

# THE EAST VILLAGE

### INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: Bryce DeCook and Brenda DeCook, a married couple, being owners of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

#### Legal Description:

That part of the Northwest Quarter of Section 34, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of the Northwest Quarter of said Section 34; thence North 89 degrees 47 minutes 27 seconds West, (Note: All bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Northwest Quarter, 1737.32 feet to the northeast corner of Byrone Towne Village First Addition; thence South 00 degrees 12 minutes 29 seconds West, 192.87 feet, thence southerly 37.03 feet along a tangential curve concave to the west having a radius of 233.00 feet and a central angle of 9 degrees 06 minutes 21 seconds; thence South 09 degrees 18 minutes 50 seconds West, tangent to said curve, 93.85 feet; thence South 78 degrees 41 minutes 10 seconds East, 69.07 feet; thence easterly 51.47 feet along a tangential curve concave to the south having a radius of 347.00 feet and a central angle of 8 degrees 29 minutes 53 seconds; thence South 19 degrees 48 minutes 50 seconds West, 74.98 feet; thence South 05 degrees 56 minutes 10 seconds East, 68.10 feet; thence South 44 degrees 32 minutes 33 seconds East, 85.32 feet; thence South 32 degrees 20 minutes 53 seconds East, 290.60 feet; thence South 42 degrees 33 minutes 52 seconds East, 101.70 feet; thence South 67 degrees 23 minutes 52 seconds East, 212.92 feet; thence North 89 degrees 11 minutes 11 seconds East, 130.59 feet; thence South 68 degrees 54 minutes 32 seconds East, 73.92 feet; thence North 30 degrees 49 minutes 07 seconds East, 137.97 feet; thence North 28 degrees 17 minutes 19 seconds East, 66.00 feet; thence North 16 degrees 25 minutes 00 seconds East, 143.31 feet; thence North 10 degrees 00 minutes 30 seconds East, 117.02 feet; thence North 01 degrees 50 minutes 01 seconds East, 66.00 feet; thence North 08 degrees 36 minutes 08 seconds East, 144.23 feet; thence South 79 degrees 03 minutes 29 seconds East, 19.47 feet; thence North 73 degrees 35 minutes 58 seconds East, 24.53 feet; thence North 12 degrees 48 minutes 36 seconds West, 46.89 feet; thence South 89 degrees 05 minutes 35 seconds East, 312.24 feet; thence North 51 degrees 25 minutes 52 seconds East, 188.85 feet; thence North 00 degrees 12 minutes 33 seconds East, 110.87 feet; thence South 89 degrees 47 minutes 27 seconds East, 298.72 feet to the east line of said Northwest Quarter; thence North 00 degrees 33 minutes 20 seconds West, along said east line, 60.01 feet to the Point of Beginning.

Containing 20.28 acres more or less.

Have caused the same to be surveyed and platted as THE EAST VILLAGE and do hereby dedicate to the public for public use the public ways and the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Bryce DeCook and Brenda DeCook, a married couple, has hereunto set their hand this 6<sup>th</sup> day of January, 2017.

Bryce DeCook  
Bryce DeCook  
Brenda DeCook  
Brenda DeCook

STATE OF MINNESOTA  
COUNTY OF Olmsted

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, 2017, by Bryce DeCook and Brenda DeCook, a married couple.

Anna Marie Mounsett  
Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/2021

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF BYRON

We do hereby certify that on the 11<sup>th</sup> day of October, 2016, 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 11<sup>th</sup> day of January, 2017.

Ann M. DeCook  
Mayor  
Mary Blair Hoel  
Administrator

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws, this 30<sup>th</sup> day of DEC, 2016.

Paul S. Johnson  
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2017, on the land herein described, have been paid; there are no delinquent taxes and transfer has been entered on this 13<sup>th</sup> day of January, 2017.

Document Number A- 1415932

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 13<sup>th</sup> day of January 2017, at 3:15 o'clock P. m. and was duly recorded in Olmsted County Records.

W. Mark Krupski  
Director of Property Records and Licensing

By Wendy von Wald  
Deputy

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as THE EAST VILLAGE; 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 28 day of December, 2016.

Timothy A. Hruska  
Timothy A. Hruska, Land Surveyor  
Minnesota License No. 44930

STATE OF MINNESOTA  
COUNTY OF Olmsted

The foregoing Surveyor's Certificate was acknowledged before me this 28 day of December, 2016 by Timothy A. Hruska, Minnesota License No. 44930.

Richard B. Engstrom  
Notary Public, Olmsted County, Minnesota

My Commission Expires 1-31-2020

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.04	60.00	39°11'42"	N05°16'08"W	40.25
C2	56.52	60.00	53°58'34"	S02°07'18"W	54.46
C3	40.23	60.00	38°24'57"	S48°19'03"W	39.48
C4	45.53	60.00	43°28'32"	S89°15'48"W	44.44
C5	38.15	60.00	36°25'59"	N50°46'57"W	37.51
C6	30.89	60.00	29°29'36"	N17°49'09"W	30.55
C7	59.27	60.00	56°35'46"	N25°13'32"E	56.89
C8	41.04	60.00	39°11'42"	S33°55'34"W	40.25
C9	41.04	60.00	39°11'42"	N08°39'20"W	40.25
C10	38.89	60.00	37°08'24"	S09°40'59"E	38.22
C11	42.23	60.00	40°19'21"	S29°02'54"W	41.36
C12	56.93	60.00	54°21'51"	S76°23'29"W	54.82
C13	65.62	60.00	62°39'54"	N45°05'38"W	62.40
C14	66.91	60.00	63°53'54"	N18°11'16"E	63.50
C15	29.19	60.00	27°52'36"	S36°11'55"W	28.91
C16	11.85	60.00	11°19'06"	S16°36'04"W	11.83
C17	26.55	167.00	09°06'30"	S83°36'44"E	26.52
C18	31.79	200.00	09°06'30"	S83°36'44"E	31.76
C19	37.04	233.00	09°06'30"	S83°36'44"E	37.00
C20	49.24	833.00	03°23'12"	S77°21'53"E	49.23
C21	74.03	100.00	42°24'52"	S06°52'43"E	72.35
C22	296.98	280.00	60°46'15"	S58°28'17"E	283.26

PARCEL CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C23	158.71	335.00	27°08'43"	N75°17'03"W	157.23
C24	49.60	67.00	42°24'52"	S06°52'43"E	48.47
C25	26.81	247.00	06°13'07"	S31°11'42"E	26.80
C26	94.30	247.00	21°52'32"	S45°14'32"E	93.73
C27	93.85	247.00	21°46'15"	S67°03'55"E	93.29
C28	47.01	247.00	10°54'21"	S83°24'14"E	46.94
C29	38.65	368.00	06°01'02"	N85°50'53"W	38.63
C30	65.20	368.00	10°09'07"	N77°45'48"W	65.12
C31	70.50	368.00	10°58'34"	N67°11'58"W	70.39
C32	103.70	302.00	19°40'30"	N71°32'56"W	103.20
C33	39.38	302.00	07°28'13"	N85°07'18"W	39.35
C34	70.71	313.00	12°56'36"	S82°23'06"E	70.56
C35	71.91	313.00	13°09'45"	S69°19'56"E	71.75
C36	71.91	313.00	13°09'45"	S86°10'11"E	71.75
C37	71.91	313.00	13°09'45"	S43°00'25"E	71.75
C38	45.56	313.00	08°20'24"	S32°15'21"E	45.52
C39	35.29	133.00	15°12'09"	S20°29'04"E	35.19
C40	63.17	133.00	27°12'43"	S00°43'21"W	62.57
C41	47.29	800.00	03°23'12"	S77°21'53"E	47.28
C42	15.48	800.00	01°06'32"	S76°13'33"E	15.48
C43	31.80	800.00	02°16'40"	S77°55'09"E	31.80

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	28.00	S75° 40' 17"E
L3	28.00	S75° 40' 17"E
L4	28.00	S75° 40' 17"E
L5	28.00	S75° 40' 17"E
L6	28.00	S75° 40' 17"E
L7	28.00	S75° 40' 17"E
L8	28.00	S75° 40' 17"E
L9	28.00	S79° 03' 29"E
L10	28.00	S79° 03' 29"E
L11	28.00	S79° 03' 29"E
L12	28.00	S79° 03' 29"E
L13	28.00	S79° 03' 29"E
L14	28.00	S79° 03' 29"E
L15	28.00	S79° 03' 29"E
L16	60.00	S10° 56' 31"W
L17	60.00	S10° 56' 31"W
L18	60.00	S10° 56' 31"W
L19	60.00	S10° 56' 31"W
L20	60.00	S10° 56' 31"W
L21	60.00	S10° 56' 31"W
L22	60.00	S10° 56' 31"W
L23	60.00	S10° 56' 31"W
L24	60.00	S14° 19' 43"W
L25	60.00	S14° 19' 43"W

PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L26	60.00	S14° 19' 43"W
L27	60.00	S14° 19' 43"W
L28	60.00	S14° 19' 43"W
L29	60.00	S14° 19' 43"W
L30	60.00	S14° 19' 43"W
L31	60.00	S14° 19' 43"W
L32	18.81	S62° 26' 21"W
L33	28.00	S75° 40' 17"E
L34	28.00	S75° 40' 17"E
L35	28.00	S75° 40' 17"E
L36	28.00	S75° 40' 17"E
L37	28.00	S75° 40' 17"E
L38	28.00	S75° 40' 17"E
L39	28.00	S75° 40' 17"E
L40	24.32	S72° 11' 21"E
L41	28.00	S79° 03' 29"E
L42	28.00	S79° 03' 29"E
L43	28.00	S79° 03' 29"E
L44	28.00	S79° 03' 29"E
L45	28.00	S79° 03' 29"E
L46	28.00	S79° 03' 29"E
L47	28.00	S79° 03' 29"E
L48	35.92	S07° 30' 55"E

1387A

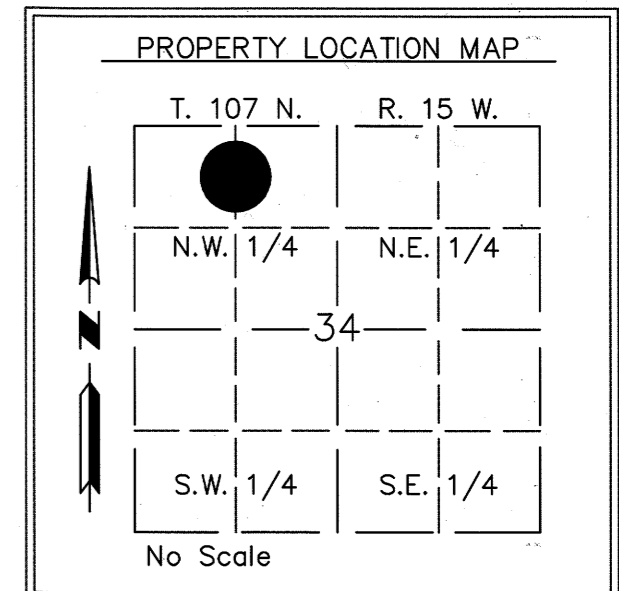
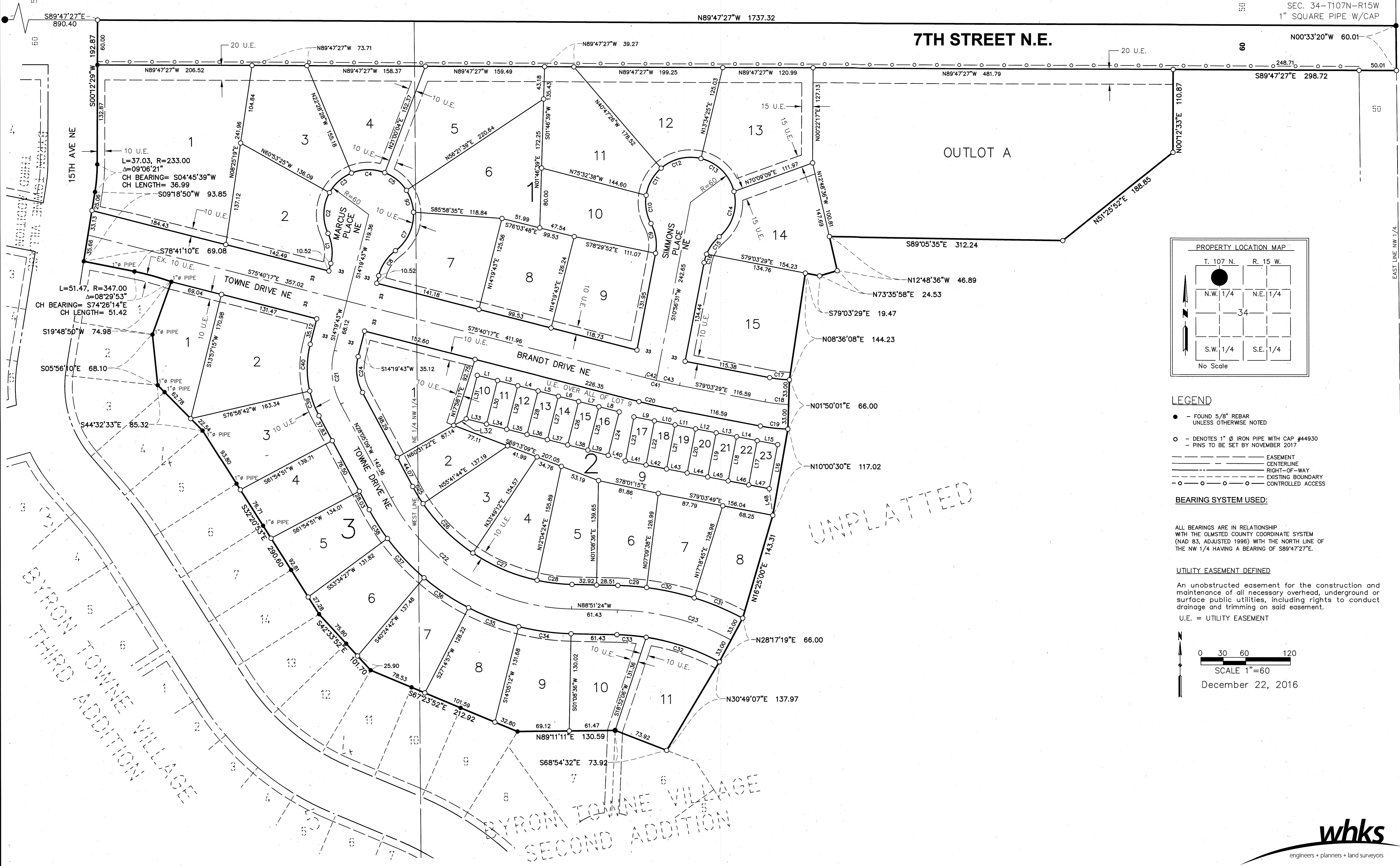
# THE EAST VILLAGE

NW CORNER NW 1/4  
SEC. 34-T107N-R15W  
1" SQUARE PIPE W/CAP

NE CORNER NW 1/4  
SEC. 34-T107N-R15W  
1" SQUARE PIPE W/CAP

## 7TH STREET N.E.

### OUTLOT A



- LEGEND**
- - FOUND 5/8" REBAR UNLESS OTHERWISE NOTED
  - - DENOTES 1" Ø IRON PIPE WITH CAP #44930 - PINS TO BE SET BY NOVEMBER 2017
  - EASEMENT
  - CENTERLINE
  - RIGHT-OF-WAY
  - EXISTING BOUNDARY
  - ○ ○ ○ ○ CONTROLLED ACCESS

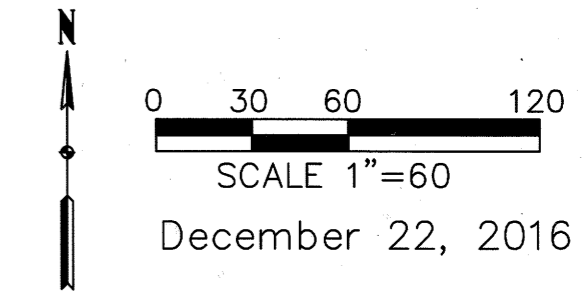
**BEARING SYSTEM USED:**

ALL BEARINGS ARE IN RELATIONSHIP WITH THE OLDEST COUNTY COORDINATE SYSTEM (NAD 83, ADJUSTED 1996) WITH THE NORTH LINE OF THE NW 1/4 HAVING A BEARING OF S89°47'27"E.

**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



UNPLATTED

BYRON TOWNE VILLAGE  
THIRD ADDITION

BYRON TOWNE VILLAGE  
SECOND ADDITION