

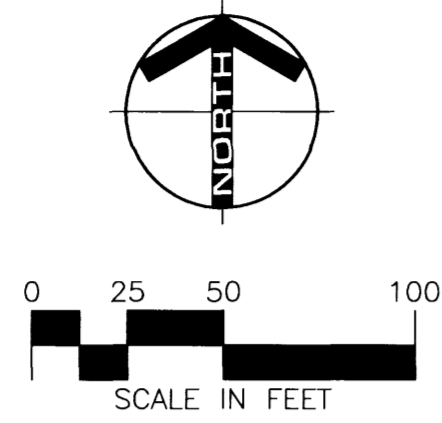
'OFFICIAL PLAT'

BEARWOOD ESTATES SECOND SUBDIVISION

MONUMENTS

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)
- No Monuments Found or Set

All monuments set have a plastic cap stamped R.L.S. 22422.



BEARINGS

Plat bearings are azimuths measured to the right from an assumed north.

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That John W. Olive and Citizens State Bank, of Hayfield, Minnesota, a mortgagee, all being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

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

Commencing at the northwest corner of said Northwest Quarter; thence southerly on an assumed azimuth from north of 178 degrees 57 minutes 00 seconds along the west line of said Northwest Quarter and along the east line of Valley View Sixth Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota and along the west line of Bearwood Estates First Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota 1442.62 feet to the southwest corner of Lot 1, Block 3 of said Bearwood Estates First Subdivision, and also the point of beginning; thence easterly 88 degrees 57 minutes 00 seconds along the south line of said Lot 1 and its extension thereof 196.00 feet to the west line of Lot 1, Block 4 of said Bearwood Estates First Subdivision; thence southerly 178 degrees 57 minutes 00 seconds azimuth along said west line 11.27 feet to the southwest corner of said Lot 1; thence easterly 88 degrees 57 minutes 00 seconds azimuth along the south line of said Lot 1, a distance of 130.00 feet to the west line of Lot 17 of said Block 4; thence southerly 178 degrees 57 minutes 00 seconds azimuth along said west line 372.96 feet to the north right-of-way line of Dakota, Minnesota, and Eastern Railroad; thence westerly 273 degrees 32 minutes 14 seconds azimuth along said north line 327.05 feet to the southeast corner of Lot 4, Block 3, Valley View Fourth Addition, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence northerly 358 degrees 57 minutes 00 seconds azimuth along the east line of said Valley View Fourth Addition 358.07 feet to the point of beginning.

Said tract contains 2.74 acres more or less.

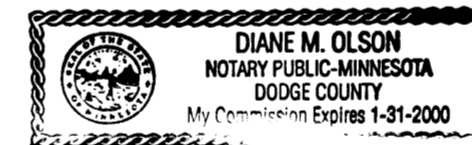
Have caused the same to be surveyed and platted as BEARWOOD ESTATES SECOND SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

In witness whereof, said John W. Olive has caused these presents to be signed by its proper Officers this 22nd day of April, 1997.

John W. Olive
John W. Olive

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 22nd day of April, 1997, by John W. Olive.



Diane M. Olson
Diane M. Olson
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

In witness whereof, said Citizens State Bank of Hayfield, Minnesota, have hereunto set their hands this 22 day of April, 1997.

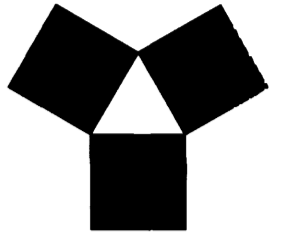
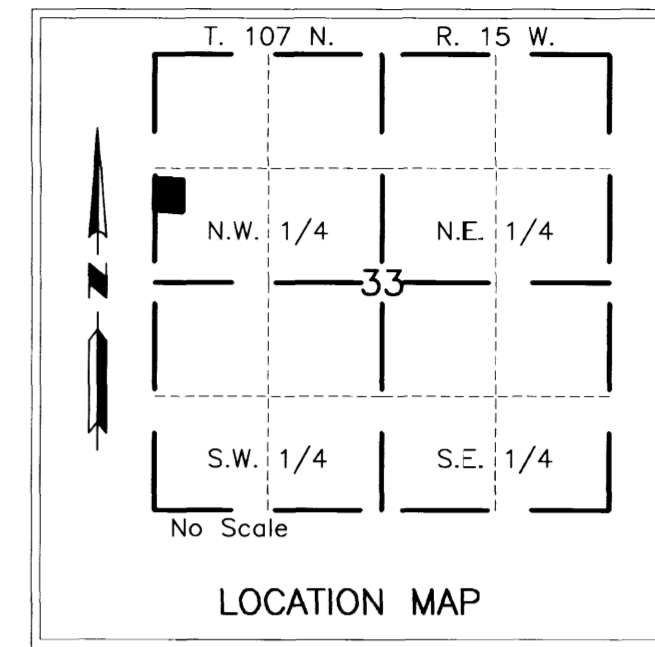
Curtis Wendland
Curtis Wendland
Vice President, Citizens State Bank

STATE OF MINNESOTA
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 22nd day of April, 1997, by Citizens State Bank of Hayfield, Minnesota on behalf of Citizens State Bank.



Diane M. Olson
Diane M. Olson
Notary Public, Dodge County, MN
My Commission Expires 1-31-2000



YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
507-288-5058

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1997 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 17th day of June, 1997.

Bob Ryan
Bob Ryan
Olmsted County Auditor/Treasurer
By *Jason Manthey*
Jason Manthey
Deputy

COUNTY RECORDER 753777

Document Number 753777

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 11th day of June, 1997, at 3:00 o'clock P.m. and was duly recorded in Olmsted County Records.

Wendy von Wald
Wendy von Wald
Olmsted County Recorder

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 18 day of April, 1997.

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF BYRON

We do hereby certify that on the 23rd day of April, 1997, 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 23rd day of April, 1997.

Anita Nelson
Anita Nelson, Mayor

Mark Behl
Mark Behl
Clerk-Administrator

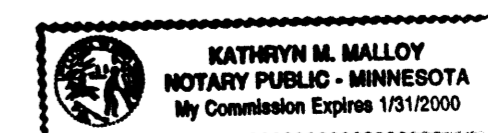
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BEARWOOD ESTATES SECOND SUBDIVISION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by August 1, 1997; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Douglas G. Rude
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 18th day of April, 1997, by Douglas G. Rude, L.S. No. 22422.



Kathryn M. Malloy
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2000

CURVE	RADIUS	LENGTH	CHORD	DELTA
1	60.00	41.04	40.25	39°11'42"
2	60.00	9.94	9.93	09°29'39"
3	60.00	69.67	65.82	66°31'31"
4	60.00	55.76	53.78	53°15'02"
5	60.00	50.84	49.33	48°32'47"
6	60.00	62.10	59.36	59°18'02"
7	60.00	22.28	22.15	21°16'23"
8	60.00	41.04	40.25	39°11'42"