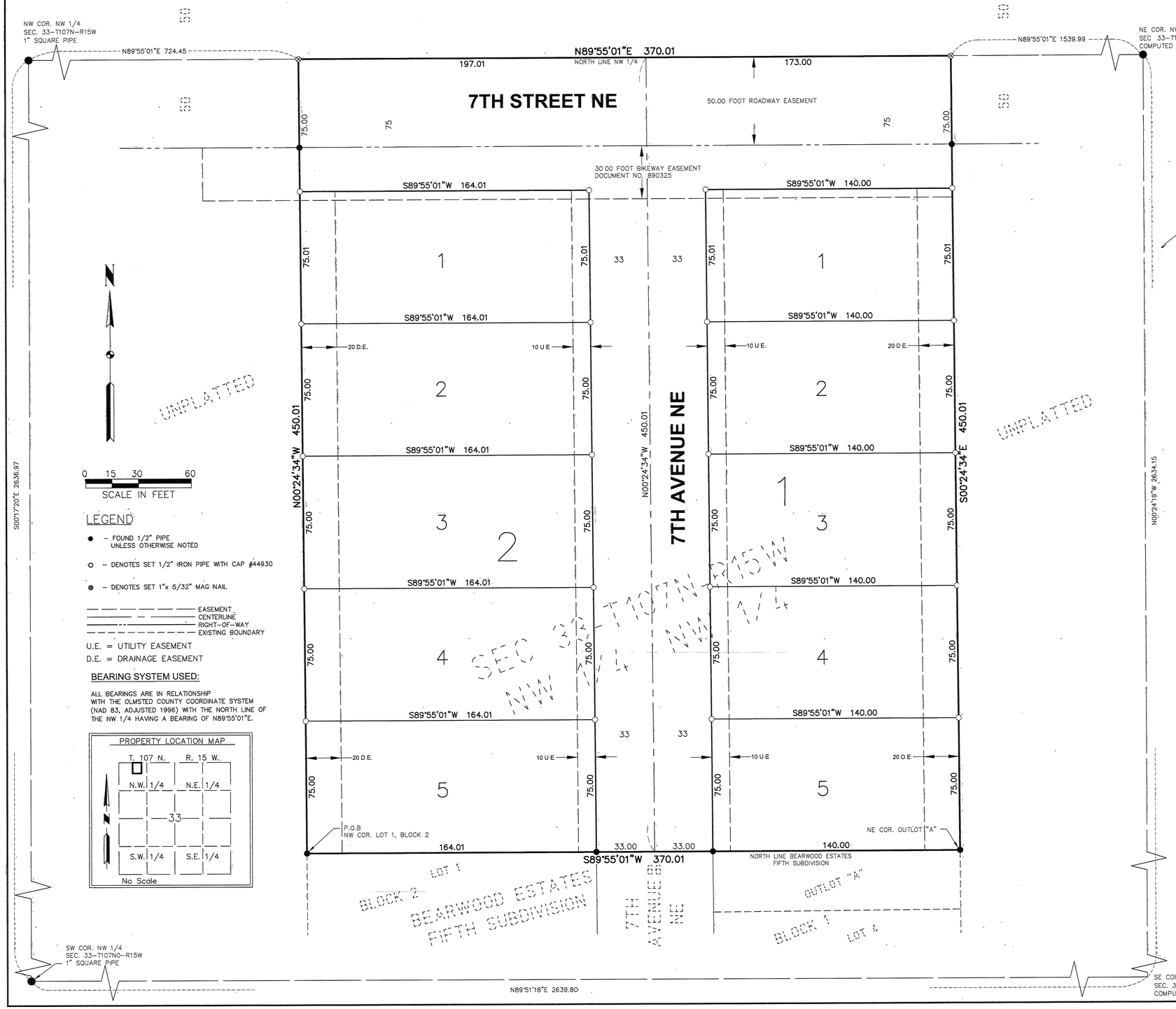
OFFICIAL PLAT

BEARWOOD ESTATES NORTH



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Prairie Land Development LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of Lot 1, Block 2 of BEARWOOD ESTATES FIFTH SUBDIVISION; thence North 00 degrees 24 minutes 34 seconds West (Note: All bearings are based on the Olmsted County Coordinate System, NAD'83, Adjusted 1996), along a northerly extension of the west line of said BEARWOOD ESTATES FIFTH SUBDIVISION, 450.01 feet to the north line of said Northwest Quarter; thence North 89 degrees 55 minutes 01 seconds East, along said north line, 370.01 feet to the intersection of the northerly extension of the east line of said BEARWOOD ESTATES FIFTH SUBDIVISION; thence South 00 degrees 24 minutes 34 seconds East, along said northerly extension, 450.01 feet to the northeast corner of Outlot "A" of said BEARWOOD ESTATES FIFTH SUBDIVISION; thence South 89 degrees 55 minutes 01 seconds West, along the north line of said BEARWOOD ESTATES FIFTH SUBDIVISION, 370.01 feet to the Point of Beginning.

Containing 3.82 acres, more or less.

Has caused the same to be surveyed and platted as BEARWOOD ESTATES NORTH and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Prairie Land Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 25 day of August, 2025.

Prairie Land Development, LLC

Jessup DeCook, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 25th day of August, 2025, by Jessup DeCook, President of Prairie Land Development, LLC, a Minnesota limted liability company.

Notary Public, Olmsted County, Minnesota — Joni M. Riggs (Printed Notary's Name)

My Commission Expires 01/31/2028

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 the plat; that all monuments depicted on the plat have 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 certification are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this 25 day of AUGUST, 2025

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

STATE OF MINNESOTA
COUNTY OF OLMSTED.

This instrument was acknowledged before me this 25th day of August, 2025 by Timothy A. Hruska, Minnesota License No. 44930.

Notary Public, Olmsted County, Minnesota — Joni M. Riggs (Printed Notary's Name)

My Commission Expires 01/31/2028

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 3 day of SEPTEMBER, 2025.

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF BYRON

This plat was approved by the City Council of Byron, Minnesota on the 28 day of August, 2025, and hereby certifies compliance with all requirement as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Mayor

Administrator

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2025, on the land herein described have been paid, there are no delinquent taxes and transfer entered this 8th day of September, 2025.

Document Number A-1630993

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 8th day of Sept., 2025, at 8 o'clock A m. and was duly recorded in Olmsted County Records.

Director of Property Records and Licensing

By Deputy

whks
engineers + planners + land surveyors

16516 A