

HIGH POINT BUSINESS CENTER SUBDIVISION

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as HIGH POINT BUSINESS CENTER SUBDIVISION; 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 will be correctly placed in the ground as designated; 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

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 21st day of July, 2003.

Beverly E. DeWitt
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 21st day of July, 2003.

Edward P. Kusile
Olmsted County Surveyor

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Byron

We do hereby certify that on the 23rd day of July, 2003, 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 24th day of July, 2003.

Gregory H. Sealt
Mayor
Mark Blaine Hall
City Clerk

CITY PLANNING COMMISSION

Approved by the Planning Commission of the City of Byron, Minnesota, at a regular meeting thereof, on the 1st day of July, 2003.

Gary Fiegel
Commission Chairman

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 30th day of July, 2003.

DOCUMENT NUMBER A-981499

I hereby certify that this instrument was filed in the office of Property Records and Licensing for the record on this 30th day of July, 2003, at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

Daniel G. Hall
Director of Property Records and Licensing

Wendy von Wald
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Larry E. Brooks and Sandra K. Brooks, husband and wife, and Robert A. Briggs and Margaret L. Briggs, husband and wife, owners and proprietors of the following described property situated in the City of Byron, State of Minnesota, to wit:

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

Commencing at the northeast corner of said Northwest Quarter; thence South 01 degree 09 minutes 55 seconds East, assumed bearing, along the east line of said Northwest Quarter, 2103.38 feet to the southerly right of way line of the Dakota, Minnesota and Eastern Railroad; thence North 86 degrees 27 minutes 32 seconds West along said right of way line, 1163.53 feet; thence South 01 degree 04 minutes 07 seconds East, 154.79 feet for the point of beginning; thence continue South 01 degree 04 minutes 07 seconds East, 215.90 feet; thence South 87 degrees 52 minutes 35 seconds West, 120.00 feet; thence South 01 degree 04 minutes 07 seconds East, 170.00 feet to the northerly right of way of the frontage road as defined on the CITY OF BYRON RIGHT OF WAY PLAT NUMBER 1; thence South 87 degrees 52 minutes 35 seconds West, along said northerly line, 453.63 feet; thence North 00 degrees 58 minutes 54 seconds West, 200.00 feet; thence South 87 degrees 52 minutes 35 seconds West, 200.00 feet; thence North 01 degree 00 minutes 10 seconds West, 214.56 feet; thence South 90 degrees 00 minutes 00 seconds East, 773.08 feet to the point of beginning.

Containing 5.72 acres more or less.

have caused the same to be surveyed and platted as HIGH POINT BUSINESS CENTER SUBDIVISION; and do hereby donate and dedicate to the public for the public use forever 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 24th day of July, 2003.

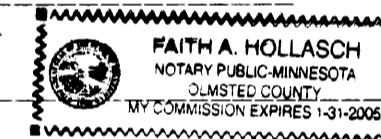
Larry E. Brooks
Larry E. Brooks
Sandra K. Brooks
Sandra K. Brooks

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 24th day of July, 2003, by Larry E. Brooks and Sandra K. Brooks, husband and wife.

Jack Albelack
Notary Public, Olmsted County, Minnesota

My commission expires _____



In witness whereof said Robert A. Briggs and Margaret L. Briggs, husband and wife, have caused these presents to be signed this _____ day of _____, 2003.

Robert A. Briggs
Robert A. Briggs
Margaret L. Briggs
Margaret L. Briggs

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 24th day of July, 2003, by Robert A. Briggs and Margaret L. Briggs, husband and wife.

Jack Albelack
Notary Public, Olmsted County, Minnesota

My commission expires _____



880A

PREPARED BY:
MCGHEE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA

HIGH POINT BUSINESS CENTER SUBDIVISION

BEARWOOD ESTATES FOURTH SUBDIVISION

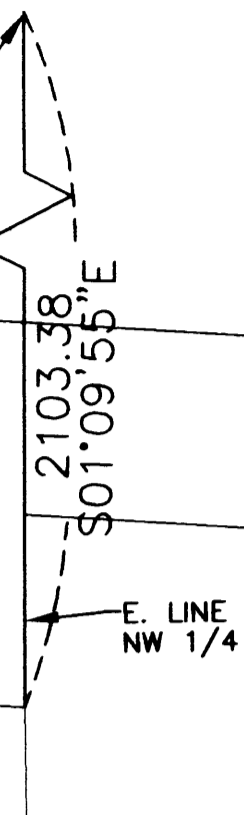
NE COR NW 1/4
SEC. 33-107-15

50

C/L D M & E RAILROAD

SO'LY R/W LINE

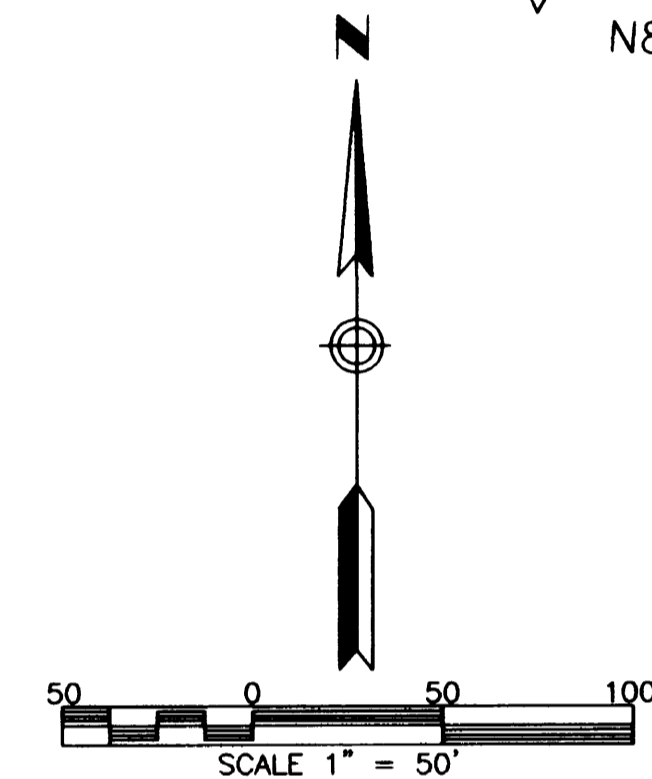
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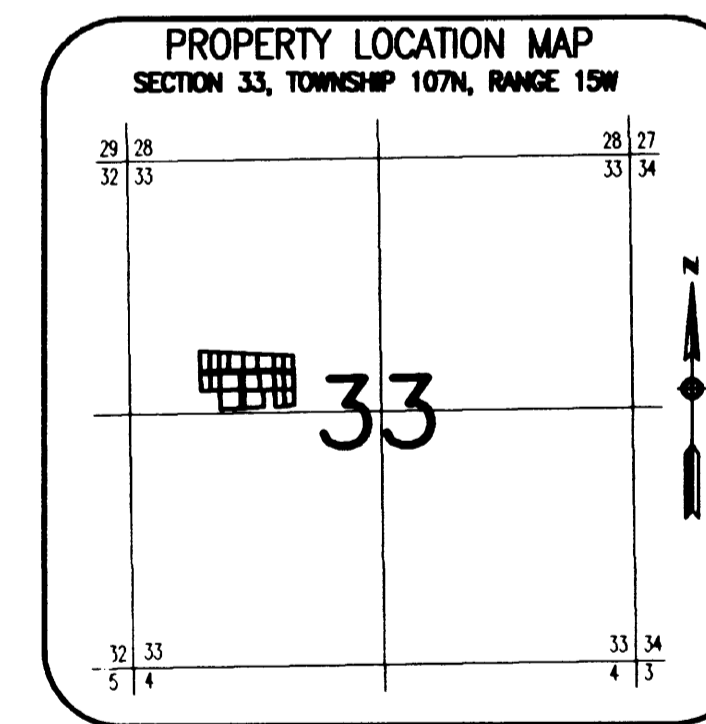
1163.53
N86°27'32\"/>

NOTE:
ALL MONUMENTS SHOWN THUS: ○
ARE 5/8\" I.D. CAPPED PIPES
WITH LICENSE NO. 11622
WHICH WILL BE SET WITHIN 1 YEAR
AFTER RECORDING OF THIS PLAT.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 5/8\" PIPE UNLESS
OTHERWISE NOTED.

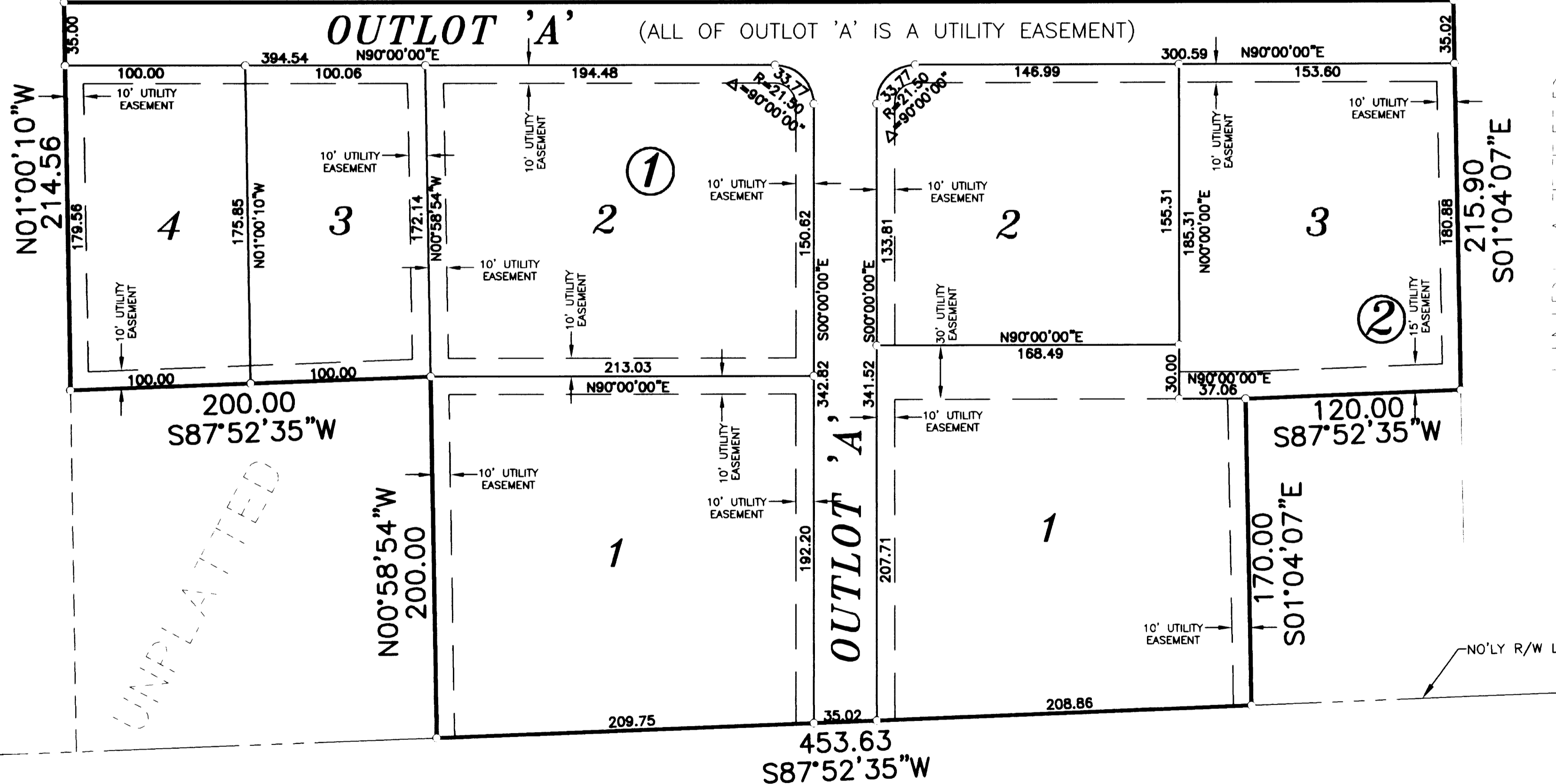


UTILITY EASEMENT defined:
An unobstructed easement for the construction
and maintenance of all necessary underground or
surface public utilities including rights to
conduct drainage and trimming on said easement.



S90°00'00\"E
773.08

OUTLOT 'A' (ALL OF OUTLOT 'A' IS A UTILITY EASEMENT)



FRONTAGE ROAD (CITY OF BYRON RIGHT-OF-WAY PLAT NUMBER 1) (RIGHT OF WAY WIDTH IS VARIABLE)

TH NO. 14

880B

PREPARED BY:
McGHE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA