

# OFFICIAL PLAT BROOKMOOR THIRD

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Larry E. Brooks and Sandra K. Brooks, husband and wife, owners and proprietors, and First Security Bank, a Minnesota Corporation, mortgagee of the following described property situated in the City of Byron, State of Minnesota, to wit:

A part of the Northeast Quarter of the Northwest Quarter of Section 32, Township 107 North, Range 15 West, Byron, Minnesota, described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence South 89 degrees 16 minutes 29 seconds West, assumed bearing, along the north line of said Northwest Quarter, 488.00 feet to the northwest corner of Lot 9, Block 2, MEADOWLARK HILLS FIRST SUBDIVISION (the next 6 courses are along the westerly lines of said Subdivision); thence South 02 degrees 58 minutes 20 seconds West, 70.02 feet; thence South 16 degrees 08 minutes 57 seconds East, 165.99 feet to the most easterly corner of OUTLOT 'B', BROOKMOOR for the point of beginning; thence North 73 degrees 51 minutes 03 seconds East, 35.26 feet; thence South 01 degree 08 minutes 57 seconds East, 883.17 feet; thence North 89 degrees 12 minutes 18 seconds East, 30.94 feet; thence South 00 degrees 47 minutes 42 seconds East, 150.30 feet to the southwest corner of Lot 1, Block 1 in said MEADOWLARK HILLS FIRST SUBDIVISION; thence South 89 degrees 13 minutes 39 seconds West, along the north line of 4th Street N.W. as dedicated on BROOKMOOR SECOND, 120.72 feet to the southeast corner of Lot 2, Block 5, in said BROOKMOOR SECOND; thence North 01 degree 14 minutes 32 seconds West along the east line thereof, 150.26 feet to the northeast corner thereof; thence South 89 degrees 03 minutes 16 seconds West along the north line of said Block 5, a distance of 104.00 feet to the northwest corner of Lot 1 in said Block 5 (said corner being the northeast corner of Lot 6, Block 2, SUNSET GLORY FIRST ADDITION); thence South 89 degrees 13 minutes 55 seconds West, along the north line of said ADDITION, 328.68 feet to the southeast corner of Lot 1, Block 2, BROOKMOOR SECOND (the next four courses are along the easterly lines of said BROOKMOOR SECOND); thence North 00 degrees 46 minutes 05 seconds West, 95.00 feet; thence North 11 degrees 32 minutes 37 seconds East, 165.17 feet; thence North 23 degrees 18 minutes 37 seconds East, 102.31 feet; thence North 13 degrees 00 minutes 00 seconds East, 359.33 feet to the most southerly corner of Lot 4, Block 2, BROOKMOOR (the next two courses are along the southerly lines of said Block 2); thence North 56 degrees 14 minutes 58 seconds East, 146.37 feet; thence North 63 degrees 29 minutes 41 seconds East, 220.35 feet to the point of beginning.

Containing 8.47 acres more or less.

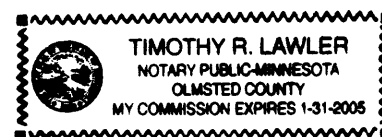
have caused the same to be surveyed and platted as BROOKMOOR THIRD and do hereby donate and dedicate to the public for the public use forever the cul-de-sacs and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Larry E. Brooks and Sandra K. Brooks, husband and wife, have caused these presents to be signed this 28 day of August, 2002.

Larry E. Brooks  
Larry E. Brooks

Sandra K. Brooks  
Sandra K. Brooks

State of Minnesota  
County of Olmsted



The foregoing instrument was acknowledged before me this 28 day of August, 2002, by Larry E. Brooks and Sandra K. Brooks, husband and wife.

Timothy R. Lawler  
Notary Public, Olmsted County, Minnesota

My commission expires 1-31-2005

In witness whereof said First Security Bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 28 day of August, 2002.

Timothy R. Lawler

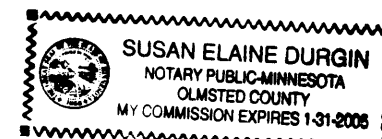
Tommy Unverzagt

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 28 day of August, 2002, by Timothy Lawler, its Vice President, and Tommy Unverzagt, its Asst. Cashier, officers of First Security Bank, a Minnesota Corporation, on behalf of the Corporation.

Susan Elaine Durgin  
Notary Public, Olmsted County, Minnesota

My commission expires 1-31-05



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as BROOKMOOR THIRD; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson  
James E. Swanson, L.S.  
Minnesota License Number 11622 Number 11622

State of Minnesota  
County of Dodge

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 19 day of April, 2002.

Beth A. Davis  
Notary Public, Dodge County, Minnesota



My commission expires 1-31-2005

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 19 day of April, 2002.

Edward P. Kusile  
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota  
County of Olmsted  
City of Byron

We do hereby certify that on the 13<sup>th</sup> day of March, 2002, the accompanying plat was duly approved by the Common Council of the City of Byron. In testimony thereof, we have hereunto signed our name and affixed the seal of the City of Byron this 28<sup>th</sup> day of August, 2002.

Gregory H. Brandt  
Mayor

Mary Blair Hoff  
City Clerk

CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Byron, Minnesota, at a regular meeting thereof, on the 11<sup>th</sup> day of March, 2002.

Ben Peyer  
Commission Chairman

PROPERTY RECORDS AND LICENSING

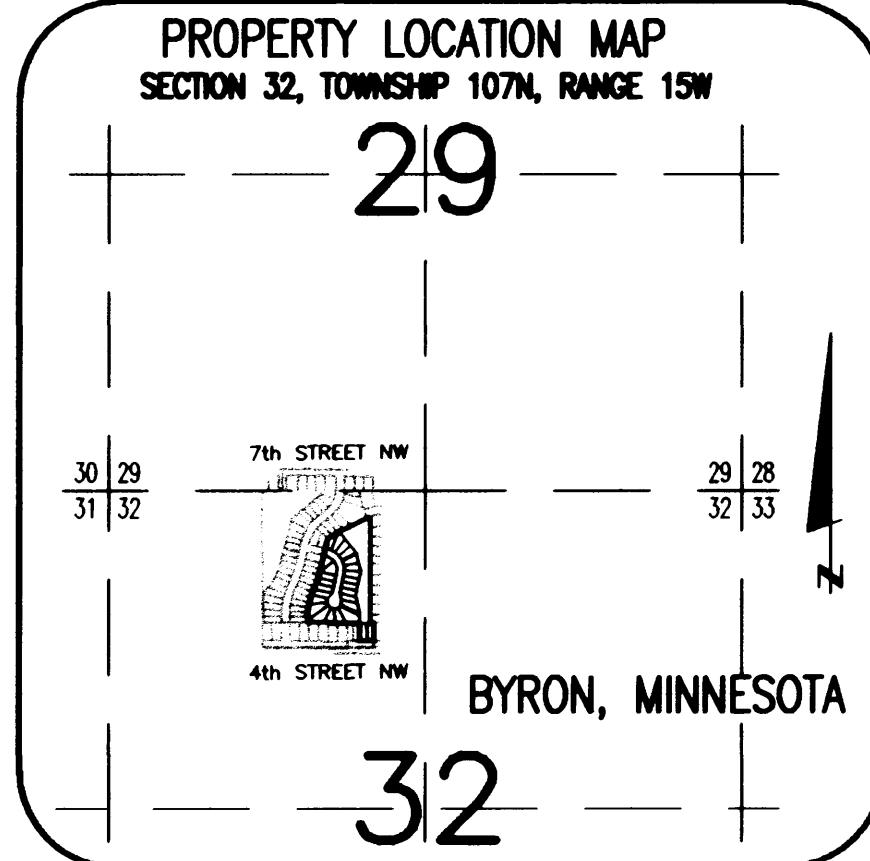
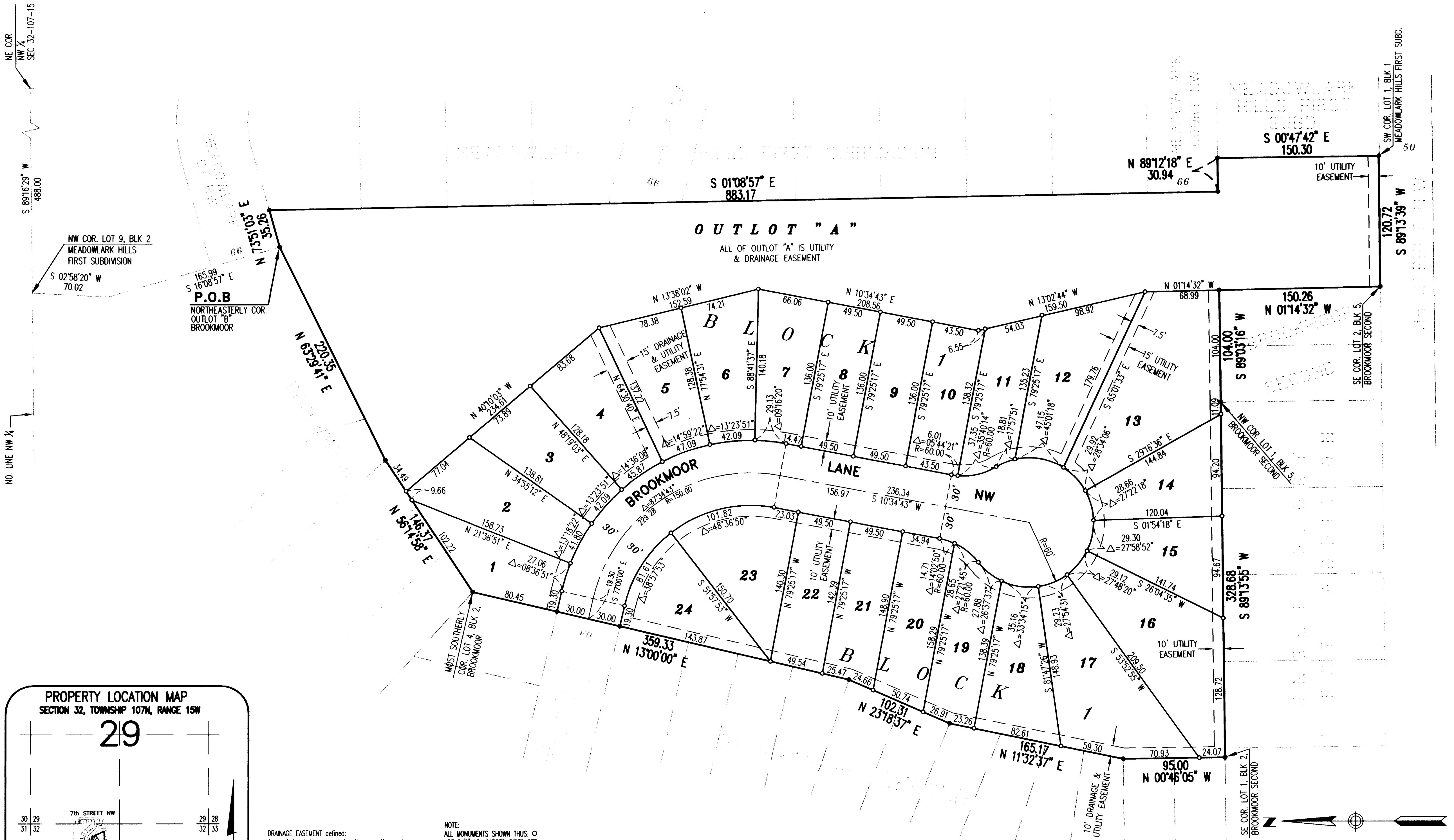
Taxes payable in the year 2001 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 17<sup>th</sup> day of September, 2002.

DOCUMENT NUMBER A-933071 I hereby certify that this instrument was filed in the office of Property Records and Licensing for the record on this 18<sup>th</sup> day of September, 2002, at 10:42 o'clock A.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall  
Director of Property Records and Licensing

Wendy von Wald  
Deputy

# OFFICIAL PLAT BROOKMOOR THIRD

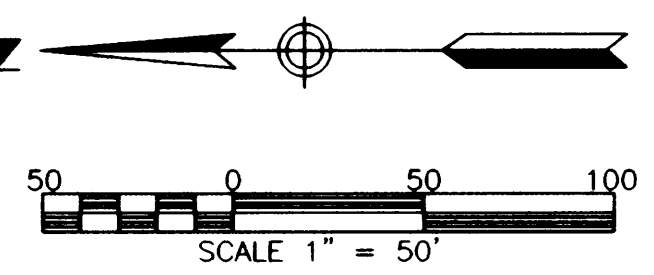


**DRAINAGE EASEMENT defined:**  
An unobstructed easement for the operation and maintenance of waterways, both surface and underground running over, across, and under said easement.

**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.

**NOTE:**  
ALL MONUMENTS SHOWN THIS: ○ ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622.  
ALL MONUMENTS SHOWN THIS: ● ARE FOUND 5/8" ID PIPE UNLESS OTHERWISE NOTED.

**BASIS OF BEARING SYSTEM:**  
ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE NW 1/4, SEC 32-107-15 WHICH IS ASSUMED TO BE S 89°16'29" W



389A  
PREPARED BY:  
MCGHIE & BETTS, INC.  
CONSULTING ENGINEERS  
PLANNERS, LAND SURVEYORS  
ROCHESTER, MINNESOTA