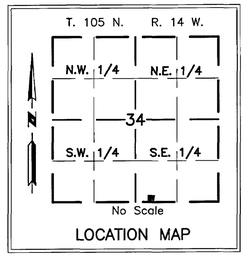
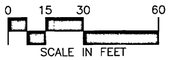
BYRNE'S THIRD ADDITION



LOCATION MAP



MONUMENTS

- ○ Set 1/2" Rebars
- ○ Set 3/4" Iron Pipes
- ● Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 47034.

(R) = RECORD
(M) = MEASURED

BEARINGS

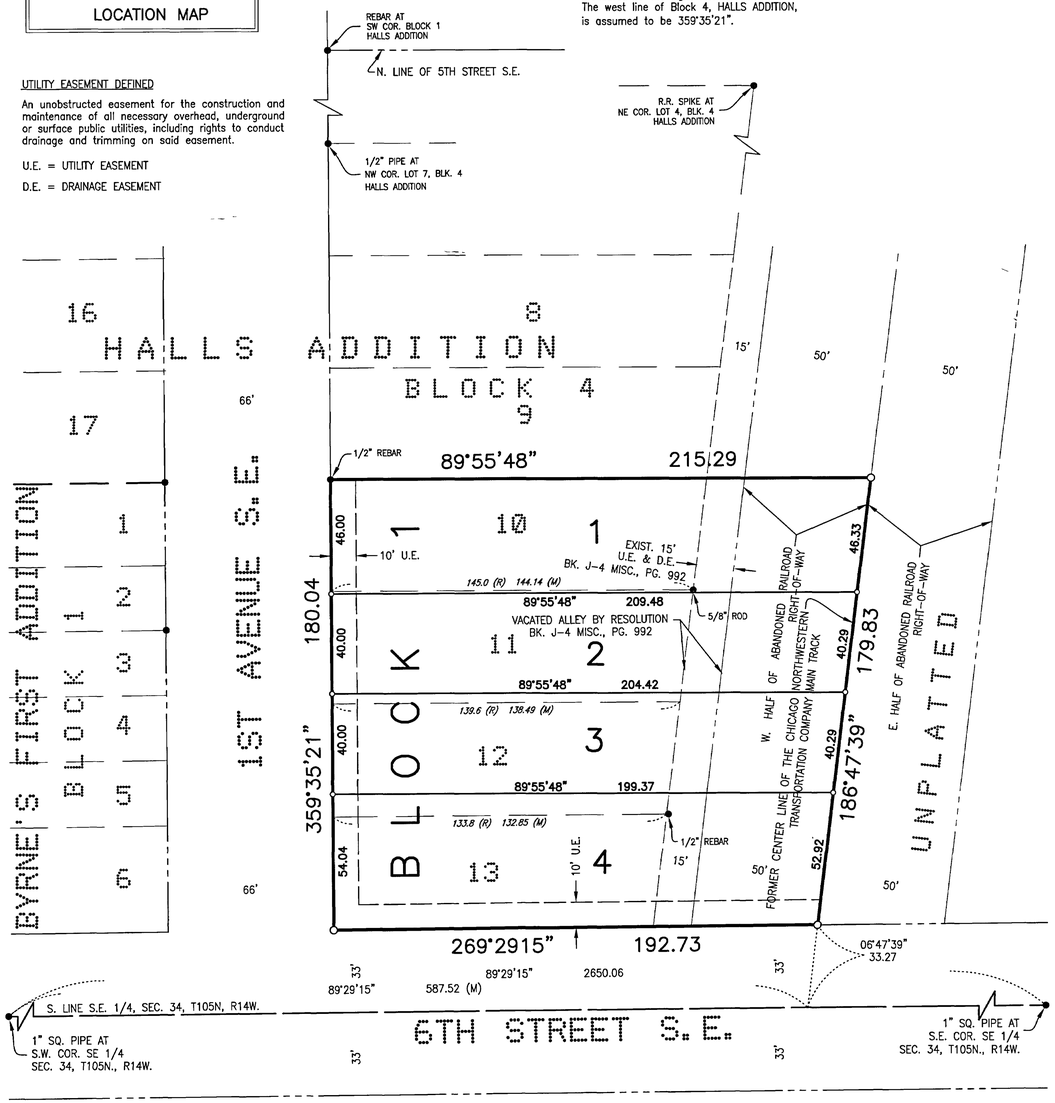
Plat bearings are assumed azimuths measured to the right from north. The west line of Block 4, HALLS ADDITION, is assumed to be 359°35'21".

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

D.E. = DRAINAGE EASEMENT



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That J&S of Stewartville, LLC, a Minnesota limited liability company, owner of the following described property, situated in Olmsted County, Minnesota, to wit:

Lots 10, 11, 12 and 13, Block 4, HALL'S ADDITION TO STEWARTVILLE, together with the vacated alley which lies directly to the East of said Lots 10, 11, 12 and 13. according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota;

AND

One-half of the abandoned railroad right of way of the Chicago Northwestern Transportation Company immediately adjoining Lots 10, 11, and 12, Block 4, HALL'S ADDITION TO STEWARTVILLE;

AND

One-half of the abandoned railroad right of way of the Chicago Northwestern Transportation Company that immediately adjoins the following described premises:

That part of the vacated alley which lies directly East of Lot 13, Block 4, HALL'S ADDITION TO STEWARTVILLE.

Said tracts contains 0.84 acres more or less.

Has caused the same to be surveyed and platted as BYRNE'S THIRD ADDITION, and do hereby donate and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said J&S of Stewartville, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 15 day of October, 2014.

J&S of Stewartville, LLC

James P. Byrne
Chief Manager

Sharon J. Byrne
Secretary

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 15 day of October, 2014, by James P. Byrne, Chief Manager, and Sharon J. Byrne, Secretary of J&S of Stewartville, LLC, on behalf of the company.

CHERYL ROEDER NOTARY PUBLIC MINNESOTA My Commission Expires Jan. 31, 2020

Cheryl Roeder
Notary Public, Olmsted County, MN

My Commission Expires 1-31-2020

SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, 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 by September 8, 2015; 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 14 day of October, 2014.

Mark J. Haselius, Licensed Land Surveyor
Minnesota License No. 47034

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 14 day of October, 2014 by Mark J. Haselius.

MARK J. HASELIUS NOTARY PUBLIC My Comm. Exp. Jan. 31, 2019

Notary Public, Olmsted County, MN

My Commission Expires Jan 31, 2019

COUNTY SURVEYOR

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

This 16 day of OCT., 2014.

Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF STEWARTVILLE

We do hereby certify that on the 9 day of September, 2014, the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony whereof, we have hereunto signed our names this 15 day of October, 2014.

Jimmie-John King
Mayor

Bill Schimmel Jr.
City Administrator

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2014 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 17th day of OCTOBER, 2014.

Document Number A1357212

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 17th day of OCTOBER, 2014, at 10 o'clock A.m. and was duly recorded in Olmsted County Records.

W. Mark Krupski
Olmsted County Director of Property Records and Licensing

By Wendy von Wald Deputy

1293A

SEH YAGGY
PHONE: 507.288.6464
717 THIRD AVENUE SE
ROCHESTER, MN 55904
www.sehinc.com

Mark Haselius Q:\AE\B\BYRN\129290\9-survey\92-CAD\15-dwgs\129290_FPLAT01.dwg