

# EAST BROOKFIELD THIRD SUBDIVISION

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That East Brookfield, LLC, a Minnesota Limited Liability Company being owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of Section 29, Township 107 North, Range 15 West, Olmsted County, described as follows:

BEGINNING at the Southwest corner of Block 2, EAST BROOKFIELD SECOND SUBDIVISION; thence North 89 degrees 55 minutes 04 seconds East (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996) along the Southerly line of said Block 2 and its Easterly extension thereof, 213.00 feet to the Southerly extension of the Westerly line of Block 3, said EAST BROOKFIELD SECOND SUBDIVISION; thence North 00 degrees 04 minutes 56 seconds West along said Southerly extension, 60.00 feet to the Southwest corner of said Block 3; thence North 89 degrees 55 minutes 04 seconds East along the Southerly line of said Block 3, for a distance of 743.00 feet to the Southeast corner of said Block 3; thence South 00 degrees 04 minutes 56 seconds East along the Southerly extension of the East line of said Block 3, for a distance of 60.00 feet to the Westerly extension of the Southerly line of Block 4, said EAST BROOKFIELD SECOND SUBDIVISION; thence North 89 degrees 55 minutes 04 seconds East for a distance of 198.00 feet to the Southeast corner of said Block 4 and to the Westerly line of EAST BROOKFIELD SUBDIVISION; thence South 00 degrees 04 minutes 56 seconds East along said Westerly line, 209.09 feet to a point on the Northerly line of Outlot A, said EAST BROOKFIELD SUBDIVISION; thence South 89 degrees 21 minutes 40 seconds West along the Northerly line of said Outlot A, 75.24 feet; thence South 89 degrees 32 minutes 00 seconds West along said Northerly line, 92.29 feet to the Northwest corner of said Outlot A; thence South 00 degrees 38 minutes 20 seconds East along the Westerly line of said Outlot A, 143.98 feet to the Southwest corner of said Outlot A and the Northerly line of ROLLING HEIGHTS NINTH SUBDIVISION; thence South 63 degrees 50 minutes 50 seconds West along said Northerly line and the Northerly line of ROLLING HEIGHTS SEVENTH SUBDIVISION, 185.09 feet to the northwest corner of Lot 12, Block 2, said ROLLING HEIGHTS SEVENTH SUBDIVISION; thence South 89 degrees 19 minutes 04 seconds West along said Northerly line of ROLLING HEIGHTS SEVENTH SUBDIVISION, 335.00 feet to the Northwest corner of said ROLLING HEIGHTS SEVENTH SUBDIVISION and the Easterly line of ROLLING HEIGHTS SECOND SUBDIVISION; thence North 00 degrees 36 minutes 08 seconds West along said Easterly line, 142.13 feet to the Northeast corner of said ROLLING HEIGHTS SECOND SUBDIVISION; thence South 89 degrees 53 minutes 21 seconds West along the Northerly line of said ROLLING HEIGHTS SECOND SUBDIVISION and the Northerly line of NORTHERN KNOLL FIRST SUBDIVISION, 537.84 feet; thence North 00 degrees 04 minutes 56 seconds West, 188.69 feet; thence North 25 degrees 41 minutes 29 seconds East, 120.73 feet to the POINT OF BEGINNING.

Said Parcel contains 10.31 acres, more or less.

Has caused the same to be surveyed and platted as EAST BROOKFIELD THIRD SUBDIVISION and does hereby donate and dedicate to the public for public use forever the public ways, and Outlot and grant the easements as shown on this plat.

In witness whereof said East Brookfield, L.L.C., a Minnesota Limited Liability Company has caused these presents to be signed this 28th day of June, 2013.

By Scott Brooks its President  
Scott Brooks

### CITY APPROVAL

STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF BYRON  
We do hereby certify that on the ~~May 22nd~~ day of May, 2013, 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 18 day of July, 2013.

Ann M. Orwick  
Mayor  
Mary Blair Hoy  
City Clerk / Treasurer

### COUNTY SURVEYOR

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

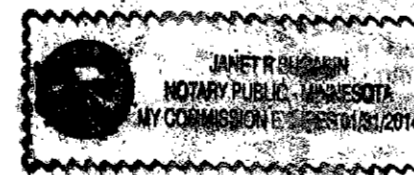
This 31 day of MAY, 2013.

Joel Thoreson  
Joel Thoreson  
Olmsted County Surveyor

### STATE OF MINNESOTA

COUNTY OF Dodge  
The foregoing instrument was acknowledged before me this 28th day of June, 2013, by Scott Brooks its President  
Scott Brooks

East Brookfield, LLC., a Minnesota Limited Liability Company, on behalf of the Company.



Janet R. Byron  
Notary Public, Dodge County, MN  
My Commission Expires 1-31-14

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2013 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 24th day of July, 2013.

DOCUMENT NUMBER A-1327167

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 24th day of July, 2013, at 11 o'clock A.M., and was duly recorded in the Olmsted County records.

W. Mark Krupski  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

### SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as EAST BROOKFIELD THIRD SUBDIVISION; 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 as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Dated this 25th day of June, 2013.  
Richard J. Massey  
Richard J. Massey  
Minnesota L.S. No. 41814

### STATE OF MINNESOTA

COUNTY OF OLMSTED  
The foregoing Surveyor's Certificate was acknowledged before me this 25th day of June, 2013, by Richard J. Massey, L.S. No. 41814.

Wendy von Wald  
Notary Public, Dodge County, MN  
My Commission Expires 1-31-15



Julie L. Lipps  
Notary Public, Dodge County, MN  
My Commission Expires 1-31-15

1257A

**MASSEY**  
LAND SURVEYING & ENGINEERING  
P.O. BOX 100, KASSON, MN 55944  
PH. NO. 507-634-4505, FAX NO. 507-634-6560

# EAST BROOKFIELD THIRD SUBDIVISION

### BEARINGS

All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996.

### UTILITY EASEMENT DEFINED

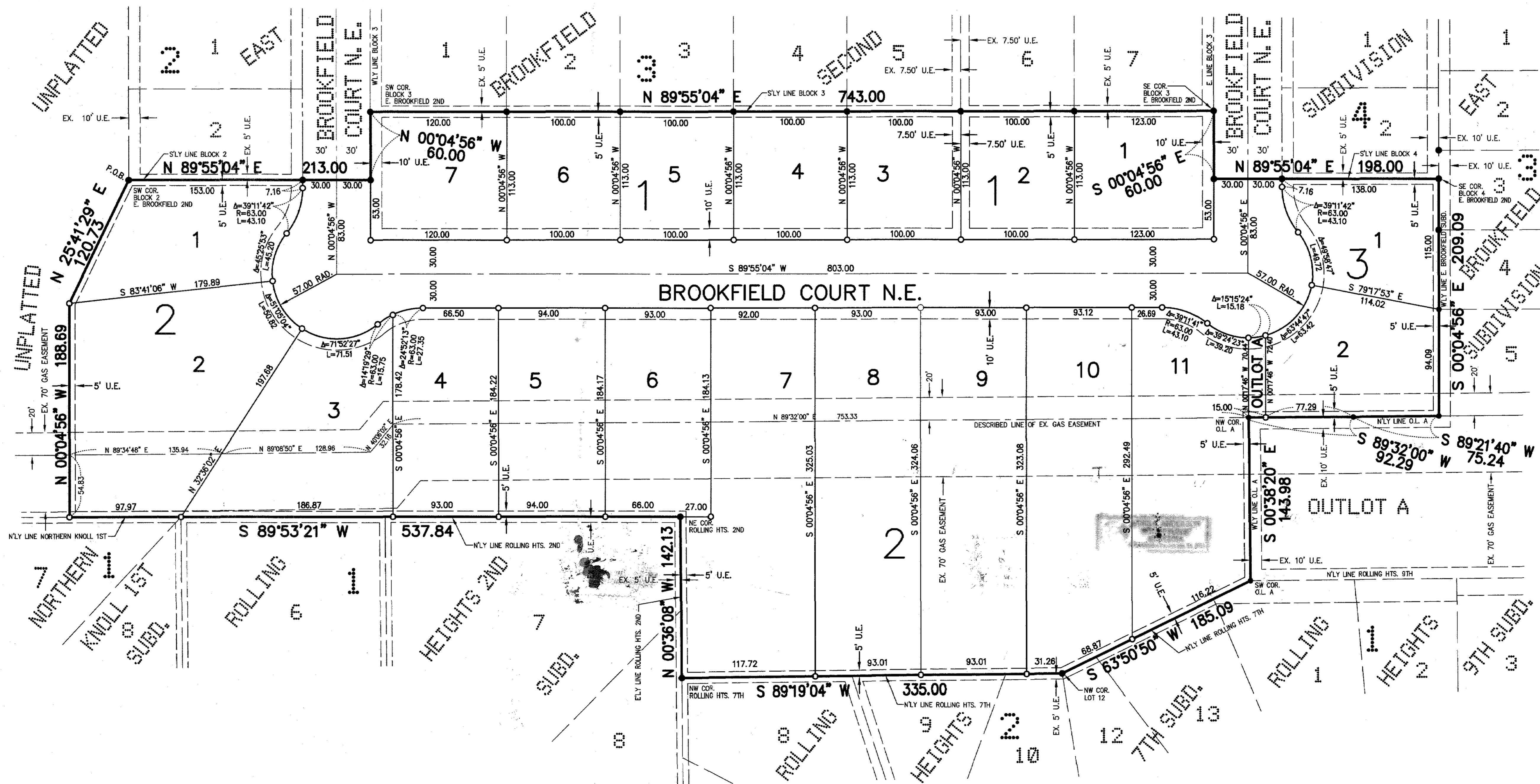
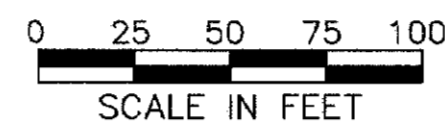
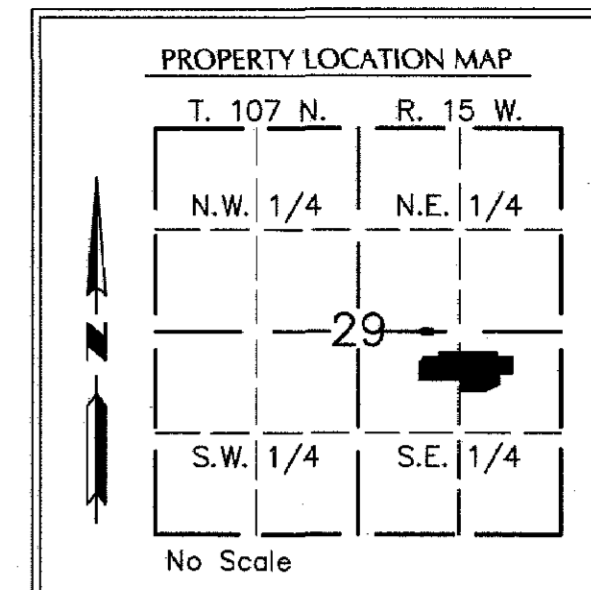
An unobstructed easement for the construction and maintenance of all necessary overhead, underground or surface public utilities, including rights to conduct drainage and trimming on said easement.

U.E. = UTILITY EASEMENT  
EX. U.E. = EXISTING UTILITY EASEMENT

### MONUMENTS

- SET (5/8" PIPE UNLESS NOTED OTHERWISE)
- Found Monuments (5/8" PIPE UNLESS OTHERWISE INDICATED)

All monuments set have a plastic cap stamped L.S. 41814.



PROJECT NUMBER: 1096-13 DATE: 4/24/13 COMPUTER FILE: 1096SF01.DWG

# 1257A

**MASSEY**  
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