

"OFFICIAL PLAT"

BYRON TOWNE SQUARE

10'  UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

BEARINGS
ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 107 NORTH, RANGE 15 WEST WHICH IS ASSUMED TO BEAR S00°24'20"E.

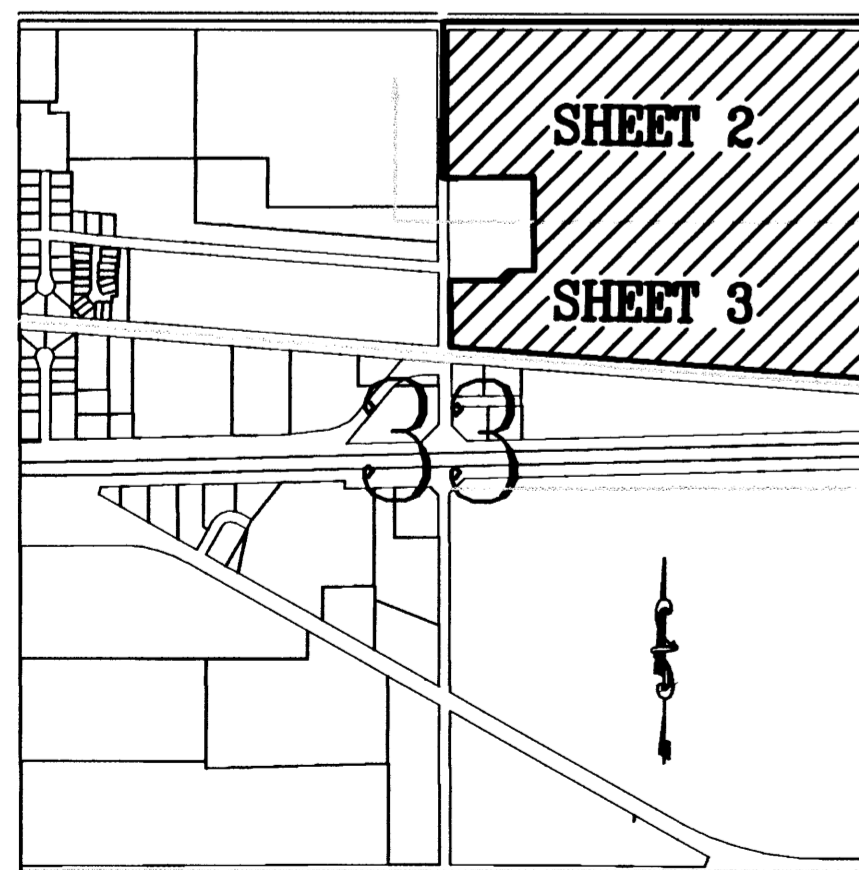
CONTROLLED ACCESS DEFINED
INGRESS AND EGRESS TO, FROM OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

LEGEND

- IRON PIPE WITH PLASTIC CAP
- STAMPED R.L.S.#21940 SET
- FOUND MONUMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- o — o — CONTROLLED ACCESS
- EASEMENT LINE
- QUARTER LINE



VICINITY MAP

Section 33 - Twp. 107 N - Range 15 W
"NOT TO SCALE"

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as BYRON TOWNE SQUARE; 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 been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of Olmsted
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 16 day of March, 2003.

Monica G. Griffin
Notary Public, Olmsted 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 12 day of January, 2003.
Edward P. Kivalo
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 19th day of MARCH, 2003.

DOCUMENT NUMBER A-959805

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 19th day of MARCH, 2003, at 1:12 o'clock P. M., and was duly recorded in the Olmsted County records.

Daniel G. Hall
Director of Property Records & Licensing

Wendy von Wald
Deputy

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Byron

We do hereby certify that on the ___ day of ___ 2003, 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 ___ day of ___ 2003.

Gregory H. Brandt
Mayor

Mary K. Blakeslee
City Clerk

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Darrel A. Farr Development Corp., a Minnesota Corporation, and Darrel A. Farr and Naomi L. Farr, husband and wife, owners and proprietors of the following described property in the City of Byron, State of Minnesota, to wit:

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

Beginning at the northwest corner of said Northeast Quarter of Section 33; thence on an assumed bearing of South 00°24'20" East a distance of 966.16 feet along the west line of said Northeast Quarter; thence North 89°18'35" East a distance of 570.00 feet; thence South 00°24'20" East a distance of 1086.36 feet along a line parallel to said west line to the northerly line of the existing railroad right-of-way; thence South 85°43'10" East a distance of 2065.26 feet along said railroad right-of-way to the east line of said Northeast Quarter; thence North 00°14'40" West a distance of 2204.27 feet along said east line to the northeast corner of said Northeast Quarter; thence South 89°54'07" West a distance of 2634.58 feet to the northwest corner of said Northeast Quarter and the point of beginning; containing 113.20 acres.

ALSO

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

Commencing at the northwest corner of said Northeast Quarter; thence on an assumed bearing of South 00°24'20" East along the west line of said Northeast Quarter 966.16 feet; thence North 89°18'35" East 570.00 feet; thence South 00°24'20" East 580.19 feet to the point of beginning; thence continuing South 00°24'20" East 506.17 feet; thence North 85°43'10" West 521.74 feet; thence North 00°24'20" West 403.55 feet; thence North 89°35'40" East 301.69 feet; thence North 44°35'40" East 84.85 feet; thence North 89°35'40" East 158.30 feet to the point of beginning, containing 5.33 acres.

The above described conveyance contains 118.53 acres, more or less.

Have caused the same to be surveyed and platted as BYRON TOWNE SQUARE and do hereby donate and dedicate to the public use forever the thoroughfares and also dedicate the easements as shown on this plat.

In witness whereof said Darrel A. Farr Development Corp., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 8th day of JANUARY, 2003.

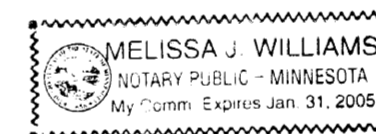
Lucinda A. Gardner
President

State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 8th day of JANUARY, 2003, by Lucinda A. Gardner, President of Darrel A. Farr Development Corp., a Minnesota Corporation.

Notary Public, Hennepin County, Minnesota

My commission expires: 1/31/05



In witness whereof said Darrel A. Farr and Naomi L. Farr, husband and wife, have caused these presents to be signed this 8th day of JANUARY, 2003.

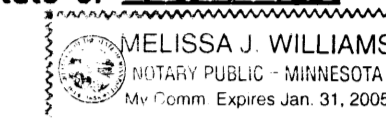
Darrel A. Farr
Naomi L. Farr

State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 8th day of JANUARY, 2003, by Darrel A. Farr and Naomi L. Farr, husband and wife.

Melissa J. Williams
Notary Public, Hennepin County, State of Minnesota

My commission expires: 1/31/05



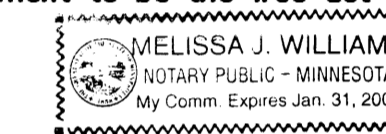
KNOW ALL MEN BY THESE PRESENTS: That M&I Marshall & Ilsley Bank, a Wisconsin bank corporation, holder of a mortgage on the above described property hereby consents to the plat described herein including the dedication and donation to the public use forever of the thoroughfares and the dedication of easements.

M&I Marshall & Ilsley Bank, a Wisconsin bank corporation
By [Signature] Title: Business Banking officer

State of Minnesota
County of Hennepin

On January 8th, 2003, before me, a Notary Public within and for said County, personally appeared Daniel Koch to me personally known, who, being by me duly sworn did say that he/she is Bus. Banking Officer of M&I Marshall & Ilsley Bank, a Wisconsin bank corporation, and that said instrument was signed on behalf of M&I Marshall & Ilsley Bank, a Wisconsin bank corporation, and acknowledged said instrument to be the free act and deed of said corporation.

Melissa J. Williams
Notary Public



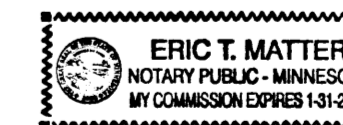
KNOW ALL MEN BY THESE PRESENTS: That Richard S. Tompkins and Jacquelyn G. Tompkins, husband and wife, holder of a mortgage on the above described property hereby consents to the plat described herein including the dedication and donation to the public use forever of the thoroughfares and the dedication of easements.

Richard S. Tompkins
Jacquelyn G. Tompkins

State of Minnesota
County of Olmsted

On January 10, 2003, before me, a Notary Public within and for said County, personally appeared Richard S. Tompkins and Jacquelyn G. Tompkins to me personally known, who, being by me duly sworn, did acknowledge said instrument to be the free act and deed of said Richard S. Tompkins and Jacquelyn G. Tompkins.

Eric Matter
Notary Public



847A

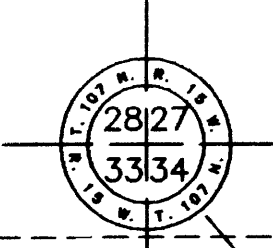
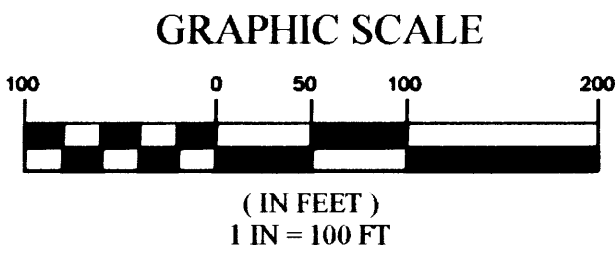
SHEET 1 of 3

GGG INC.
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14070 Hwy 52 SE
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FILE NO. 01-2485PI

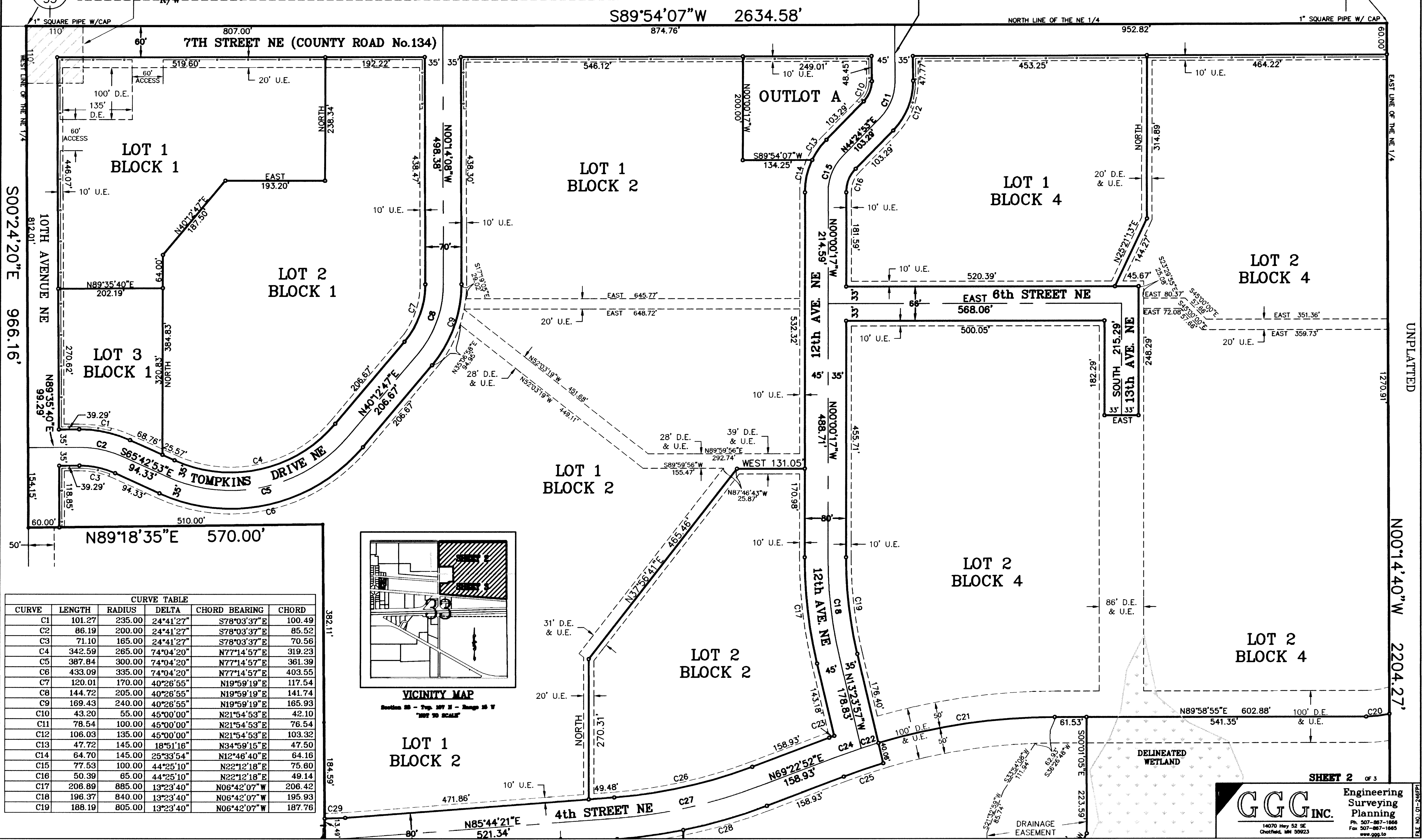
"OFFICIAL PLAT"

BYRON TOWNE SQUARE

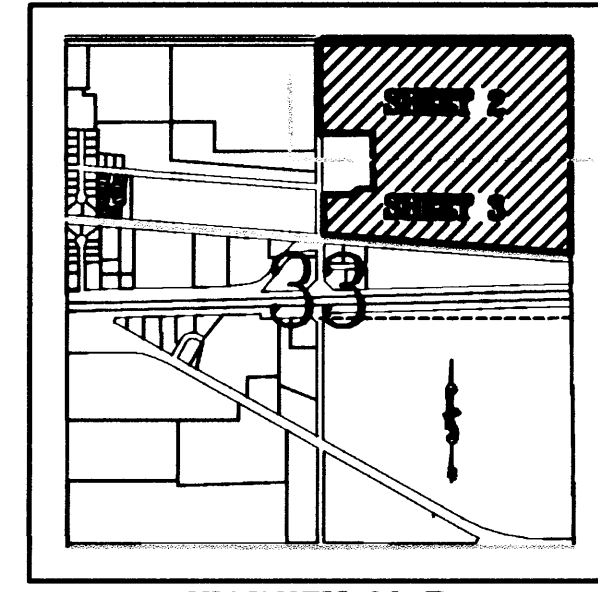


110'x110' Right-of-Way Easement to Minnesota Telephone Company Easement per Book P-3, Page 196 UNPLATTED

UNPLATTED



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	101.27	235.00	24°41'27"	S78°03'37"E	100.49
C2	86.19	200.00	24°41'27"	S78°03'37"E	85.52
C3	71.10	165.00	24°41'27"	S78°03'37"E	70.56
C4	342.59	265.00	74°04'20"	N77°14'57"E	319.23
C5	387.84	300.00	74°04'20"	N77°14'57"E	361.39
C6	433.09	335.00	74°04'20"	N77°14'57"E	403.55
C7	120.01	170.00	40°26'55"	N19°59'19"E	117.54
C8	144.72	205.00	40°26'55"	N19°59'19"E	141.74
C9	169.43	240.00	40°26'55"	N19°59'19"E	165.93
C10	43.20	55.00	45°00'00"	N21°54'53"E	42.10
C11	78.54	100.00	45°00'00"	N21°54'53"E	76.54
C12	106.03	135.00	45°00'00"	N21°54'53"E	103.32
C13	47.72	145.00	18°51'16"	N34°59'15"E	47.50
C14	64.70	145.00	25°33'54"	N12°46'40"E	64.16
C15	77.53	100.00	44°25'10"	N22°12'18"E	75.80
C16	50.39	65.00	44°25'10"	N22°12'18"E	49.14
C17	208.89	885.00	13°23'40"	N06°42'07"W	206.42
C18	196.37	840.00	13°23'40"	N06°42'07"W	195.93
C19	188.19	805.00	13°23'40"	N06°42'07"W	187.78



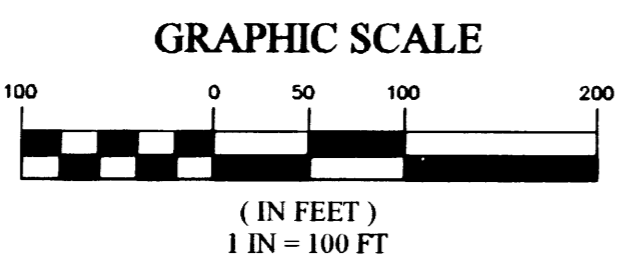
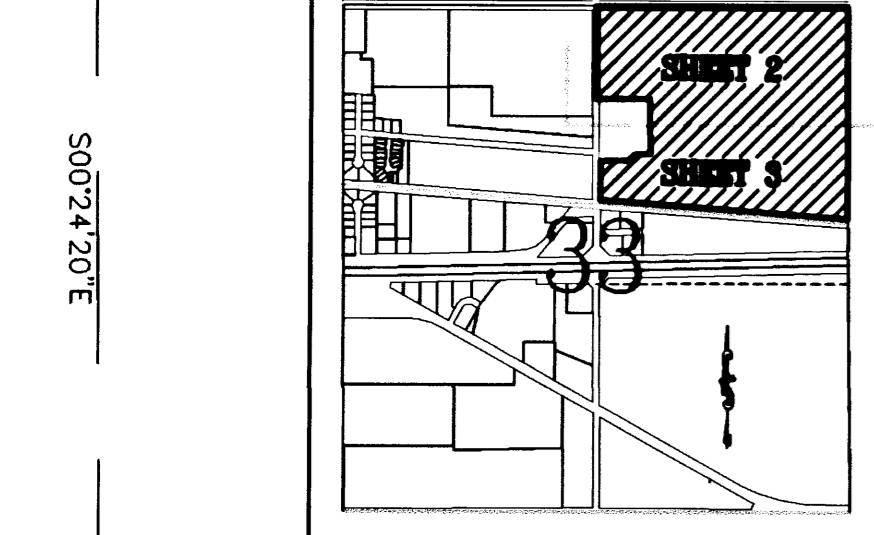
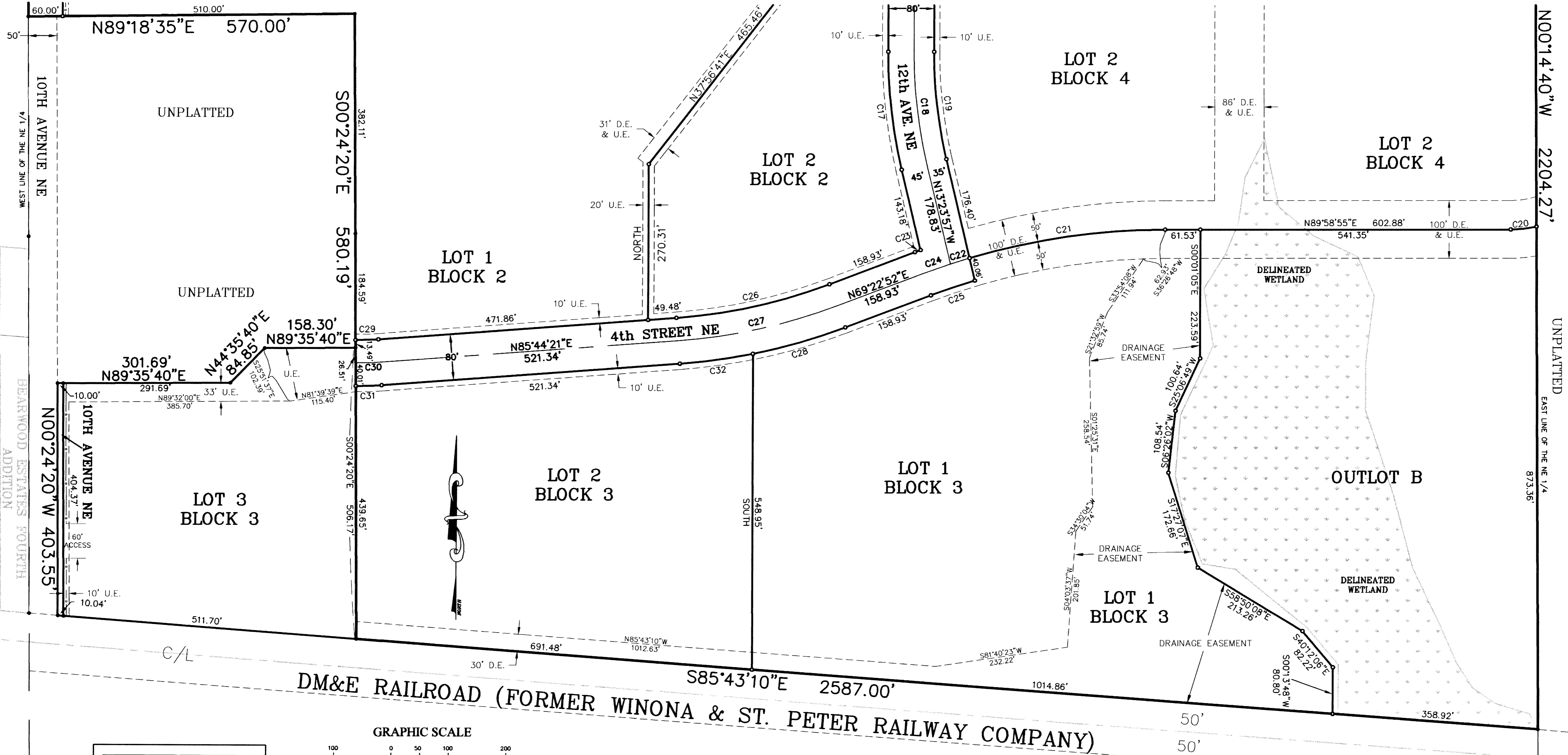
VICINITY MAP
Section 28 - Twp. 197 N - Range 16 W
1997 20 SCALE

SHEET 2 OF 3

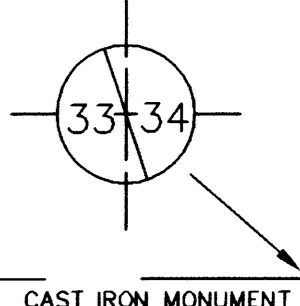
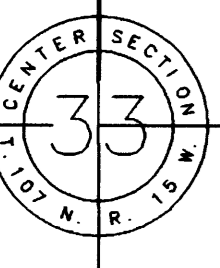
GGC INC.
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C20	45.43	200.00	13°00'56"	N83°28'27"E	45.34
C21	345.83	1200.00	16°30'44"	N81°43'33"E	344.64
C22	35.09	1200.00	01°40'31"	N72°37'55"E	35.09
C23	10.37	1240.00	00°28'45"	N69°37'14"E	10.37
C24	50.54	1200.00	02°24'48"	N70°35'16"E	50.54
C25	80.59	1160.00	03°58'49"	N71°22'17"E	80.57
C26	274.08	960.00	16°21'29"	N77°33'36"E	273.15
C27	285.50	1000.00	16°21'29"	N77°33'36"E	284.53
C28	168.11	1040.00	09°15'41"	N74°00'42"E	167.93
C29	39.88	460.00	04°58'02"	N88°13'22"E	39.87
C30	42.57	500.00	04°52'42"	N88°10'41"E	42.56
C31	45.26	540.00	04°48'09"	N88°08'25"E	45.25
C32	128.81	1040.00	07°05'48"	N82°11'27"E	128.73



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