

# EAST BROOKFIELD FOURTH SUBDIVISION

CITY APPROVAL  
STATE OF MINNESOTA  
COUNTY OF OLMDSTED  
CITY OF BYRON

We do hereby certify that on the 9th day of January, 2018, the accompanying plat was duly approved by the Common Council of the City of Byron, Minnesota. In testimony thereof, we have hereunto signed our names this 10th day of January, 2018.

*Wendy Burdick*  
Administrator

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 25th day of June, 2018.

*Mark E. Severson*  
Mark E. Severson  
Olmsted County Surveyor

### PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2018 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 10th day of December, 2018.

DOCUMENT NUMBER: A1463335

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 10th day of December, 2018, at 2 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

### INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That East Brookfield LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the City of Byron, State of Minnesota, to wit:

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

BEGINNING at the northwest corner of the Southeast Quarter of said Section 29; thence North 89 degrees 55 minutes 04 seconds East, a distance of 1791.53 feet to the northeast corner of said Southeast Quarter, 839.73 feet to the northwest corner of EAST BROOKFIELD SECOND SUBDIVISION; thence South 00 degrees 04 minutes 56 seconds East, along the west line of said subdivision, 191.00 feet to the northwest corner of Block 2 of said EAST BROOKFIELD SECOND SUBDIVISION; thence South 89 degrees 55 minutes 04 seconds West, along the westerly projection of the northerly line of said Block 2, a distance of 216.29 feet; thence South 00 degrees 04 minutes 56 seconds East, 140.00 feet; thence South 89 degrees 55 minutes 04 seconds West, parallel with said north line, 24.18 feet; thence South 00 degrees 39 minutes 27 seconds East, 327.48 feet to the north line of NORTHERN KNOLL FIRST SUBDIVISION, and the south line of the North One-half of the Northwest Quarter of said Southeast Quarter; thence South 89 degrees 55 minutes 21 seconds West, along the north line of said NORTHERN KNOLL FIRST SUBDIVISION and along the north line of NORTHERN KNOLL SECOND SUBDIVISION and along the south line of the North One-half of the Northwest Quarter of said Southeast Quarter, 595.74 feet to the southwest corner of the North One-half of the Northwest Quarter of said Southeast Quarter; thence North 00 degrees 40 minutes 26 seconds West, along the west line of said Southeast Quarter, 658.79 feet to the POINT OF BEGINNING.

### TOGETHER WITH:

That part of OUTLOT "L", SOMERBY GOLF COMMUNITY, in that part of the Northeast Quarter of Section 29, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Northeast Quarter of said Section 29; 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 south line of said Northeast Quarter, 50.00 feet to the southwest corner of OUTLOT "L" of said SOMERBY GOLF COMMUNITY and the POINT OF BEGINNING; thence North 00 degrees 40 minutes 26 seconds West, along the west line of said OUTLOT "L", 33.00 feet; thence North 89 degrees 55 minutes 04 seconds East, 16.10 feet; thence southeasterly 111.62 feet along a tangential curve concave to the southwest having a radius of 183.00 feet, a central angle of 34 degrees 56 minutes 53 seconds, to the south line of said Northeast Quarter and the south line of said OUTLOT "L"; thence South 89 degrees 55 minutes 04 seconds West, not tangent to said curve, along the south line of said Northeast Quarter and the south line of said OUTLOT "L", a distance of 120.59 feet to the POINT OF BEGINNING.

Said parcels contain 10.22 acres, more or less.

Has caused the same to be surveyed and platted as EAST BROOKFIELD FOURTH SUBDIVISION, and does hereby dedicate to the public for public use the public ways, and the drainage and utility easements as created by this plat.

In witness whereof, said East Brookfield LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 25th day of June, 2018.

*Scott Brooks*  
By Scott Brooks, President

STATE OF MINNESOTA  
COUNTY OF OLMDSTED

*Dodge*

The foregoing instrument was acknowledged before me this 25th day of June, 2018, by Scott Brooks, President of East Brookfield LLC, a Minnesota limited liability company, on behalf of the company.

*Marilyn J. Thomas*  
Notary Printed Name

*Marilyn J. Thomas*  
Notary Public, Olmsted County, MN  
My Commission Expires Jan 31, 2020

### SURVEYOR'S CERTIFICATE

I Richard J. Massey 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 within one year; 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 25th day of June, 2018.

*Richard J. Massey*  
Richard J. Massey  
Minnesota License No. 41814

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing Surveyor's Certificate was acknowledged before me this 25th day of June, 2018, by Richard J. Massey.

*Marilyn J. Thomas*  
Notary Printed Name

*Marilyn J. Thomas*  
Notary Public, Dodge County, MN  
My Commission Expires Jan 31, 2020

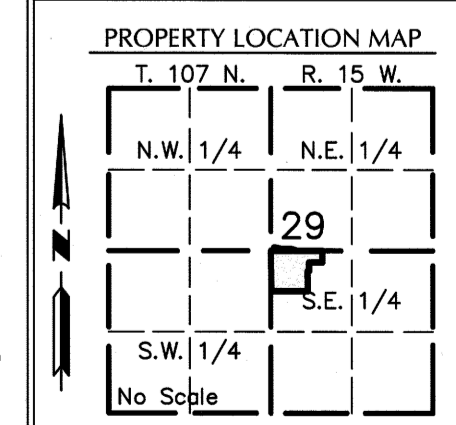
### BASIS OF BEARINGS

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

0 25 50 75 100  
SCALE IN FEET

### MONUMENTS

- Set (5/8" pipe unless noted otherwise)
  - Found Monuments (5/8" pipe unless noted otherwise)
- All monuments set have a plastic cap stamped L.S. 41814 and will be set by December 31, 2018.



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

1451A

**DRAINAGE EASEMENT DEFINED**  
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.  
D.E. = DRAINAGE EASEMENT

**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

**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.  
Controlled access = ○ ○ ○ ○ ○

NW COR. NE 1/4 SEC. 29-107-15 1" COPPER PLUG W/PUNCH MARK

NW COR. SE 1/4 SEC. 29-107-15 1" SQ. PIPE/CAP

SW COR. N 1/2 NW 1/4 SEC. 29-107-15 1" SQ. PIPE/CAP

SW COR. SE 1/4 SEC. 29-107-15 1" SQ. PIPE/CAP

PROJECT NUMBER: 2537 COMPUTER FILE: 2537STO1\_R4