

# WOELFEL ESTATES SECOND

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2015 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 14th day of MAY, 2015.

DOCUMENT NUMBER A1370472

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of MAY, 2015, at 3 o'clock P.M., and was duly recorded in the Olmsted County Records.

W. Mark Krupski  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF BYRON

We do hereby certify that on the 10th day of March, 2015, 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 22nd day of April, 2015.

Ann Decker  
Mayor  
Wendy von Wald  
City Administrator

COUNTY SURVEYOR

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

This 16 day of APRIL, 2015

Richard J. Massey  
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as WOELFEL ESTATES SECOND; 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 been correctly set as indicated on the plat; that all water boundaries or wet lands as defined in MS 505.02, SUBD. 1, 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 17 day of APRIL, 2015

Richard J. Massey  
Minnesota L.S. No. 41814

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 17th day of APRIL, 2015, by Richard J. Massey, L.S. No. 41814.

Notary Public, Olmsted County, MN  
My Commission Expires Jan 8, 2019

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Robert A. Braaten and Lois K. Braaten, husband and wife, being owners and proprietors of the following described property situated in the County of Olmsted State of Minnesota to wit:

That part of Lots 1-6, Block 1, WOELFEL ESTATES, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota, being described as follows:

Commencing at the Southeast corner of said Lot 6; thence North 00 degrees 24 minutes 11 seconds West, (NOTE: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996) along the East line thereof, 600.00 feet to the Point Of Beginning; thence South 89 degrees 35 minutes 49 seconds West, 250.00 feet; thence South 54 degrees 36 minutes 51 seconds West, 63.71 feet; thence Southerly 115.24 feet along a nontangential curve, concave to the West, radius of 183.00 feet, central angle of 36 degrees 04 minutes 48 seconds and the chord of said curve bears South 17 degrees 12 minutes 15 seconds East, 113.34 feet; thence South 00 degrees 50 minutes 10 seconds West, tangent to said curve 226.47 feet; thence Southerly 65.61 feet along a tangential curve, concave to the West, radius of 133.00 feet, central angle of 28 degrees 21 minutes 01 seconds and the chord of said curve bears South 15 degrees 00 minutes 41 seconds West, 65.14 feet to the Northerly right-of-way line of C.S.A.H. No. 34; thence North 60 degrees 47 minutes 31 seconds West not tangent to said curve, along said Northerly right-of-way line, 66.00 feet; thence Northerly 33.13 feet along a nontangential curve, concave to the West, radius of 67.00 feet, central angle of 28 degrees 19 minutes 45 seconds and the chord of said curve bears North 15 degrees 00 minutes 02 seconds East, 32.79 feet; thence North 00 degrees 50 minutes 10 seconds East, tangent to said curve, 208.68 feet; thence North 89 degrees 09 minutes 50 seconds West, 120.00 feet; thence South 00 degrees 50 minutes 10 seconds West, 180.00 feet to the Northerly right of way line of C.S.A.H. No. 34; thence North 60 degrees 47 minutes 31 seconds West, along said Northerly right-of-way line, 447.03 feet to the Southwest corner of said Lot 1; thence North 11 degrees 29 minutes 18 seconds East, along the West line thereof, 276.21 feet to the Southerly right-of-way line of Barbaree Lane; thence North 29 degrees 12 minutes 29 seconds East, along the West line of said Lot 1, a distance of 65.00 feet; thence North 38 degrees 06 minutes 49 seconds East continuing along the West line of said Lots 1 and 2, a distance of 297.54 feet to the North line of said Lot 2; (the next three courses along the Northerly lines of said Lots 2, 3, 4, 5 and 6); thence North 88 degrees 34 minutes 12 seconds East, 391.51 feet; thence South 01 degrees 25 minutes 48 seconds East, 46.00 feet; thence North 88 degrees 34 minutes 12 seconds East, 181.26 feet to the Northeast corner of said Lot 6; thence South 00 degrees 24 minutes 11 seconds East, along the East line of said Lot 6, a distance of 406.87 feet to the Point of Beginning.

Containing 10.35 acres more or less.

Have caused the same to be surveyed and platted as WOELFEL ESTATES SECOND and do hereby donate and dedicate to the public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Robert A. Braaten and Lois K. Braaten have hereunto set their hands this 28 day of April, 2015.

Robert A. Braaten  
Lois K. Braaten

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 28 day of April, 2015, by Robert A. Braaten & Lois K. Braaten husband and wife.

Sody Ludwig  
Notary Public, Olmsted County, MN  
My Commission Expires Jan 31, 2019

NW COR. SW 1/4  
SEC. 33-107-15  
CO. MON.

UTILITY EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of all necessary overhead and underground 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.

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

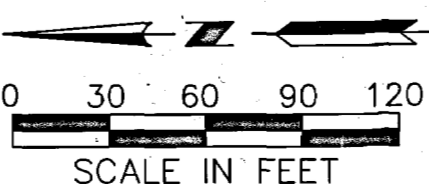
U.E. = UTILITY EASEMENT  
EX. U.E. = EXISTING UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
CONTROLLED ACCESS  
R.A. = RECORDED AS

MONUMENTS

○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)  
● Found Monuments (AS INDICATED)

BASIS OF BEARINGS

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



1310A

## WOELFEL ESTATES SECOND

NE COR. SW 1/4  
SEC. 33-107-15  
CO. MON.  
N. LINE SW 1/4  
S 89°51'18" W 433.00  
N 89°51'18" E 403.21  
S 89°51'18" E 403.21  
S 89°51'18" W 1803.48

TRUNK HIGHWAY NO. 14

OLSON'S FIRST  
SUBDIVISION  
BLOCK 1

WOELFEL ESTATES

LOT 6

LOT 5

LOT 4

LOT 3

LOT 1  
BLOCK 1

LOT 2

LOT 2

LOT 1

406.87

1/2" PIPE

(R.A. N 01°09'54" W)  
N 00°24'11" W 600.00

392.35  
441.37

247.87

1/2" PIPE

181.26

1/2" PIPE

46.00

(R.A. S 01°25'48" E)

(R.A. N 87°48'29" E)

(R.A. N 88°34'12" E)

1/2" PIPE

391.51

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1/2" PIPE

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