

BYRON TOWNE SQUARE 4TH STREET NE

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That BYRON OTHER REAL ESTATE LLC, a limited liability company, BYRON LAND LLC, a limited liability company, and the CITY OF BYRON, MINNESOTA, fee owners of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

Parts of Lot 2, Block 4 and Lot 1, Block 3 and Outlot B, BYRON TOWNE SQUARE, according to the recorded plat thereof, Olmsted County, Minnesota, described as follows;

Beginning at the Southeast corner of Lot 2, Block 4, said BYRON TOWNE SQUARE; thence North 01 degrees 14 minutes 44 seconds West (Note: All bearings are based on the Olmsted County Coordinate System, NAD 83, Adjusted 1996) along the west line of said Lot 2, a distance of 41.29 feet; thence Westerly 45.49 feet along a non-tangential curve, concave Northerly, having a central angle of 16 degrees 17 minutes 27 seconds, a radius of 160.00 feet, chord bears South 81 degrees 50 minutes 07 seconds West; thence South 89 degrees 58 minutes 51 seconds West, 602.88 feet; thence Westerly 355.17 feet to the West line of said Lot 2 along a tangential curve, concave Southerly, having a central angle of 16 degrees 24 minutes 40 seconds, a radius of 1240.00 feet; thence South 13 degrees 24 minutes 01 seconds East, along said Westerly line and the Southerly extension thereof, 80.12 feet; thence Easterly 336.49 feet along a non-tangential curve, concave Southerly, having a central angle of 16 degrees 37 minutes 13 seconds, a radius of 1160.00 feet, chord bears North 81 degrees 40 minutes 14 seconds East; thence North 89 degrees 58 minutes 51 seconds East, 602.88 feet; thence Easterly 45.48 feet to the East line of said Outlot B along a tangential curve, concave Northerly, having a central angle of 10 degrees 51 minutes 26 seconds, a radius of 240.00 feet, thence North 01 degrees 14 minutes 44 seconds West along said East line of Outlot B, 40.84 feet to the Point of Beginning.

Containing 1.83 Acres more or less.

Has caused the same to be surveyed and platted as BYRON TOWNE SQUARE 4TH STREET NE and do hereby dedicate to the public for public use the thoroughfares as shown on the plat.

In witness whereof said BYRON OTHER REAL ESTATE, LLC, a Minnesota limited liability company by its Managing Member, has caused these presents to be signed by its proper officer this 11th day of February, 2016.

BYRON OTHER REAL ESTATE, LLC.
MANAGING MEMBER: ALERUS FINANCIAL, NATIONAL ASSOCIATION

By Brian Hunt

Name Brian Hunt

Title Special Credit Services Mgr

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 11th day of February, 2016, by Brian Hunt, the Managing Member of Byron Other Real Estate LLC, a Limited Liability Company.

Jennifer R. Deitz
Notary Public, Olmsted County, Minnesota - North Dakota

My Commission Expires Sept 18, 2019

In witness whereof said CITY OF BYRON, MINNESOTA, has caused these presents to be signed by its proper officer this 12th day of January, 2016.

CITY OF BYRON, MINNESOTA

By Ann M. Diercks

Mayor

Maria Theresia Peterson
Administrator

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 12th day of January, 2016, by Ann M. Diercks, the Mayor of City of Byron, MN.

Maria Theresia Peterson, the City Admin. of City of Byron, MN.
Notary Public, Olmsted County, Minnesota

My Commission Expires Jan. 31, 2016

In witness whereof said BYRON LAND, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26th day of January, 2016.

BYRON LAND, LLC

By Stuart J. Cheney

Name Stuart J. Cheney

Title Mgr

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 26th day of January, 2016, by Stuart Cheney, the Manager of Byron Land LLC, a Limited Liability Company.

John E. Schmitt
Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/20

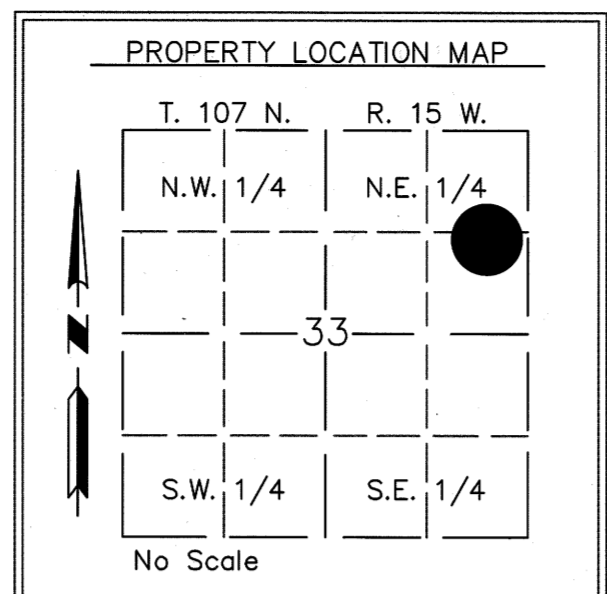
CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF BYRON

We do hereby certify that on the 22nd day of December, 2015 the accompanying plat was duly approved by the Common Council of the City of Byron, Minnesota. In testimony whereof, we have hereunto signed our names this 12th day of January, 2016.

By Ann Diercks

Mayor

Maria Theresia Peterson
Administrator



LEGEND

- - FOUND IRON PIPE UNLESS OTHERWISE NOTED
- - DENOTES 1" Ø IRON PIPE WITH CAP #41814 - PINS TO BE SET BY NOVEMBER 2015
- EASEMENT
- CENTERLINE
- - - RIGHT-OF-WAY
- - - EXISTING BOUNDARY
- - - CONTROLLED ACCESS

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as BYRON TOWNE SQUARE 4TH STREET NE; 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 11th day of February, 2016.

Richard J. Massey, Land Surveyor
Minnesota License No. 41814

STATE OF MINNESOTA
COUNTY OF Olmsted

The foregoing Surveyor's Certificate was acknowledged before me this 11th day of Jan. 2016, by Richard J. Massey, Minnesota License No. 41814.

Rob B. Peterson
Notary Public, Olmsted County, Minnesota

My Commission Expires Jan 31, 2020

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2016, on the land herein described, have been paid; there are no delinquent taxes and transfer has been entered on this 18th day of October, 2016.

Document Number A1409077

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 18th day of October, 2016, at 9 o'clock A.M. and was duly recorded in Olmsted County Records.

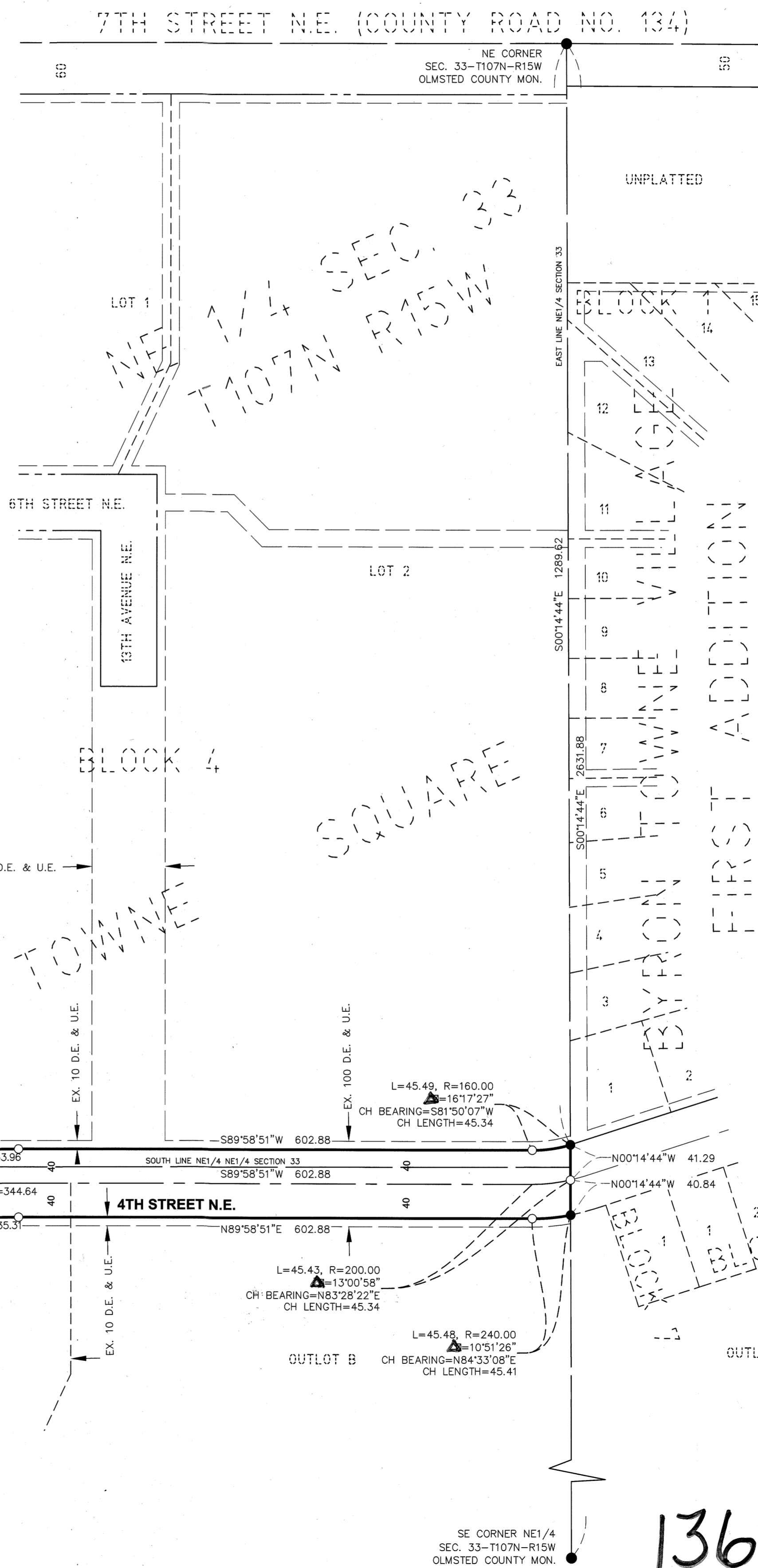
W. Mark Kimpinski
Director of Property Records and Licensing

By Wendy von Wald
Deputy

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws, this 29th day of FEBRUARY, 2016.

Jean Thoreson
Olmsted County Surveyor



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

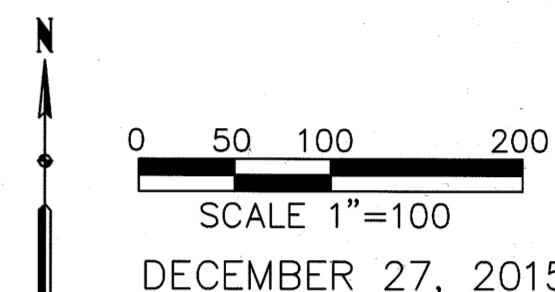
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

BEARING SYSTEM USED:

ALL BEARINGS ARE IN RELATIONSHIP WITH OLMSTED COUNTY HARN AND THE EAST LINE OF THE NE 1/4 HAVING A BEARING OF S00°14'44"E.



BYRON
TOWNE
SQUARE
FOURTH
ADDITION

BYRON TOWNE
VILLAGE
SECOND
ADDITION

1369A

BYRON TOWNE SQUARE 4TH STREET N.E.

whks

engineers + planners + land surveyors