EAST VILLAGE THIRD ADDITION

N11°46'44"E 57.19

72.65

N28°28'28"E 176.92

30.63

60.39

MOST SOUTHERLY CORNER OF THE EAST VILLAGE SECOND ADDITION

S19°07'08"W 151.78

82.72

94.06

11.87

N63°24'35"W 227.35

113.09

114.26

S37°39'23"W 153.52

S60°14'15"W 175.72

32.71

161.43

50.31

10 U.E.

76.72

ASHLEY DRIVE NE

L=108.21, R=133.00, Δ=46°37'05"

N24°12'19"W 114.44

S53°41'29"W 89.74

89.74

40.00

200.00

4TH STREET NE

L=282.25, R=200.00, Δ=80°50'53"

S42°29'05"W 126.13

S36°18'31"E 90.26

N70°49'24"W 186.90

138.24

N36°18'31"W 161.37

131.63

70.00

N36°18'31"W 120.02

N36°18'31"W 120.00

67.38

L=120.50, R=200.00, Δ=34°31'01"

20.32

141.78

S78°19'58"E 147.09

S49°23'02"E 147.09

49.16

78.15

S36°18'35"E 120.00

S36°18'31"E 120.00

S53°41'29"W 634.92

S53°41'29"W 607.31

N53°41'29"E 598.15

75.00

85.00

40.00

DETAIL "B" NOT TO SCALE

SEE DETAIL "B"

SEE DETAIL "A"

OUTLOT B

OUTLOT C

Δ=15°48'10"
C. BEARING= S87°23'09"W
C. LENGTH= 905.94
L=908.14, R=3769.72

C.P. CANADIAN PACIFIC RAILROAD (FORMER DM&E RAILROAD)

NORTHERLY R/W LINE CANADIAN PACIFIC RAILROAD

DETAIL "A" NOT TO SCALE

S36°18'31"E 2.10

S85°42'45"E 50.00

N67°52'58"W 64.74

S36°18'31"E 2.10 255.39 50.00

N00°33'20"W 305.39

N85°42'45"W 107.41

SE CORNER BYRON TOWNE VILLAGE SECOND ADDITION

N39°12'50"E 74.92

113.00

153.00

S36°18'31"E 266.00

4TH STREET NE

N36°18'31"W 263.90

4TH STREET 80 NE

THE EAST VILLAGE SECOND ADDITION

NE 1/4 NW 1/4 SEC. 34-T107N-R15W

BYRON TOWNE VILLAGE SECOND ADDITION

SE 1/4 NW 1/4

LEGEND

- ● – FOUND 1/2" PIPE UNLESS OTHERWISE NOTED
- ○ – DENOTES SET 1/2" IRON PIPE WITH CAP #44930
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- 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 EAST LINE OF THE NW 1/4 HAVING A BEARING OF S00°33'20"E.

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

0 30 60 120

SCALE IN FEET

whks engineers + planners + land surveyors