

OFFICIAL PLAT

BROOKMOOR

BROOK LAWN ESTATES SECOND SUBD.

BROOK LAWN ESTATES

PROPERTY LOCATION MAP

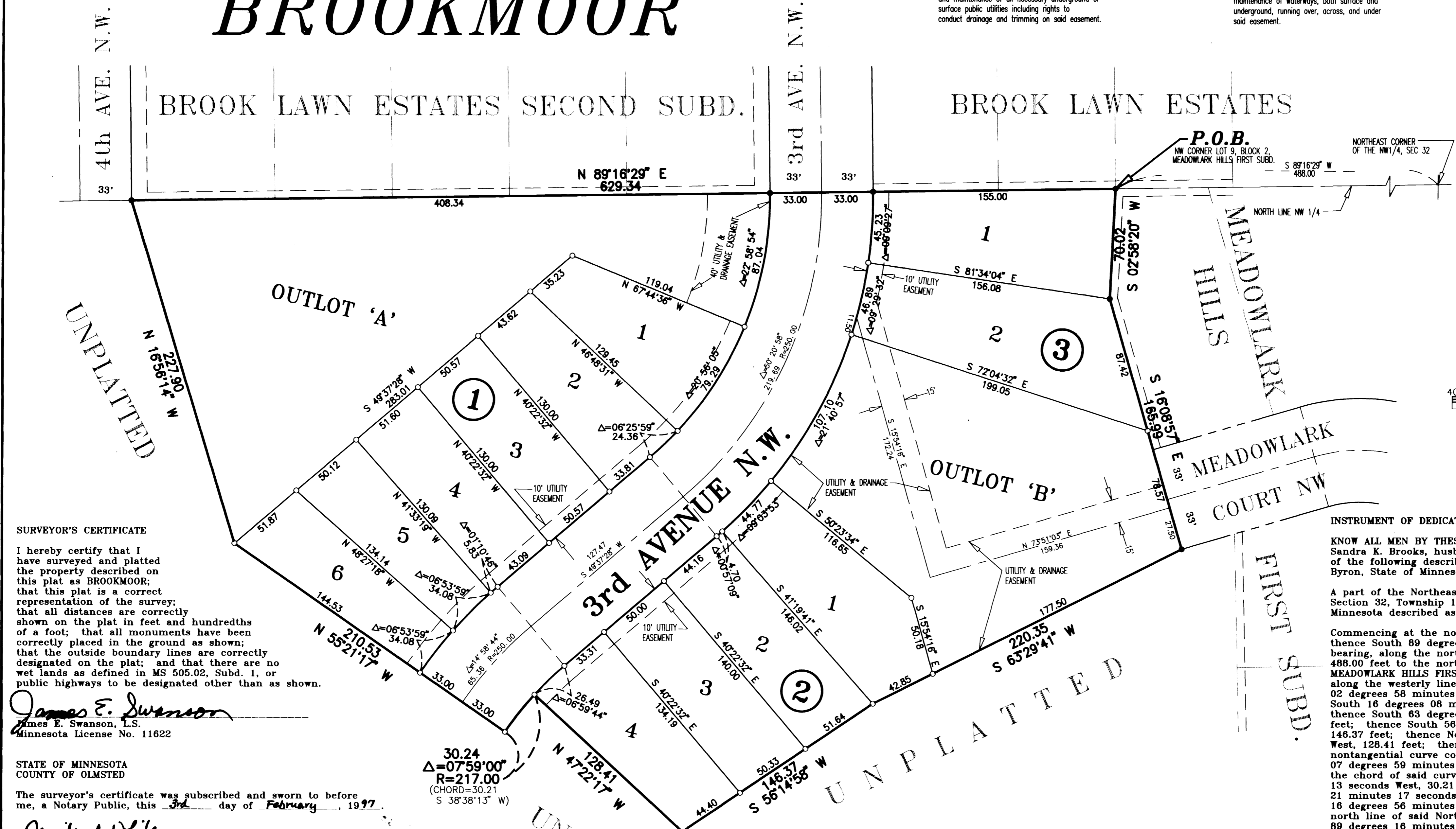
SECTION 32, TOWNSHIP 107N, RANGE 15W



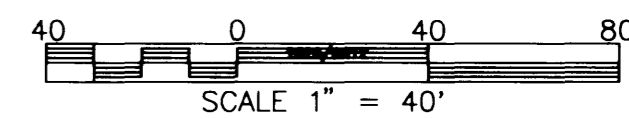
BYRON, MINNESOTA

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.



NOTE: ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622. ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" PIPE. BASIS OF BEARING SYSTEM: ALL BEARINGS ARE IN RELATIONSHIP WITH THE NORTH LINE N.W. 1/4, SEC. 32-107-15 WHICH IS ASSUMED TO BE N 89°16'29" E.



SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as BROOKMOOR; 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 wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson, L.S. Minnesota License No. 11622

STATE OF MINNESOTA COUNTY OF OLMTSTED

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 3rd day of February, 1997.

Jennifer A. White, Notary Public, Olmsted County, Minnesota

My commission expires: January 31, 2000

COUNTY SURVEYOR



I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 4th day of February, 1997.

Edward P. Kinsale, Olmsted County Surveyor

TAX STATEMENTS

Proposed Taxes payable in the year 1997 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 25th day of February, 1997.

Bob Ryan, Olmsted County Auditor/Treasurer

By Jimmy Bartel, Deputy

30.24 Δ=07°59'00" R=217.00 (CHORD=30.21 S 38°38'13" W)

UNPLATTED

UNPLATTED

CITY APPROVAL

State of Minnesota County of Olmsted City of Byron

We do hereby certify that on the 22nd day of January, 1997, 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 said City of Byron this 14th day of February, 1997.

Mayor: [Signature] City Clerk: [Signature]

COUNTY RECORDER

746263

DOCUMENT NUMBER

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 25th day of February, 1997, at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

By Daniel J. Wall, County Recorder

Deputy: [Signature]

CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Byron, Minnesota, at a regular meeting thereof, on the 13th day of January, 1997.

Commission Chairperson: [Signature]

INSTRUMENT OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That Larry E. Brooks and Sandra K. Brooks, husband and wife, owners and proprietors, 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 2 courses are along the westerly line 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; thence South 63 degrees 29 minutes 41 seconds West, 220.35 feet; thence South 56 degrees 14 minutes 58 seconds West, 146.37 feet; thence North 47 degrees 22 minutes 17 seconds West, 128.41 feet; thence southwesterly 30.24 feet along a nontangential curve concave southeasterly, central angle of 07 degrees 59 minutes 00 seconds, radius of 217.00 feet, and the chord of said curve bears South 38 degrees 38 minutes 13 seconds West, 30.21 feet; thence North 55 degrees 21 minutes 17 seconds West, 210.53 feet; thence North 16 degrees 56 minutes 14 seconds West, 227.90 feet to the north line of said Northwest Quarter; thence North 89 degrees 16 minutes 29 seconds East along said north line, 629.34 feet to the point of beginning.

Containing 4.33 acres more or less.

have caused the same to be surveyed and platted as BROOKMOOR and do hereby donate and dedicate to the public for public use forever the thoroughfare 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 14th day of Feb., 1997.

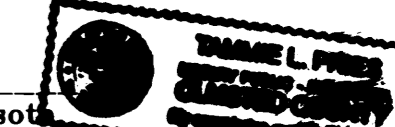
Larry E. Brooks, Sandra K. Brooks

State of Minnesota County of Olmsted

The foregoing instrument was acknowledged before me this 14th day of February, 1997, by Larry E. Brooks and Sandra K. Brooks, husband and wife.

Notary Public, Olmsted County, Minnesota

My commission expires: 1/31/2000



MEADOWLARK HILLS CONSULTING ENGINEERS, PLANNERS, LAND SURVEYORS, ROCHESTER, MINNESOTA