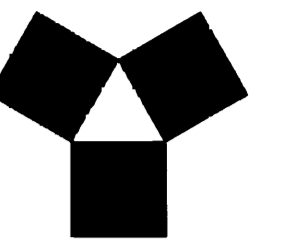


BEARWOOD ESTATES FIRST SUBDIVISION



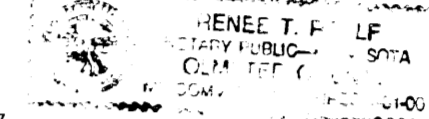
YAGGY COLBY ASSOCIATES

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-8464
FAX 507-288-5058

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10th day of Sept, 1996, by Thomas Hunt, President and Vice President and Catherine Hunt, Secretary & Treasurer of Dream Hunter Corporation, a Minnesota Corporation, on behalf of the Corporation.



Edward P. Kuisle
Notary Public, Olmsted County, MN
My Commission Expires 1-31-00

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Floyd Nelson and Lois Nelson, husband and wife, as fee owners and contract for deed vendors, and Dream Hunter Corporation, a Minnesota Corporation, contract for deed vendee collectively as owners and proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the West Half 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 north of 178 degrees 57 minutes 00 seconds along the west line of said Northwest Quarter, and along the east line of Valley View Sixth Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota 1348.47 feet to the point of beginning; thence continue southerly 178 degrees 57 minutes 00 seconds azimuth along said west line 360.85 feet; thence easterly 89 degrees 00 minutes 53 seconds azimuth 164.57 feet; thence northerly 358 degrees 57 minutes 00 seconds azimuth 130.68 feet; thence westerly 274 degrees 47 minutes 16 seconds azimuth 270.00 feet; thence northerly 358 degrees 57 minutes 00 seconds azimuth 130.68 feet; thence westerly 268 degrees 57 minutes 00 seconds azimuth 8.81 feet; thence westerly 268 degrees 57 minutes 00 seconds azimuth 196.00 feet to the point of beginning.

Together with that part of the West Half 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 north of 178 degrees 57 minutes 00 seconds along the west line of said Northwest Quarter, and along the east line of Valley View Sixth Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota 1348.47 feet to the point of beginning; thence continue southerly 178 degrees 57 minutes 00 seconds azimuth along the easterly line of Valley View Fourth Addition, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota 94.15 feet; thence easterly 88 degrees 57 minutes 00 seconds azimuth 196.00 feet; thence southerly 178 degrees 57 minutes 00 seconds azimuth 11.27 feet; thence easterly 88 degrees 57 minutes 00 seconds azimuth 130.00 feet; thence southerly 178 degrees 57 minutes 00 seconds azimuth 372.96 feet to the northerly right-of-way line of the Dakota, Minnesota, and Eastern Railroad; thence easterly 93 degrees 32 minutes 43 seconds azimuth along said northerly right-of-way line 237.09 feet; thence northerly 03 degrees 32 minutes 36 seconds azimuth 149.01 feet; thence easterly 89 degrees 02 minutes 19 seconds azimuth 30.98 feet; thence northerly 04 degrees 47 minutes 16 seconds azimuth 209.98 feet; thence westerly 274 degrees 47 minutes 16 seconds azimuth 468.01 feet; thence westerly 269 degrees 00 minutes 53 seconds azimuth 161.16 feet to the point of beginning.

Said combined tracts contain 7.08 acres more or less.

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

In witness whereof, said Dream Hunter Corporation, a Minnesota Corporation, has caused these presents to be signed by its proper Officers this 10th day of SEPT, 1996.

Thomas Hunt President & Vice President
Catherine Hunt Secretary & Treasurer

In witness whereof, said Floyd Nelson and Lois Nelson, have hereunto set their hands this 10 day of September, 1996.

Floyd Nelson
Lois Nelson

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10 day of Sept, 1996, by Floyd Nelson and Lois Nelson.



Tammie L. Pries
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2000

BEARINGS

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

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.

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

A utility easement is granted over all of Lot 17, Block 4

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1996 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 13th day of SEPTEMBER, 1996.

Bob Ryan
Olmsted County Auditor/Treasurer
By Wanda Bartel Deputy

COUNTY RECORDER 736024

Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 16 day of September, 1996 at 1 o'clock P.m. and was duly recorded in Olmsted County Records.

Mary Coelker
Olmsted County Recorder
Catherine L. Evans, Deputy

COUNTY SURVEYOR

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

This 10th day of Sept, 1996.

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 11th day of SEPT, 1996 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 12th day of SEPT, 1996.

Roy Gruber
Roy Gruber, Mayor
Mark Behl (authorized sign by Channon Nomaus)
Mark Behl
Clerk - Administrator

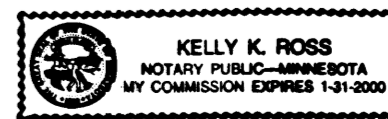
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as BEARWOOD ESTATES FIRST 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 August 1, 1997; 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.

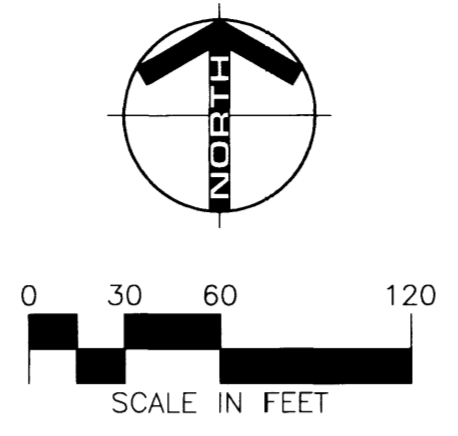
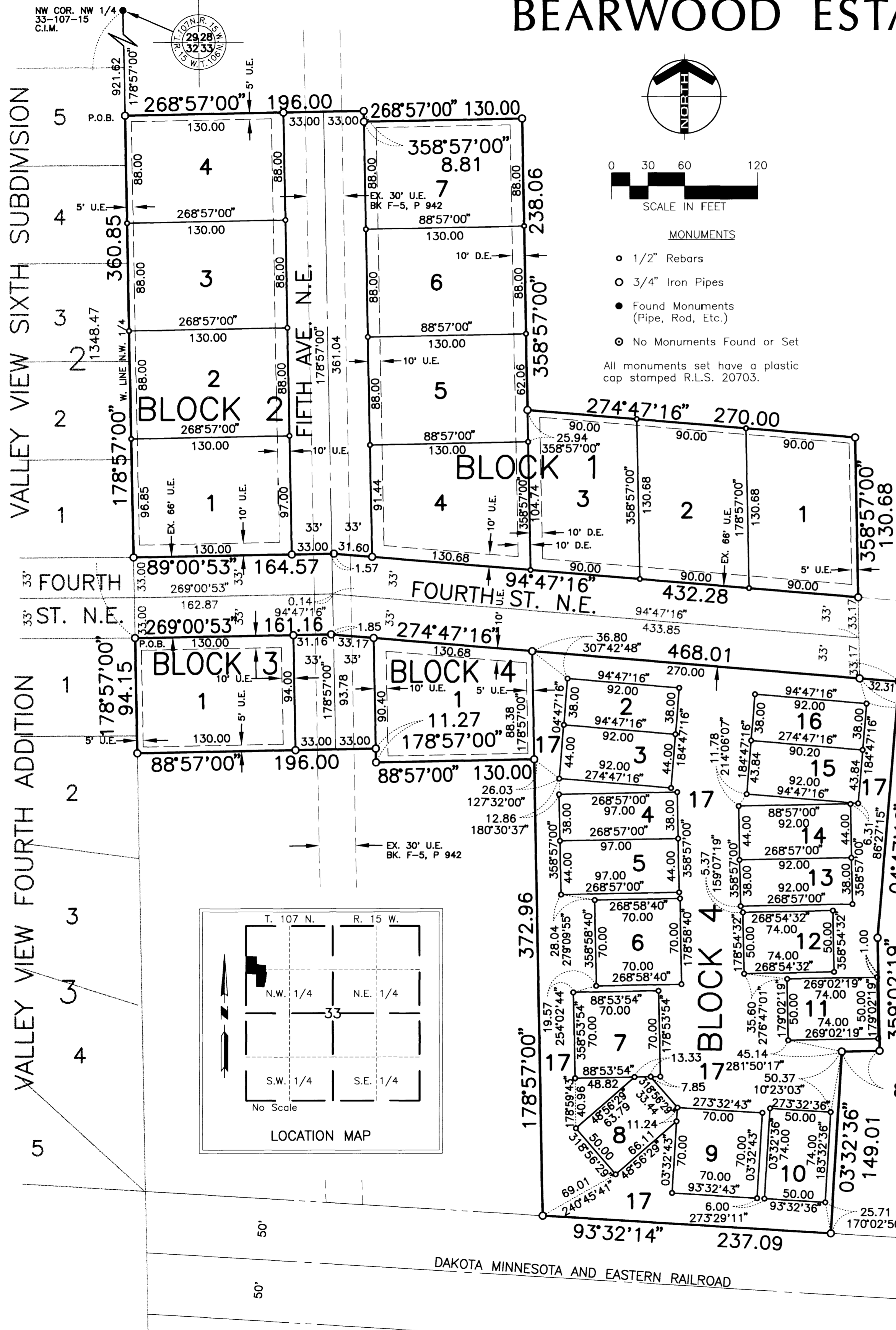
Michael J. Fritz
Michael J. Fritz
Minnesota L.S. No. 20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 10th day of September, 1996, by Michael J. Fritz, L.S. No. 20703.

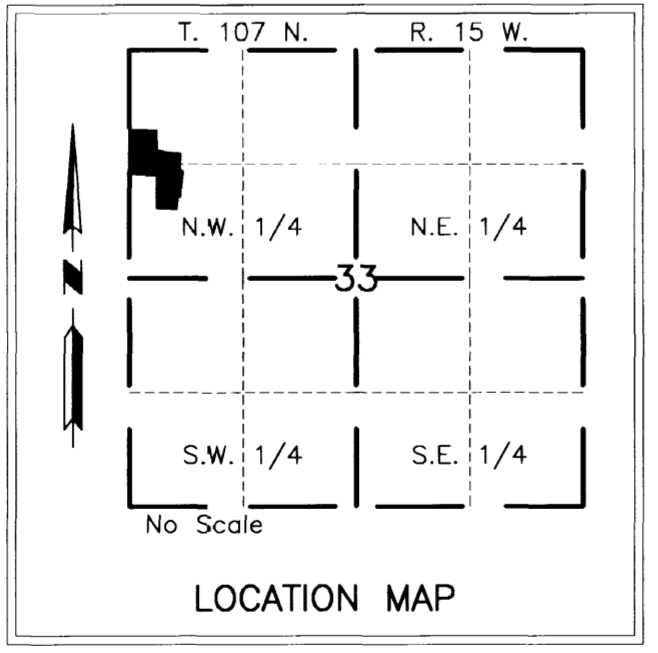


Kelly K. Ross
Notary Public, Olmsted County, MN
My Commission Expires



- MONUMENTS
- 1/2" Rebars
 - 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
 - No Monuments Found or Set

All monuments set have a plastic cap stamped R.L.S. 20703.



PROJECT NUMBER: 4848-96
COMPUTER FILE: 4848SF01.DWG
DATE: 07/12/96
DRAFTSPERSON: R.A.S.