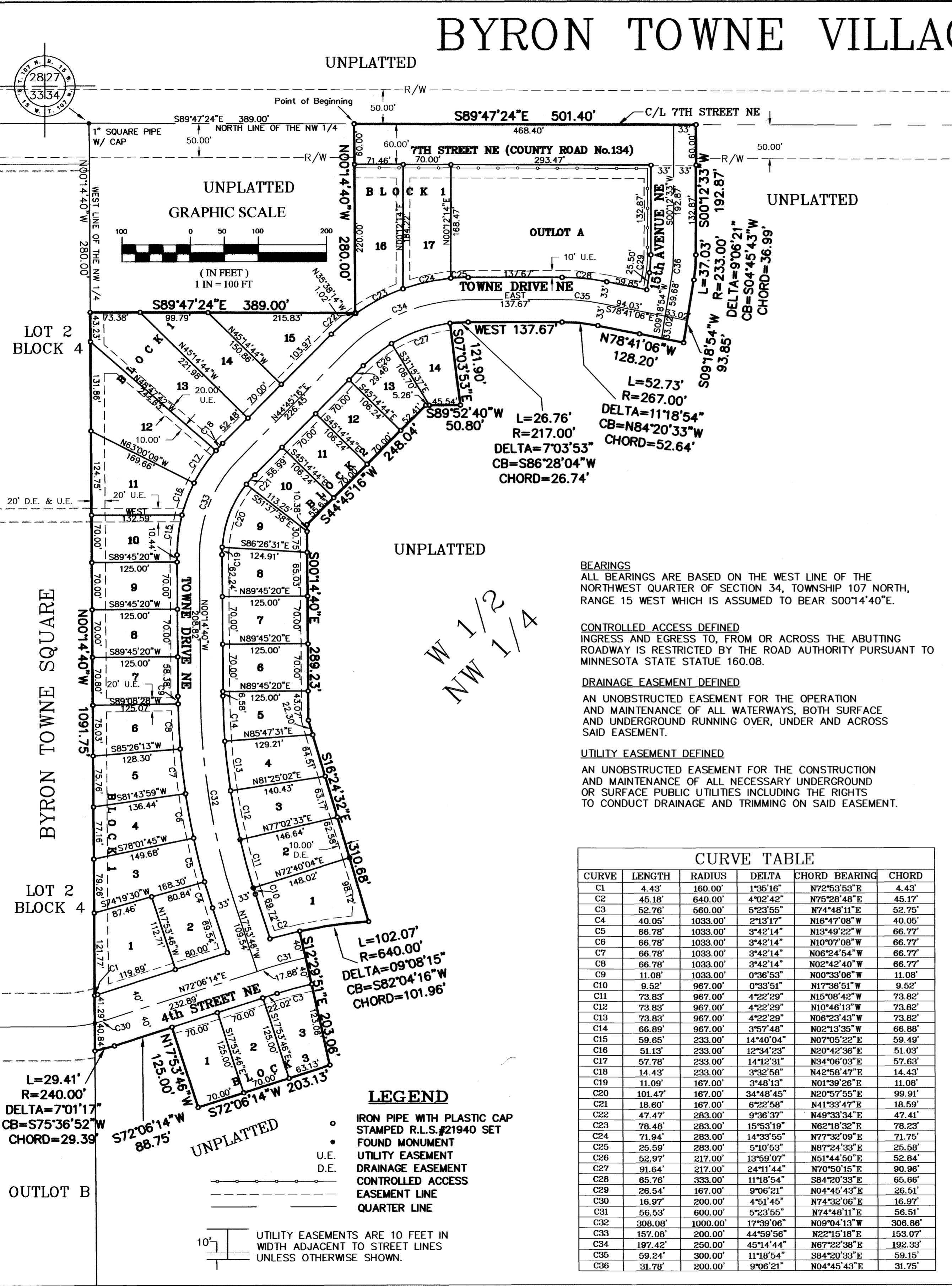


# BYRON TOWNE VILLAGE FIRST ADDITION



**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 West Half of the Northwest Quarter of Section 34, Township 107 North, Range 15 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said West Half of the Northwest Quarter of Section 34; thence on an assumed bearing of South 89°47'24" East along the north line of said West Half of the Northwest Quarter a distance of 389.00 feet to the point of beginning; thence continuing South 89°47'24" East along said north line a distance of 501.40 feet; thence South 00°12'33" West a distance of 192.87 feet; thence southerly a distance of 37.03 feet along a tangential curve concave to the west having a radius of 233.00 feet and a central angle of 09°06'21", the chord of said curve bears South 04°45'43" West a distance of 36.99 feet; thence South 09°18'54" West, tangent to said curve, a distance of 93.85 feet; thence North 78°41'06" West a distance of 128.20 feet; thence westerly a distance of 52.73 feet along a tangential curve concave to the south having a radius of 267.00 feet and a central angle of 11°18'54", the chord of said curve bears North 84°20'33" West a distance of 52.64 feet; thence West, tangent to said curve, a distance of 137.67 feet; thence westerly a distance of 26.76 feet along a tangential curve concave to the south having a radius of 217.00 feet and a central angle of 07°03'53", the chord of said curve bears South 86°28'04" West a distance of 26.74 feet; thence South 07°03'53" East, not tangent to said curve, a distance of 121.90 feet; thence South 89°52'40" West a distance of 50.80 feet; thence South 44°45'16" West a distance of 248.04 feet; thence South 00°14'40" East a distance of 289.23 feet; thence South 16°24'32" East a distance of 310.68 feet; thence westerly a distance of 102.07 feet along a non tangential curve having a radius of 640.00 feet and a central angle of 09°08'15", the chord of said curve bears South 82°04'16" West a distance of 101.96 feet; thence South 12°29'51" East, not tangent to said curve, a distance of 203.06 feet; thence South 72°06'14" West a distance of 203.13 feet; thence North 17°53'46" West a distance of 125.00 feet; thence South 72°06'14" West a distance of 88.75 feet; thence southwesterly a distance of 29.41 feet along a tangential curve concave to the north having a radius of 240.00 feet and a central angle of 07°01'17", the chord of said curve bears South 75°36'52" West a distance of 29.39 feet to the west line of said West Half of the Northwest Quarter; thence North 00°14'40" West, not tangent to said curve, a distance of 1091.75 feet along said west line to a point that is 280.00 feet south of the northeast corner of said West Half of the Northwest Quarter; thence South 89°47'24" East a distance of 389.00 feet; thence North 00°14'40" West a distance of 280.00 feet to the point of beginning, containing 12.85 acres.

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have surveyed and platted the property described on this plat as BYRON TOWNE VILLAGE FIRST 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, 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 17 day of Sept, 2004.  
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 23rd 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 23rd day of September, 2004.

Gregory H. Brunalt  
Mayor  
Marie Blair Hobbs  
City Clerk

**COUNTY SURVEYOR**

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 20 day of Sept, 2004.  
Edward P. Kunitz  
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-1039103

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.

Notary Public, Hennepin County, Minnesota  
My commission expires: 1/31/05  
Melissa J. Williams  
Notary Public - Minnesota  
My Comm. Expires Jan. 31, 2005  
Daniel G. Hall  
Director of Property Records & Licensing  
Wendy von Wald  
Deputy

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

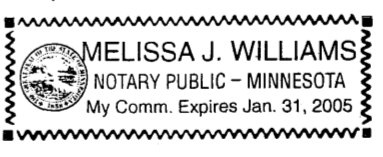
In witness whereof said Darrel A. Farr Development Corp., a Minnesota Corporation, has caused these presents to be signed by its proper officer this 23rd day of September, 2004.

Lucinda A. Gardner - President

State of Minnesota  
County of Hennepin

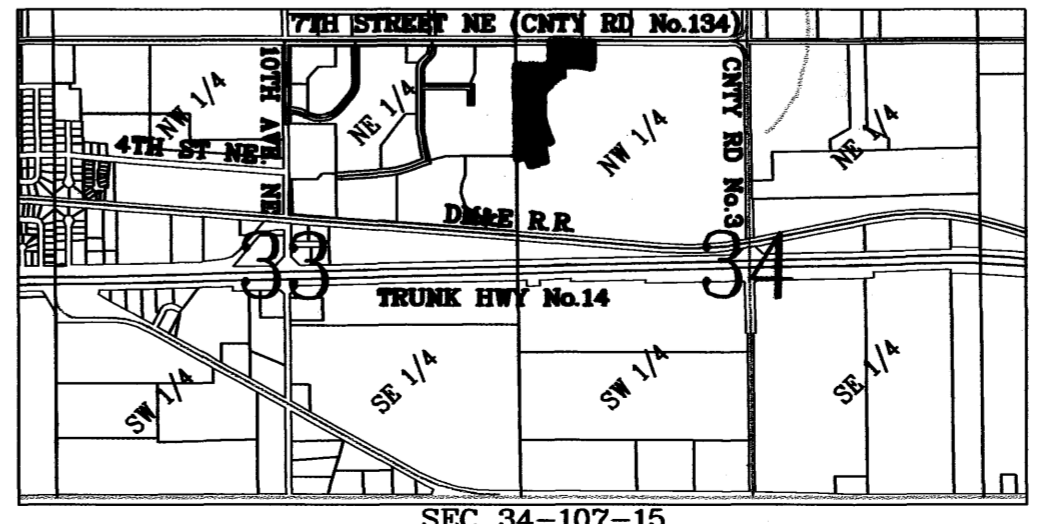
The foregoing instrument was acknowledged before me this 23rd day of September, 2004, by Lucinda A. Gardner, President of Darrel A. Farr Development Corp., a Minnesota Corporation.

Notary Public, Hennepin County, Minnesota  
My commission expires: 1/31/05



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	4.43'	160.00'	1°36'16"	N72°53'53"E	4.43'
C2	45.18'	640.00'	4°02'42"	N75°28'48"E	45.17'
C3	52.76'	560.00'	5°23'55"	N74°48'11"E	52.76'
C4	40.05'	1033.00'	2°13'17"	N16°47'08"W	40.05'
C5	66.78'	1033.00'	3°42'14"	N13°49'22"W	66.77'
C6	66.78'	1033.00'	3°42'14"	N10°07'08"W	66.77'
C7	66.78'	1033.00'	3°42'14"	N06°24'54"W	66.77'
C8	66.78'	1033.00'	3°42'14"	N02°42'40"W	66.77'
C9	11.08'	1033.00'	0°36'53"	N00°33'06"W	11.08'
C10	9.52'	967.00'	0°33'51"	N17°36'51"W	9.52'
C11	73.83'	967.00'	4°22'29"	N15°08'42"W	73.82'
C12	73.83'	967.00'	4°22'29"	N10°46'13"W	73.82'
C13	73.83'	967.00'	4°22'29"	N06°23'43"W	73.82'
C14	66.89'	967.00'	3°57'48"	N02°13'35"W	66.88'
C15	59.65'	233.00'	14°40'04"	N07°05'22"E	59.49'
C16	51.13'	233.00'	12°34'23"	N20°42'36"E	51.03'
C17	57.78'	233.00'	14°12'31"	N34°06'03"E	57.63'
C18	14.43'	233.00'	3°32'58"	N42°58'47"E	14.43'
C19	11.09'	167.00'	3°48'13"	N01°39'26"E	11.08'
C20	101.47'	167.00'	34°48'45"	N20°57'55"E	99.91'
C21	18.60'	167.00'	6°22'34"	N41°33'47"E	18.59'
C22	47.47'	283.00'	9°36'37"	N49°33'34"E	47.41'
C23	78.48'	283.00'	15°53'19"	N62°18'32"E	78.23'
C24	71.94'	283.00'	14°33'55"	N77°32'09"E	71.75'
C25	25.59'	283.00'	5°10'53"	N87°24'33"E	25.58'
C26	52.97'	217.00'	13°59'07"	N51°44'50"E	52.84'
C27	91.64'	217.00'	24°11'44"	N70°50'15"E	90.96'
C28	65.76'	333.00'	11°18'54"	S84°20'33"E	65.66'
C29	26.54'	167.00'	9°06'21"	N04°45'43"E	26.51'
C30	16.97'	200.00'	4°51'45"	N74°32'06"E	16.97'
C31	56.53'	600.00'	5°23'55"	N74°48'11"E	56.51'
C32	308.08'	1000.00'	17°39'06"	N09°04'13"W	306.86'
C33	157.08'	200.00'	44°59'56"	N22°15'18"E	153.07'
C34	197.42'	250.00'	45°14'44"	N67°22'38"E	192.33'
C35	59.24'	300.00'	11°18'54"	S84°20'33"E	59.15'
C36	31.78'	200.00'	9°06'21"	N04°45'43"E	31.75'

**VICINITY MAP**



**LEGEND**  
● IRON PIPE WITH PLASTIC CAP STAMPED R.L.S.#21940 SET  
○ FOUND MONUMENT  
--- UTILITY EASEMENT  
--- DRAINAGE EASEMENT  
--- CONTROLLED ACCESS  
--- EASEMENT LINE  
--- QUARTER LINE

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