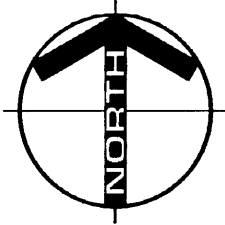


BEARWOOD ESTATES FIFTH SUBDIVISION



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



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.



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Big Bear Rochester Development LLC, a Minnesota limited liability company, Olmsted National Bank, National Association, mortgagee, all being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

Lots 8, 9, 10, 11, 12, 13, and 14, Block 3 of BEARWOOD ESTATES THIRD SUBDIVISION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, and parts of Nelsen Place N.E., public right-of-way of said BEARWOOD ESTATES THIRD SUBDIVISION, described as follows:

Commencing at the southeast corner of said Lot 14; thence northerly on an assumed azimuth from grid north of 358 degrees 49 minutes 47 seconds along the east line of said Lot 14, a distance of 78.42 feet to the point of beginning; thence continue northerly 358 degrees 49 minutes 47 seconds azimuth along the northerly extension of said east line 125.95 feet to the northwesterly right-of-way line of said Nelsen Place N.E.; thence southerly 100.35 feet along said right-of-way line on a nontangential curve concave easterly, having a radius of 60.00 feet, a central angle of 95 degrees 49 minutes 41 seconds, and a chord azimuth of 187 degrees 32 minutes 55 seconds; thence southerly 41.04 feet along said right-of-way line on a reverse tangential curve concave westerly, having a radius of 60.00 feet, a central angle of 39 degrees 11 minutes 42 seconds, and a chord azimuth of 159 degrees 13 minutes 56 seconds to the point of beginning and there terminating.

AND,

Commencing at the southwest corner of said Lot 9; thence northerly 358 degrees 49 minutes 47 seconds azimuth along the west line of said Lot 9, a distance of 13.79 feet to the point of beginning; thence continue northerly 358 degrees 49 minutes 47 seconds along the northerly extension of said west line 125.95 feet to the northeasterly right-of-way line of said Nelsen Place N.E.; thence southerly 100.35 feet along said right-of-way line on a nontangential curve concave westerly, having a radius of 60.00 feet, a central angle of 95 degrees 49 minutes 41 seconds, and a chord azimuth of 170 degrees 06 minutes 38 seconds; thence southerly 41.04 feet along said right-of-way line on a reverse tangential curve concave easterly, having a radius of 60.00 feet, a central angle of 39 degrees 11 minutes 42 seconds, and a chord azimuth of 198 degrees 25 minutes 38 seconds to the point of beginning and there terminating.

Said tract contains 2.45 acres more or less.

Have caused the same to be surveyed and platted as BEARWOOD ESTATES FIFTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfare and dedicate the easements as shown on this plat for utility purposes only.

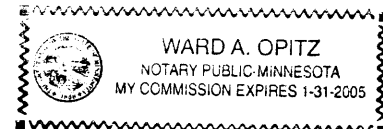
In witness whereof, said Big Bear Rochester Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this 25 day of November, 2002.

Joel O. Bigelow
Joel O. Bigelow
President

John W. Olive
John W. Olive
Secretary - Treasurer

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 25 day of Nov, 2002, 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.



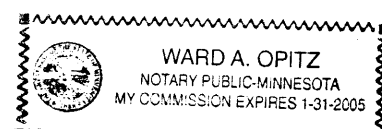
Ward A. Opitz
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2005

In witness whereof, said Olmsted National Bank, National Association, has caused these presents to be signed by its proper officer this 21 day of November, 2002.

Lyman Grieve
Lyman Grieve
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 21 day of Nov, 2002, by Lyman Grieve, President, of Olmsted National Bank, National Association, on behalf of the bank.



Ward A. Opitz
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 21st day of Nov., 2002, 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 21st day of November, 2002.

Gregory H. Brandt
Gregory H. Brandt, Mayor

Mary Blair-Hoelt
Mary Blair-Hoelt
City Clerk

COUNTY SURVEYOR

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

This 21 day of Nov., 2002.

Edward P. Kuisie
Edward P. Kuisie
Olmsted County Surveyor

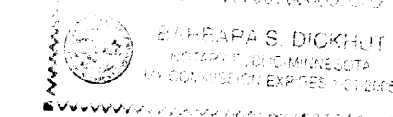
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BEARWOOD ESTATES FIFTH 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 November 15, 2003; 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 19th day of November, 2002, by Douglas G. Rude, L.S. No. 22422.



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

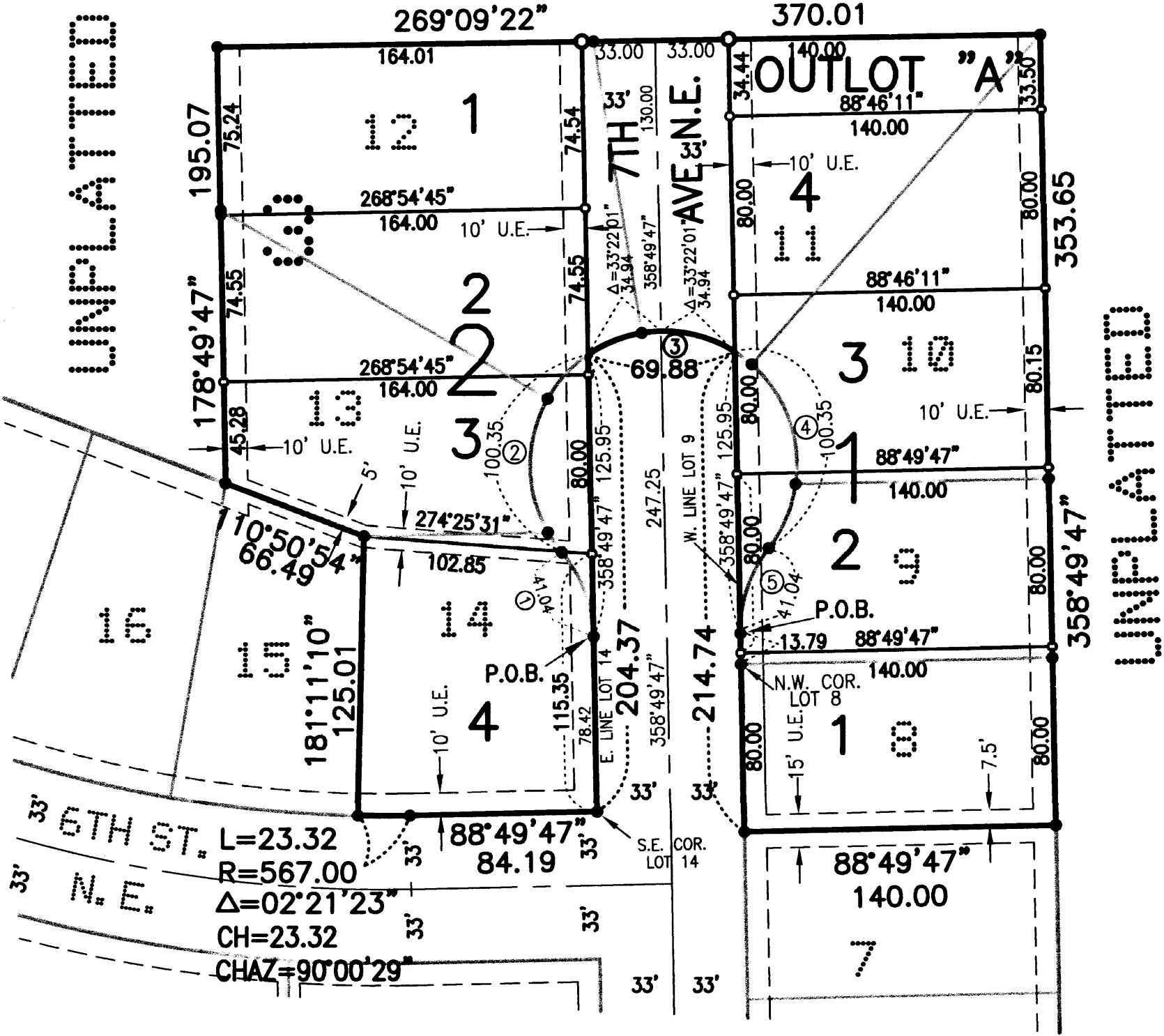
PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2002 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 2nd day of December, 2002.

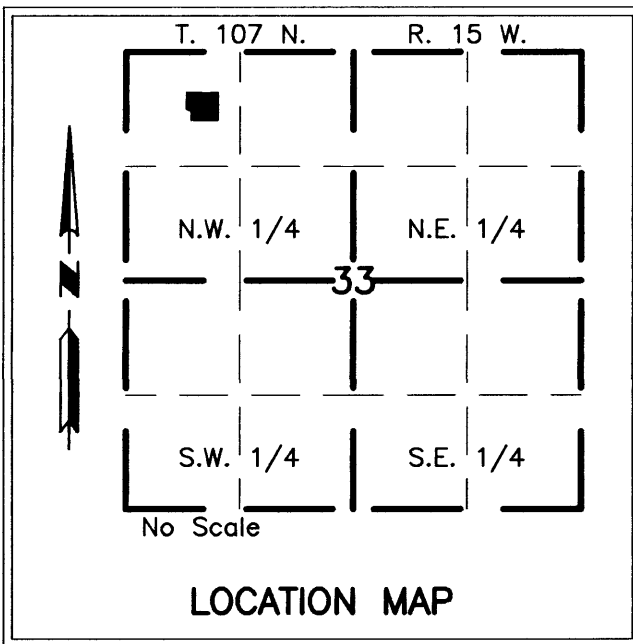
Document Number A-943893

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 2nd day of December, 2002 at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel J. Hall
Daniel J. Hall
Olmsted County Director of
Property Records and Licensing
By *Wendy von Wald* Deputy



BEARWOOD ESTATES THIRD SUBD.



CURVE DATA					
CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	41.04	39°11'42"	60.00	40.25	159°13'56"
2	100.35	95°49'41"	60.00	89.06	187°32'55"
3	69.88	66°44'02"	60.00	66.00	88°49'47"
4	100.35	95°49'41"	60.00	89.06	170°06'38"
5	41.04	39°11'42"	60.00	40.25	198°25'38"

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

PROJECT NUMBER: 7818 COMPUTER FILE: 7818 FNPL01.DWG DATE: 11/19/02 DRAFTSPERSON: JRP