

BEARWOOD ESTATES THIRD SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Big Bear Rochester Development LLC of Byron, a Minnesota Limited Liability Company, Derek L. Michaletz and Kelly J. Michaletz, husband and wife, Lois Kathryn Nelson, a widowed person, Olmsted National Bank, National Association, mortgagee, Sterling State Bank Corporation, a Minnesota Corporation, mortgagee and Mayo Employees Credit Union, a Minnesota Corporation, mortgagee, all being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of Section 33, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence southerly on an assumed azimuth from grid north of 178 degrees 57 minutes 00 seconds along the west line of said Northwest Quarter 457.56 feet to the point of beginning; thence continue southerly 178 degrees 57 minutes 00 seconds along said west line and along the east line of VALLEY VIEW SIXTH SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota 464.06 feet to the northerly line of BEARWOOD ESTATES FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence easterly 88 degrees 57 minutes 00 seconds azimuth along said northerly line 196.00 feet; thence southerly 178 degrees 57 minutes 00 seconds azimuth along said northerly line 8.81 feet; thence easterly 88 degrees 57 minutes 00 seconds azimuth along said northerly line 130.00 feet; thence southerly 178 degrees 57 minutes 00 seconds azimuth along said northerly line 238.06 feet; thence easterly 94 degrees 47 minutes 16 seconds azimuth along said northerly line 270.00 feet to the easterly line of said BEARWOOD ESTATES FIRST SUBDIVISION; thence southerly 178 degrees 57 minutes 00 seconds azimuth along said easterly line 130.68 feet to the northerly right-of-way line of Fourth Street NE; thence easterly 94 degrees 47 minutes 16 seconds azimuth 324.33 feet; thence easterly 93 degrees 36 minutes 43 seconds azimuth 180.68 feet; thence northerly 358 degrees 49 minutes 47 seconds azimuth 920.36 feet; thence westerly 269 degrees 09 minutes 22 seconds azimuth 370.01 feet; thence southerly 178 degrees 49 minutes 47 seconds azimuth 195.07 feet; thence westerly 290 degrees 50 minutes 54 seconds azimuth 255.62 feet; thence northwesterly 311 degrees 24 minutes 48 seconds azimuth 172.05 feet; thence northwesterly 303 degrees 05 minutes 04 seconds azimuth 109.57 feet; thence westerly 269 degrees 02 minutes 00 seconds azimuth 33.01 feet; thence southerly 178 degrees 57 minutes 00 seconds azimuth 83.76 feet; thence westerly 269 degrees 09 minutes 22 seconds azimuth 238.00 feet to the point of beginning.

ALSO, that part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 57 minutes 00 seconds along the west line of said Northwest Quarter 373.80 feet to the point of beginning; thence continue southerly 178 degrees 57 minutes 00 seconds azimuth along said west line 83.76 feet; thence easterly 89 degrees 09 minutes 22 seconds azimuth 238.00 feet; thence northerly 358 degrees 57 minutes 00 seconds azimuth 83.76 feet; thence westerly 269 degrees 09 minutes 22 seconds azimuth 238.00 feet to the point of beginning.

AND ALSO, Lot 1, Block 1 of BEARWOOD ESTATES FIRST SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota.

Said tracts contains 18.32 acres more or less.

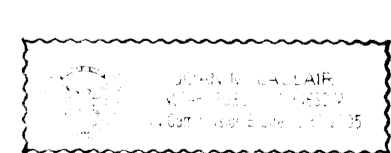
Have caused the same to be surveyed and platted as BEARWOOD ESTATES THIRD SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and cul-de-sacs and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof, said Big Bear Rochester Development LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this 24th day of August, 2000.

Joel O. Bigelow
President
John W. Olive
Secretary - Treasurer

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 24th day of August, 2000, by Joel O. Bigelow, President, and John W. Olive, Secretary - Treasurer, of Big Bear Rochester Development LLC, a Minnesota Limited Liability Company, on behalf of the company.



Joan M. Laclair
Notary Public, Olmsted County, MN
My Commission Expires 2005

In witness whereof, said Derek L. Michaletz and Kelly J. Michaletz, husband and wife, have caused these presents to be signed this 5th day of September, 2000.

Derek L. Michaletz
Kelly J. Michaletz

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5th day of September, 2000, by Derek L. Michaletz and Kelly J. Michaletz, husband and wife.



Dianne L. Michaletz
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof, said Lois Kathryn Nelson, a widowed person, has caused these presents to be signed this 8th day of September, 2000.

Lois Kathryn Nelson

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 8th day of September, 2000, by Lois Kathryn Nelson, a widowed person.



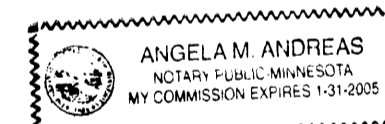
Joan M. Laclair
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof, said Olmsted National Bank, National Association, has caused these presents to be signed by its proper officer this 1st day of Sept, 2000.

Lyman Grieve
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1st day of Sept, 2000, by Lyman Grieve, President, of Olmsted National Bank, National Association, on behalf of the bank.



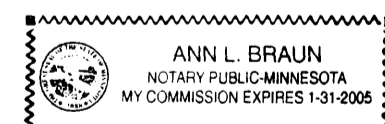
Angela M. Andreas
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof, said Sterling State Bank Corporation, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 8 day of September, 2000.

Lyman Grieve

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 8 day of September, 2000, by Lenny Hickey, Vice President, of Sterling State Bank Corporation, a Minnesota Corporation, on behalf of the corporation.



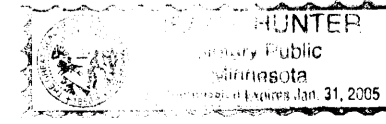
Ann L. Braun
Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof, said Mayo Employees Credit Union, a Minnesota Corporation, has caused these presents to be signed by its proper officer this 5th day of Sept, 2000.

Kenneth Blazing

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5th day of Sept, 2000, by Kenneth Blazing, Vice-President of Mayo Employees Credit Union, a Minnesota Corporation, on behalf of the corporation.



Jean J. Hunter
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF BYRON

We do hereby certify that on the 24th day of August, 2000, 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 25th day of August, 2000.

Anita Nelsen
Anita Nelsen, Mayor
Mary Blae-Hoelt
Mary Blae-Hoelt
City-Clerk

COUNTY SURVEYOR

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

This 12 day of September, 2000

Edward P. Kuise
Edward P. Kuise
Olmsted County Surveyor

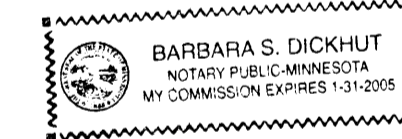
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BEARWOOD ESTATES THIRD SUBDIVISION, that this plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground by June 15, 2001; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Douglas G. Rude
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 24th day of August, 2000, by Douglas G. Rude, L.S. No. 22422.



Barbara S. Dickhut
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

COUNTY PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 17th day of October, 2000.

Document Number A-855086

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 17th day of October, 2000, at 4:12 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel A. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy van Wald Deputy



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
507-288-5058
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

PROJECT NUMBER: 6582 COMPUTER FILE: 6582SF01.DWG DATE: 5/9/2000 DRAFTSPERSON: P.G.O.

BEARWOOD ESTATES THIRD SUBDIVISION

NW COR. OF NW 1/4 OF SEC. 33, T107N, R15W

C.I.M. 373.80

P.O.B. 178°57'00" 457.56

W. LINE NW 1/4

178°57'00" 120.67

5' U.E.

25

120.50

359°09'22" 120.35

10' U.E.

24

7.03

359°09'22" 120.35

10' U.E.

23

78.02

89°02'00" 163.00

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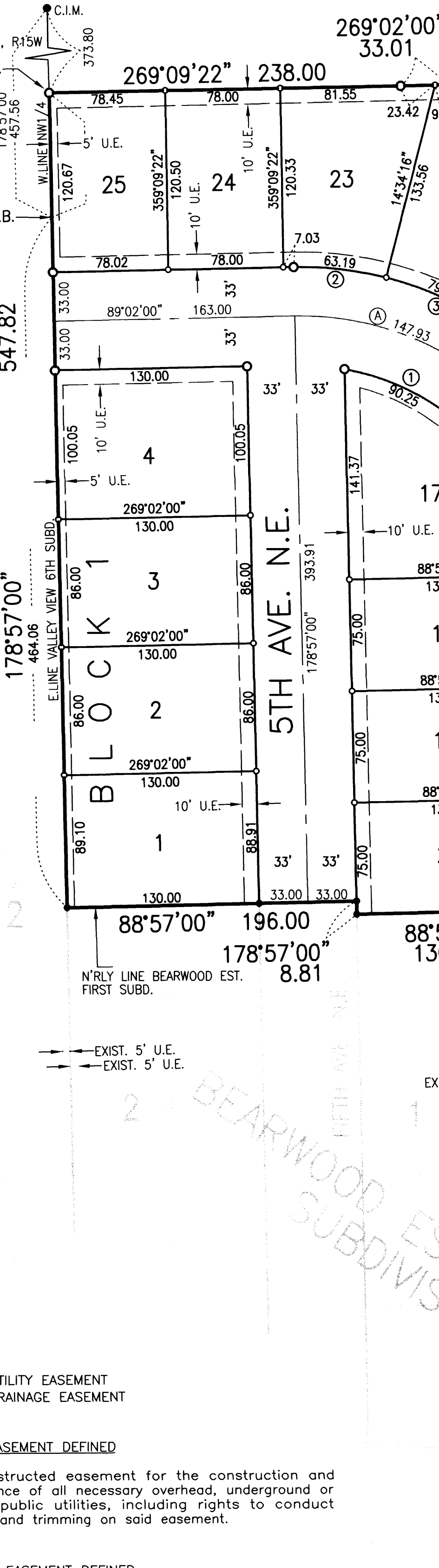
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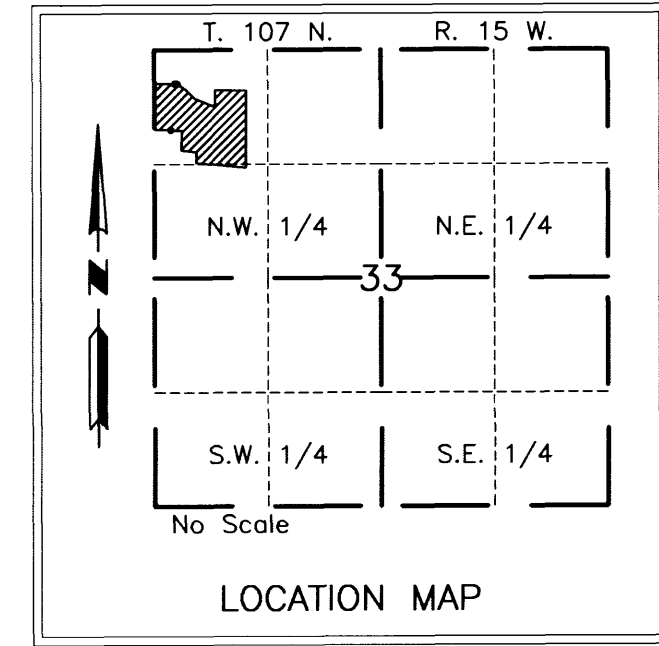
33'



UNPLATTED

UNPLATTED

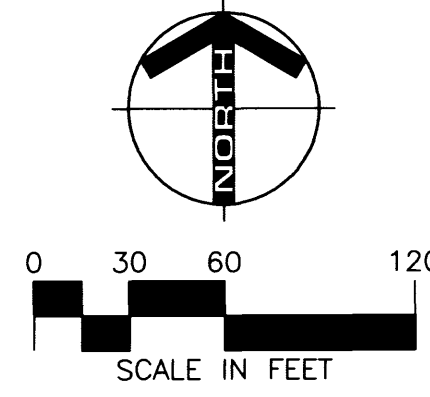
UNPLATTED



YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

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ROCHESTER, MINNESOTA 55904
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- 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. 22422.

BEARINGS

Plat bearings are azimuths measured to the right from an assumed north.

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	90.25	30°57'52"	167.00	89.16	115°55'52"
2	63.19	15°32'16"	233.00	62.99	96°48'08"
3	79.55	19°33'41"	233.00	79.16	114°21'06"
4	29.61	07°16'51"	233.00	29.59	127°46'22"
5	98.00	08°52'13"	633.00	97.90	126°58'42"
6	108.58	09°49'43"	633.00	108.45	117°37'44"
7	141.96	12°50'59"	633.00	141.67	100°18'47"
8	55.89	05°03'31"	633.00	55.87	91°21'32"
9	58.93	05°57'18"	567.00	58.90	128°26'10"
10	84.79	08°34'05"	567.00	84.71	121°10'28"
11	84.79	08°34'05"	567.00	84.71	112°36'23"
12	84.79	08°34'05"	567.00	84.71	104°02'18"
13	84.79	08°34'05"	567.00	84.71	95°28'13"
14	23.32	02°21'23"	567.00	23.32	90°00'29"
15	57.11	07°33'24"	433.00	57.07	195°56'53"
16	17.96	02°22'38"	433.00	17.96	190°58'52"
17	36.18	34°33'09"	60.00	35.64	207°04'08"
18	37.37	35°41'14"	60.00	36.77	206°30'06"
19	50.55	48°16'10"	60.00	49.07	164°31'24"
20	55.75	53°14'32"	60.00	53.77	113°46'04"
21	55.78	53°16'13"	60.00	53.80	60°30'42"
22	70.45	67°16'27"	60.00	66.47	00°14'22"
23	47.98	45°49'03"	60.00	46.71	349°30'40"
24	46.80	07°18'24"	367.00	46.77	16°04'23"
25	41.04	39°11'42"	60.00	40.25	339°13'56"
26	10.93	10°26'00"	60.00	10.91	324°51'05"
27	62.50	59°40'50"	60.00	59.71	359°54'30"
28	53.17	50°46'26"	60.00	51.45	55°08'08"
29	53.17	50°46'26"	60.00	51.45	105°54'34"
30	59.45	56°45'58"	60.00	57.04	159°40'46"
31	31.38	29°57'44"	60.00	31.02	203°02'37"
32	41.04	39°11'42"	60.00	40.25	198°25'38"
A	147.93	42°22'48"	200.00	144.58	110°13'24"
B	227.11	21°41'13"	600.00	225.75	120°34'11"
C	218.83	20°53'48"	600.00	217.62	99°16'41"
D	137.74	19°43'49"	400.00	137.06	189°51'41"

PROJECT NUMBER: 6582
 COMPUTER FILE: 6582SF01.DWG
 DATE: 5/9/2000
 DRAFTSPERSON: P.G.O.

U.E. = 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.

DRAINAGE EASEMENT DEFINED

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