

BEARWOOD ESTATES FOURTH SUBDIVISION

INSTRUMENT OF DEDICATION

^{yo} ^{purchase Agreement} ^{purchase Agreement} ^{yo}
 KNOW ALL MEN BY THESE PRESENTS: That Lois K. Nelsen, as fee owner of the herein described plat and contract for deed vender of Lots 1-18, Block 1; Lots 1-9, Block 2; Lots 1-9 and 44-51, Block 3 as shown herein on this plat and BIG-BEAR ROCHESTER DEVELOPMENT LLC, contract for deed vendee on the above described Lots, collectively as owners and proprietors of the following described property situated in the City of Byron, 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 North Quarter Corner of said Section 33; thence southerly on an assumed bearing along the east line of said Northwest Quarter South 01 degrees 09 minutes 58 seconds East, 1369.75 feet to the point of beginning; thence southerly continuing along said east line South 01 degrees 09 minutes 58 seconds East, 120.66 feet to hereinafter mentioned Point 'A' and the northerly line of Fourth Street N.E. (66 feet wide right-of-way); thence westerly along said northerly line North 86 degrees 23 minutes 21 seconds West, 1545.36 feet; thence northerly along the southerly extension of the westerly line of the parcel described in Book 421 of Deeds at Page 354 on file with the Olmsted County Recorder's Office, Olmsted County, Minnesota, North 01 degrees 09 minutes 58 seconds West, 120.38 feet to the southwest corner of said parcel; thence easterly along the southerly line of said parcel South 86 degrees 23 minutes 59 seconds East, 1545.34 feet to the point of beginning.

Together with:

Commencing at herein before mentioned Point 'A'; thence southerly continuing along the east line of said Northwest Quarter South 01 degrees 09 minutes 58 seconds East, 66.23 feet to the point of beginning; thence southerly continuing along said east line South 01 degrees 09 minutes 58 seconds East, 446.41 feet to the northerly right-of-way line of the Dakota, Minnesota, and Eastern Railroad (100 feet wide right-of-way); thence westerly along said northerly right-of-way line North 86 degrees 27 minutes 35 seconds West, 2082.44 feet to the most southeasterly corner of BEARWOOD ESTATES TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 145; thence northerly along the easterly lines of said BEARWOOD ESTATES TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 145 the following four (4) courses and distances: 1) thence North 03 degrees 30 minutes 11 seconds East, 148.78 feet (previously described as 149.01 feet); 2) thence North 88 degrees 37 minutes 34 seconds East, 30.98 feet; 3) thence North 00 degrees 57 minutes 32 seconds West 92.17 feet; 4) thence North 04 degrees 47 minutes 50 seconds East, 209.98 feet to the southerly line of said Fourth Street N.E.; thence easterly along said southerly line of Fourth Street N.E. South 85 degrees 12 minutes 48 seconds East, 285.66 feet; thence continuing along said southerly line South 86 degrees 23 minutes 21 seconds East, 1732.08 feet to the point of beginning.

Containing 25.24 acres for combined parts, more or less.

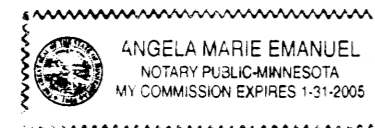
Have caused the same to be surveyed and platted as BEARWOOD ESTATES FOURTH SUBDIVISION and do hereby donate and dedicate to the public use forever the thoroughfares and cul-de-sac and grant the easements as shown on this plat.

In witness whereof, said BIG-BEAR ROCHESTER DEVELOPMENT LLC, a contract for deed vendee has caused these presents to be signed by its proper Officer, Joel E. Bigelow, Chief Manager, of BIG-BEAR ROCHESTER DEVELOPMENT LLC, this 10 day of August, 2000.

Joel E. Bigelow cm
 Joel E. Bigelow, Chief Manager,
 BIG-BEAR ROCHESTER DEVELOPMENT LLC

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10 day of August, 2000, by Joel E. Bigelow, Chief Manager, of BIG-BEAR ROCHESTER DEVELOPMENT LLC, contract for deed vendee.



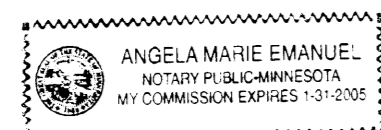
Angela Marie Emanuel
 Notary Public, Olmsted County, MN
 My Commission Expires 1-31-05

In witness whereof, said Lois K. Nelsen, fee owner and contract for deed vender, has hereunto set her hand this 10 day of August, 2000.

Lois K. Nelsen
 Lois K. Nelsen

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10 day of August, 2000, by Lois K. Nelsen, fee owner and contract for deed vender.



Angela Marie Emanuel
 Notary Public, Olmsted County, MN
 My Commission Expires 1-31-05

COUNTY AUDITOR/TREASURER

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 18th day of October, 2000.

Daniel J. Hall
 Olmsted County Auditor/Treasurer
 By Wendy von Wald Deputy

COUNTY RECORDER

Document Number A-855198

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 18th day of October, 2000, at 4:00 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall by Wendy von Wald
 Olmsted County Recorder

COUNTY SURVEYOR

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

This 10 day of August, 2000.

Edward P. Kuisle
 Edward P. Kuisle
 Olmsted County Surveyor

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 24th day of August, 2000.

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

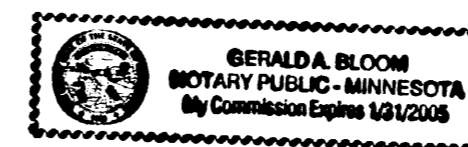
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BEARWOOD ESTATES FOURTH 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 1, 2001; that the outside boundary lines are correctly designated; and that there are no wet lands as defined by MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

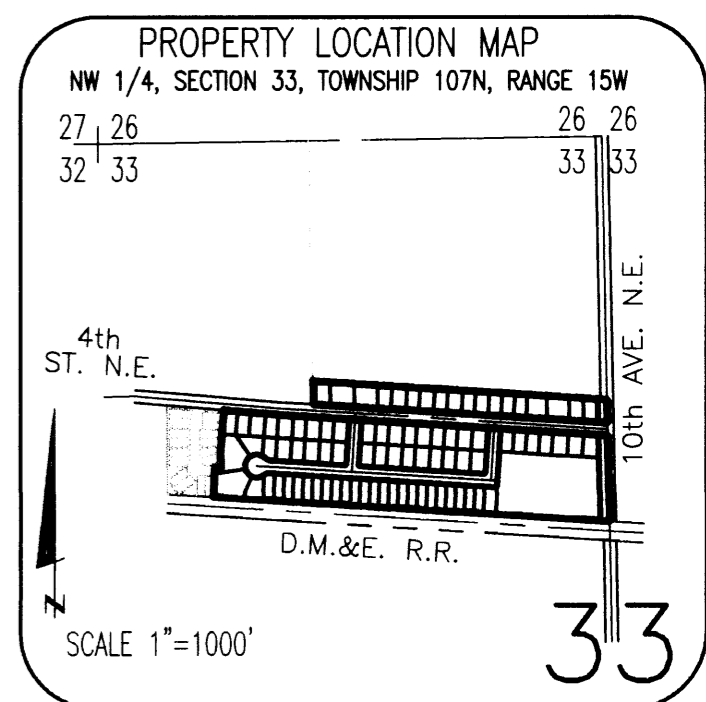
Kirk L. Pape
 Kirk L. Pape
 Minnesota L.S. No. 40317

STATE OF MINNESOTA
 COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 9 day of August, 2000, by Kirk L. Pape, L.S. No. 40317.



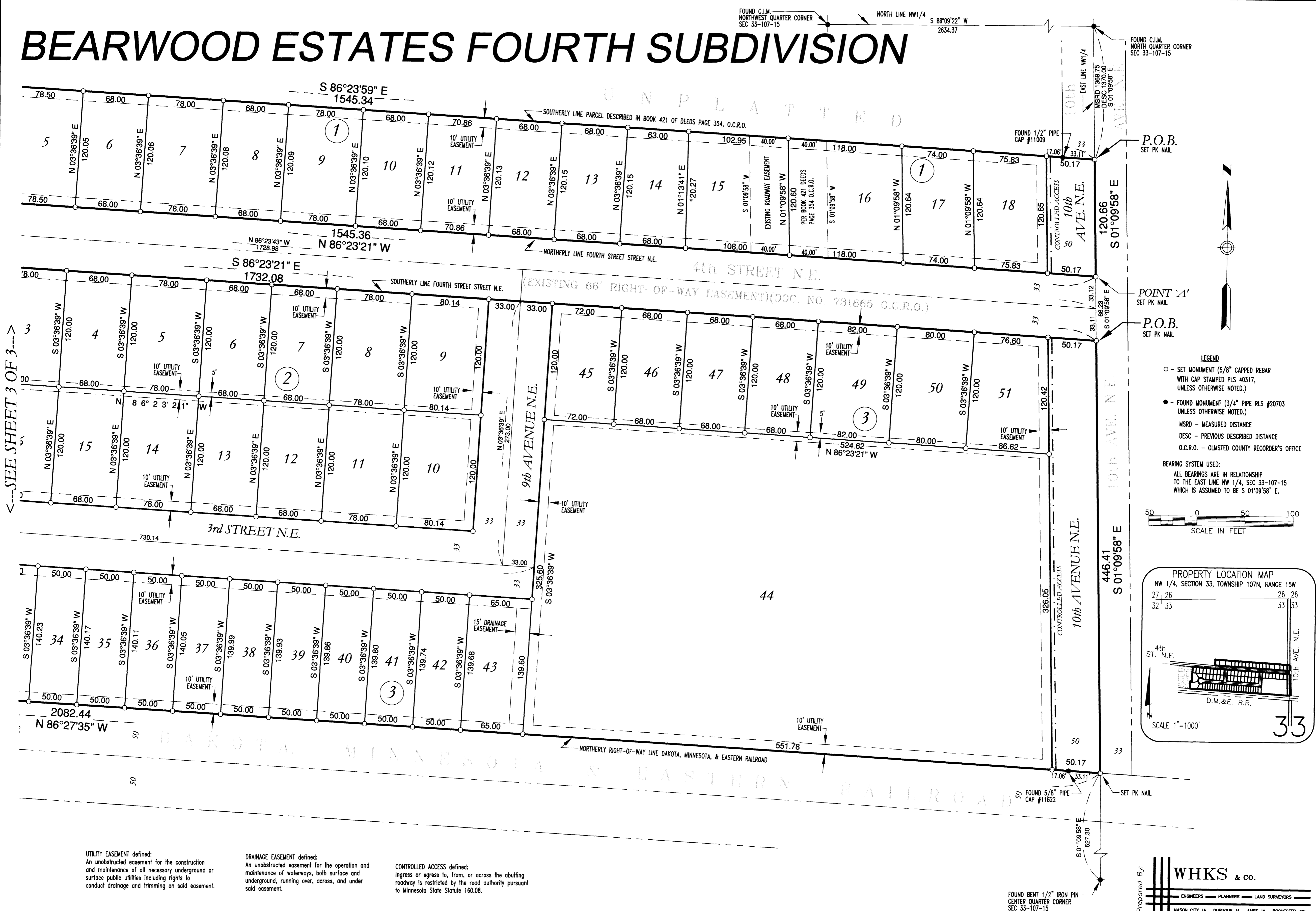
Gerald A. Bloom
 Notary Public, Olmsted County, MN
 My Commission Expires 1-31-05



Prepared By: **WHKS & CO.**
 ENGINEERS PLANNERS LAND SURVEYORS
 MASON CITY, IA DUBUQUE, IA AMES, IA ROCHESTER, MN

OFFICIAL PLAT

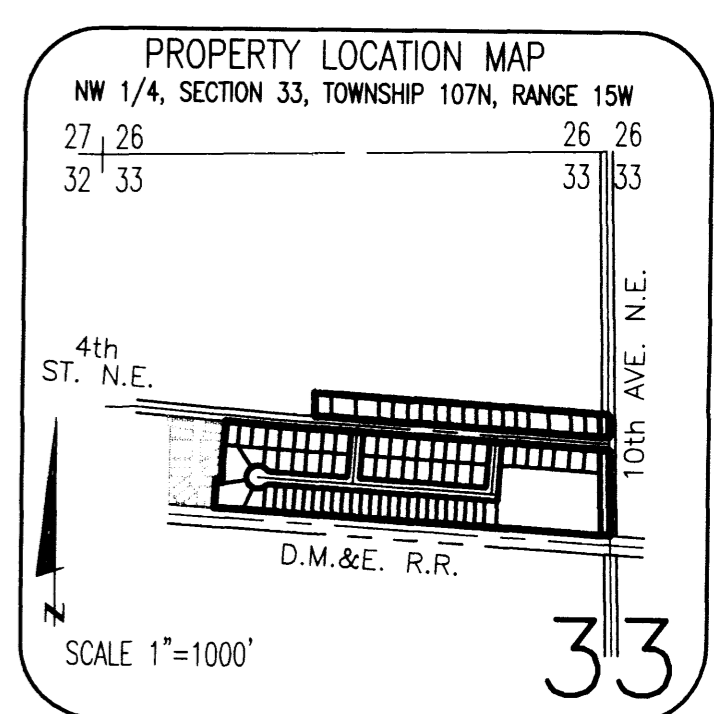
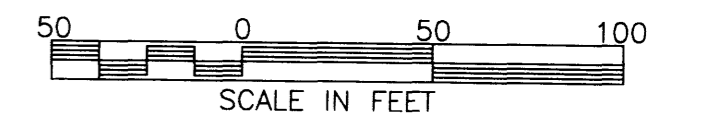
BEARWOOD ESTATES FOURTH SUBDIVISION



SEE SHEET 3 OF 3

- LEGEND**
- - SET MONUMENT (5/8" CAPPED REBAR WITH CAP STAMPED PLS 40317, UNLESS OTHERWISE NOTED.)
 - - FOUND MONUMENT (3/4" PIPE PLS #20703 UNLESS OTHERWISE NOTED.)
 - MSRD - MEASURED DISTANCE
 - DESC - PREVIOUS DESCRIBED DISTANCE
 - O.C.R.O. - OLUMSTED COUNTY RECORDER'S OFFICE

BEARING SYSTEM USED:
ALL BEARINGS ARE IN RELATIONSHIP TO THE EAST LINE NW 1/4, SEC 33-107-15 WHICH IS ASSUMED TO BE S 01°09'58" E.



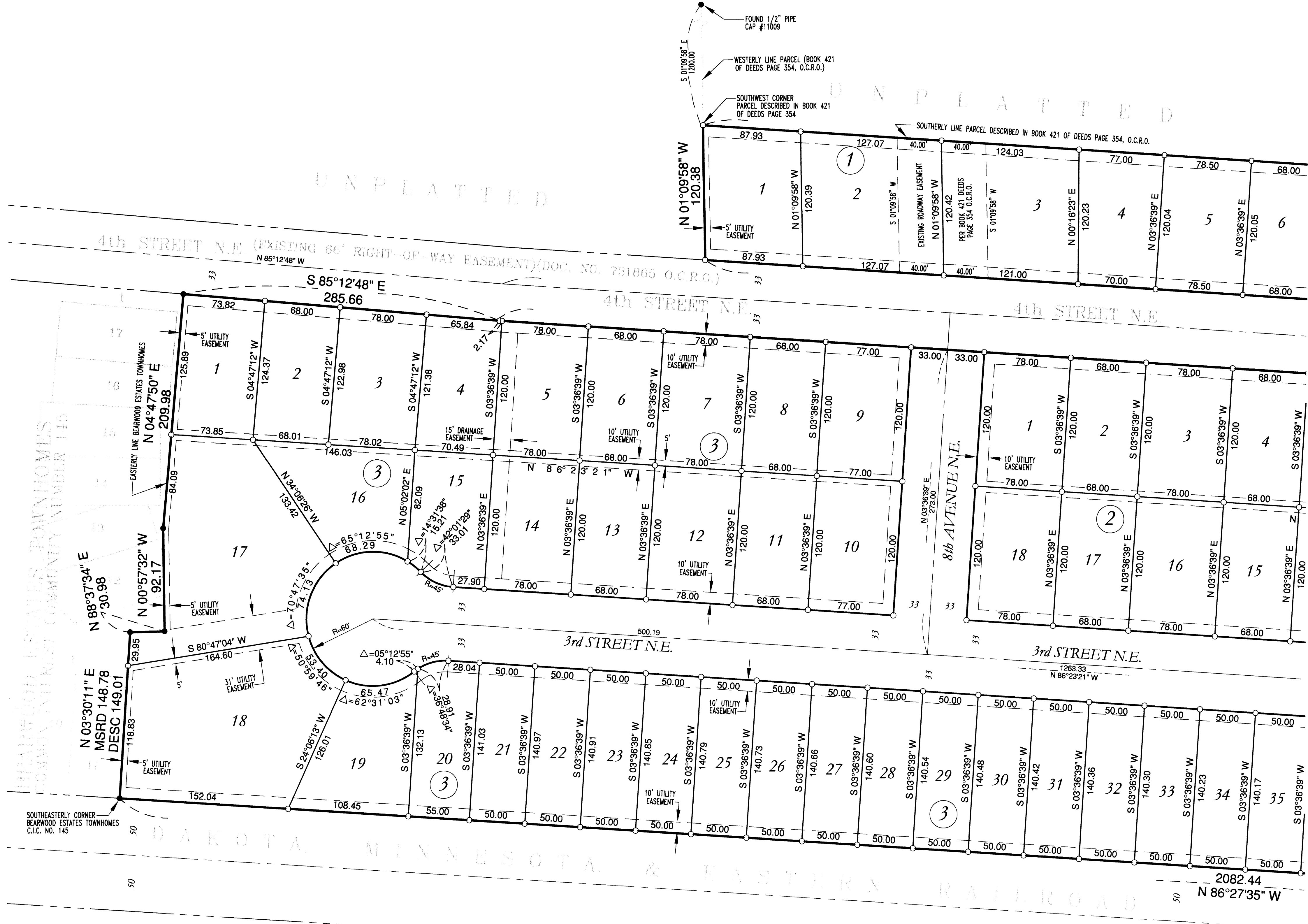
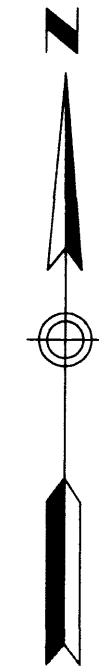
UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground or surface public utilities including rights to conduct drainage and trimming on said easement.

DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground, running over, across, and under said easement.

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

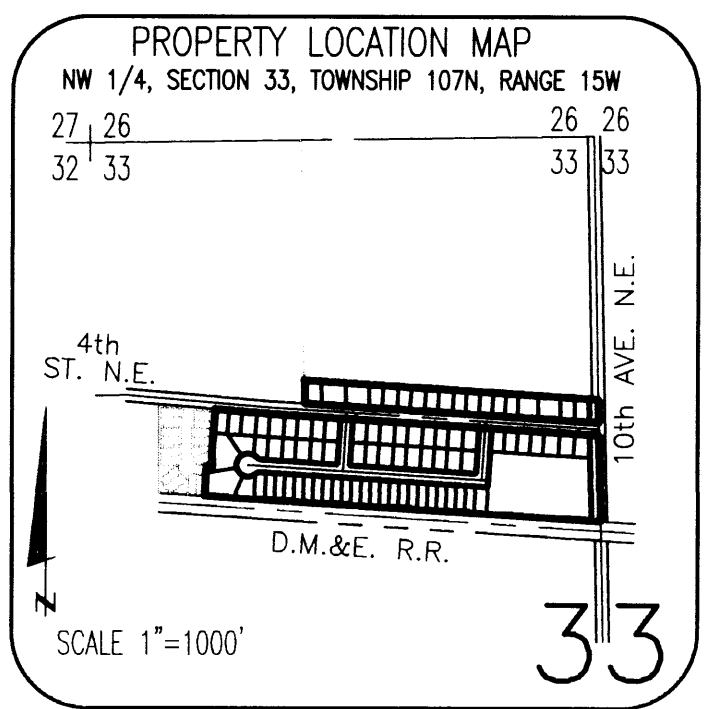
Prepared By: **WHKS & CO.**
ENGINEERS PLANNERS LAND SURVEYORS
MASON CITY, IA DUBUQUE, IA AMES, IA ROCHESTER, MN

BEARWOOD ESTATES FOURTH SUBDIVISION



SEE SHEET 2 OF 3

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ENGINEERS PLANNERS LAND SURVEYORS
MASON CITY, IA DUBUQUE, IA AMES, IA ROCHESTER, MN