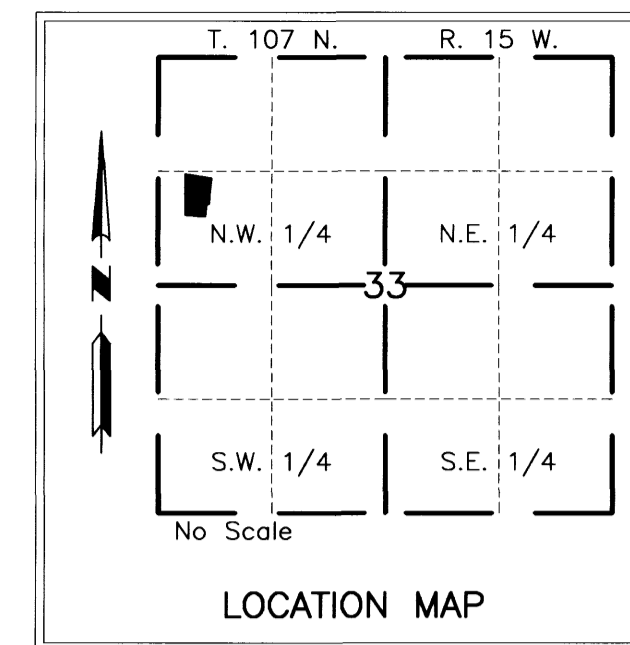


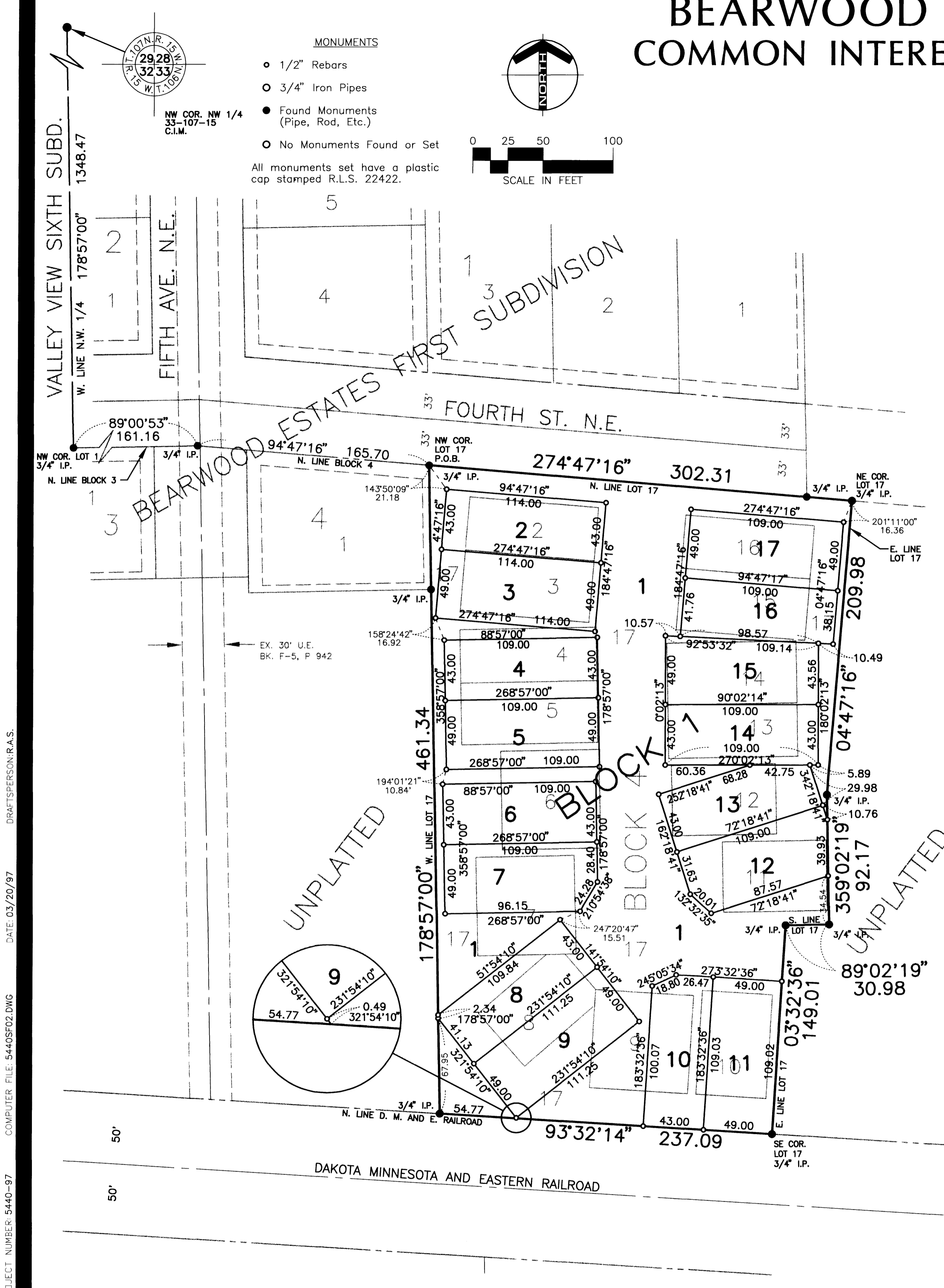
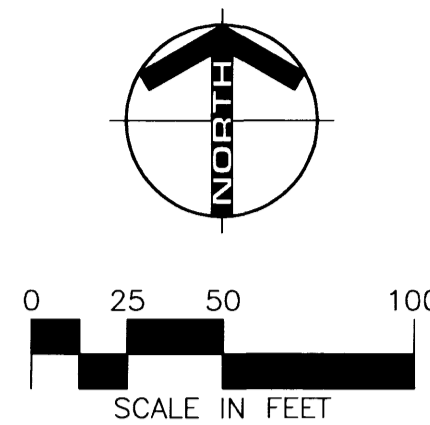
BEARWOOD ESTATES TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 145



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.



PROJECT NUMBER: 5440-97
COMPUTER FILE: 5440SF02.DWG
DATE: 03/20/97
DRAFTSPERSON: R.A.S.

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, 1348.47 feet to the northwest corner of Lot 1, Block 3, Bearwood Estates First Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence easterly 89 degrees 00 minutes 53 seconds azimuth along the north line of said Block 3 and its extension thereof 161.16 feet; thence easterly 94 degrees 47 minutes 16 seconds azimuth along the north line of Lot 1, Block 4 of said Bearwood Estates First Subdivision and its extension thereof 165.70 to the northwest corner of Lot 17 said Block 4 and the point of beginning; thence southerly 178 degrees 57 minutes 00 seconds azimuth along the west line of said Lot 17, a distance of 461.34 feet to the northerly right-of-way line of the Dakota, Minnesota, and Eastern Railroad; thence easterly 93 degrees 32 minutes 14 seconds azimuth along said northerly right-of-way line 237.09 feet to the southeast corner of said Lot 17; thence northerly 03 degrees 32 minutes 36 seconds azimuth along the east line of said Lot 17, a distance of 149.01 feet; thence easterly 89 degrees 02 minutes 19 seconds azimuth along southerly line of said Lot 17, a distance of 30.98 feet to the east line of said Lot 17; thence northerly 359 degrees 02 minutes 19 seconds azimuth along the east line of said Lot 17, a distance of 92.17 feet; thence northerly 04 degrees 47 minutes 16 seconds azimuth along the east line of said Lot 17, a distance of 209.98 feet to the northeast corner of said Lot 17; thence westerly 274 degrees 47 minutes 16 seconds azimuth along the north line of said Lot 17, a distance of 302.31 feet to the point of beginning.

Said tract contains 2.86 acres more or less.

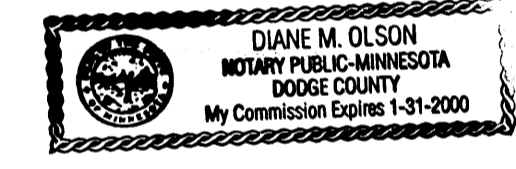
Have caused the same to be surveyed and platted as BEARWOOD ESTATES TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 145 and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

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.



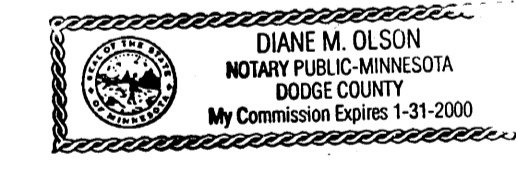
Diane M. Olson
Diane M. Olson
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2000

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

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.

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

A utility easement is granted over all of Lot 1, Block 1

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
Olmsted County Auditor/Treasurer
Dawn Mancey
Deputy

COUNTY RECORDER

Document Number 753778

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 17th day of June, 1997, at 3:00 o'clock P.m. and was duly recorded in Olmsted County Records.

Wendy von Wald
Olmsted County Recorder

COUNTY SURVEYOR

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

This 15 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.

Quita 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 TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 145, 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 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