

"OFFICIAL PLAT"

BYRON TOWNE SQUARE SECOND ADDITION

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	29.43'	460.00'	03°39'55"	S87°27'40"E	29.42'
C2	32.76'	500.00'	03°45'15"	S87°30'20"E	32.76'
C3	36.10'	540.00'	03°49'48"	S87°32'37"E	36.09'

LEGEND

- IRON PIPE WITH PLASTIC CAP STAMPED R.L.S.#21940 SET
- FOUND MONUMENT - (IRON PIPE UNLESS OTHERWISE NOTED)
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- CONTROLLED ACCESS EASEMENT LINE
- QUARTER LINE

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.

VACATED EASEMENTS
PLATTED EASEMENTS OVER AND ACROSS LOT 3, BLOCK 3 BYRON TOWNE SQUARE WERE VACATED PER DOCUMENT # A-996405

INSTRUMENT OF DEDICATION

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

That part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 33, Township 107 North, Range 15 West (including all of Lot 3, Block 3, BYRON TOWNE SQUARE according to the recorded plat thereof on file and of record in the office of the County Recorder), 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 a distance of 966.16 feet; thence North 89°18'35" East a distance of 570.00 feet; thence South 00°24'20" East a distance of 382.11 feet to the point of beginning; thence continuing South 00°24'20" East a distance of 704.25 feet to the existing railroad right-of-way; thence North 85°43'10" West along said right-of-way a distance of 511.70 feet; thence North 00°24'20" West a distance of 404.37 feet; thence South 89°35'40" West a distance of 10.00 feet; thence South 00°24'20" East a distance of 403.55 feet to said existing railroad right-of-way; thence North 85°43'10" West along said right of way a distance of 50.17 feet to the west line of said Southwest Quarter of the Northeast Quarter; thence North 00°24'20" West along said west line a distance of 654.70 feet; thence North 89°18'35" East a distance of 570.00 to the point of beginning, containing 8.80 acres.

Have caused the same to be surveyed and platted as BYRON TOWNE SQUARE SECOND ADDITION 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 23rd day of September, 2004.

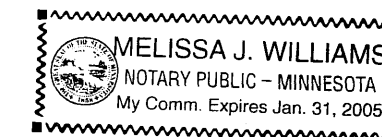
Lucinda A. Gardner
Lucinda A. Gardner - President

State of Minnesota
County of Hennepin

The foregoing instrument was acknowledged before me this 23rd day of September, 2004, by Lucinda A. Gardner, President of Darrel A. Farr Development Corp., a Minnesota Corporation.

Notary Public, Hennepin County, Minnesota *Melissa J. Williams*

My commission expires: 1/31/05



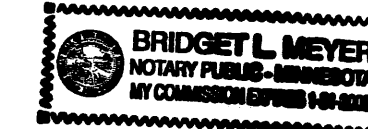
SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as BYRON TOWNE SQUARE SECOND ADDITION; 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
Geoffrey G. Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of *Hennepin*
The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 7 day of *Sept*, 2004.

Bridget L. Meyer
Bridget L. Meyer
Notary Public, Hennepin County, Minnesota



My commission expires: 1-31-09

CITY APPROVAL

State of Minnesota
County of Olmsted
City of Byron

We do hereby certify that on the 23 day of *June*, 2004, 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 8th day of *September*, 2004.

Lucinda A. Gardner
Lucinda A. Gardner
Mayor

Mary K. Blair-Holt
Mary K. Blair-Holt
City Clerk

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 6 day of *Sept*, 2004.

Edward P. Knittel
Edward P. Knittel
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

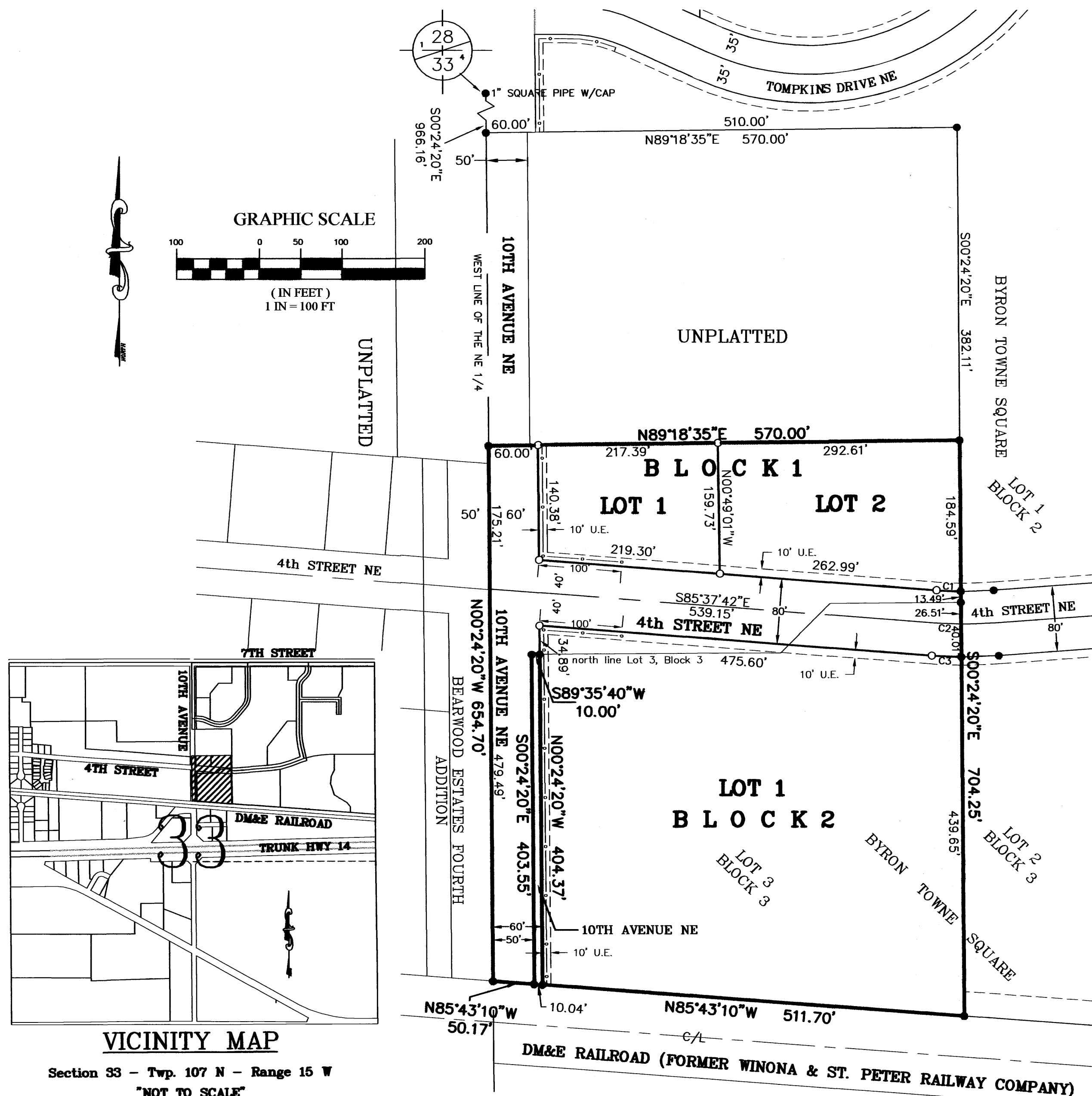
Taxes payable in the year 2004 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 29th day of *September*, 2004.

DOCUMENT NUMBER A-1039100

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 29th day of *September*, 2004, at 9 o'clock *A* M., and was duly recorded in the Olmsted County records.

Daniel J. Hall
Daniel J. Hall
Director of Property Records & Licensing

Wendy von Wald
Wendy von Wald
Deputy



VICINITY MAP

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

976A



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Planning
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FILE NO. 01-246F3