RIVER RIDGE FOURTH SUBDIVISION

KNOW ALL PERSONS BY THESE PRESENTS: That River Ridge Four, LLC, a Minnesota limited liability company, owner, and Sterling State Bank, mortgagee, of the following described property:

That part of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 26; thence North 00 degrees 07 minutes 55 seconds West, assumed bearing, along the west line of said Southwest Quarter, 70.52 feet to the north line of Fredericks Drive NW as dedicated on the recorded plat of RIVER RIDGE FIRST SUBDIVISION for the point of beginning (the next 4 courses are along said north line); thence North 89 degrees 52 minutes 05 seconds East, 33.00 feet; thence northeasterly 90.94 feet along a nontangential curve, concave northwesterly, central angle of 10 degrees 35 minutes 27 seconds, radius of 492.00 feet and a chord which bears North 62 degrees 21 minutes 15 seconds East, 90.81 feet; thence North 57 degrees 03 minutes 32 seconds East, tangent to said curve, 155.73 feet; thence northeasterly 359.74 feet along a tangential curve, concave southeasterly, central angle of 19 degrees 57 minutes 12 seconds, radius of 1033.00 feet, and a chord which bears North 67 degrees 02 minutes 08 seconds East, 357.93 feet to the westerly line of Block 6, RIVER RIDGE THIRD SUBDIVISION (the next 3 courses are along the westerly and northerly lines of said Block 6); thence North 14 degrees 32 minutes 34 seconds West, not tangent to said curve, 651.52 feet; thence North 53 degrees 04 minutes 33 seconds East, 434.98 feet; thence North 71 degrees 02 minutes 05 seconds East, 286.59 feet to the northwesterly corner of Outlot "C" in said RIVER RIDGE THIRD SUBDIVISION; thence North 47 degrees 57 minutes 46 seconds East, along the northerly line of said Outlot "C", 51.93 feet to the most northwesterly corner of Lot 6, Block 4, in said RIVER RIDGE FIRST SUBDIVISION; thence North 30 degrees 28 minutes 50 seconds East, along the northwesterly line of said Block 4, a distance of 584.23 feet to the most northwesterly corner of Lot 5 in said Block 4; thence South 89 degrees 45 minutes 20 seconds West, along the westerly extension of the northerly line of said Lot 5, a distance of 58.17 feet; thence South 30 degrees 28 minutes 50 seconds West, 567.35 feet; thence South 71 degrees 02 minutes 05 seconds West, 300.00 feet to the most easterly corner of Block 6, RIVER RIDGE SECOND SUBDIVISION; thence South 53 degrees 04 minutes 33 seconds West, along the southeasterly line of said Block 6, a distance of 476.37 feet to the northeast corner of Outlot "B" in said RIVER RIDGE SECOND SUBDIVISION; thence South 14 degrees 32 minutes 34 seconds East, along the east line of said Outlot "B", 229.48 feet; thence South 89 degrees 52 minutes 05 seconds West, along the south line of said Outlot "B", 412.52 feet to the west line of said Southwest Quarter; thence South 00 degrees 07 minutes 55 seconds East, along said west line, 693.98 feet to the point of beginning.

ALSO

Outlot "B", RIVER RIDGE SECOND SUBDIVISION, Olmsted County, Minnesota.

Containing in all, 10.17 acres, more or less.

Have caused the same to be surveyed and platted as RIVER RIDGE FOURTH SUBDIVISION and do hereby dedicate to the public for public use, the public ways and the drainage and utility easements as created by this plat.

In witness whereof, said River Ridge Four, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 30 day of July, 2019.

SIGNED: River Ridge Four, LLC

Dan Fitzpatrick, President

STATE OF MN
COUNTY OF Olmsted

This instrument was acknowledged before me on July 30, 2019 by Dan Fitzpatrick, President of River Ridge Four, LLC, a Minnesota limited liability company.

Notary Public, Olmsted County, Minnesota — Michelle Bodger, Notary Printed Name

My commission expires 1-31-2023

In witness whereof, said Sterling State Bank has caused these presents to be signed by its proper officer this 30 day of July, 2019.

SIGNED: Sterling State Bank

Lonny Hickey, President

STATE OF MN
COUNTY OF Olmsted

This instrument was acknowledged before me on July 30, 2019 by Lonny Hickey, President of Sterling State Bank.

Notary Public, Olmsted County, Minnesota — Michelle Bodger, Notary Printed Name

My commission expires 1-31-2023

SURVEYOR'S CERTIFICATE

I Jeffrey J. Rolfson do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this 26 day of July, 2019.

Jeffrey J. Rolfson, Professional Surveyor
Minnesota License No. 49003

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me on July 26, 2019 by Jeffrey J. Rolfson.

Notary Public, Olmsted County, Minnesota — Christie Ehrni, Notary Printed Name

My commission expires 11/31/2022

OLMSTED COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 26 day of July, 2019.

Mark E. Swanson
Olmsted County Surveyor

OLMSTED COUNTY ENGINEER

Recommended for approval this 2nd day of October, 2019.

Olmsted County Engineer

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

The Olmsted County Environmental Commission has approved the plans for the water supply and sewage treatment for the plat.

Olmsted County Environmental Specialist

ORONOCO TOWNSHIP BOARD

We hereby certify that on the _____ day of _____, 2019 the Board of Supervisors for Oronoco Township, Olmsted County, Minnesota, approved this plat.

Chairman

Town Clerk

OLMSTED COUNTY BOARD

I do hereby certify that on the 16 day of September 2019 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Olmsted County Board Chairman

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2019 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 6th day of November, 2019.

DOCUMENT NUMBER A1485573

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 6th day of November, 2019, at 2 ½ o'clock P M., and was duly recorded in the Olmsted County records.

W. Mark Krupski
Director of Property Records & Licensing

Deputy

3701 40th Avenue NW
Rochester, MN 55901
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1479A

RIVER RIDGE FOURTH SUBDIVISION

N

0 60 120
SCALE IN FEET

BASIS OF BEARING SYSTEM :
ALL BEARINGS ARE IN RELATIONSHIP WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26-108-14 WHICH IS ASSUMED TO BE S00°07'55"E.

RIDGE CREST LANE NW

Chd=S79°19'16"W
Chd=L=23.10
23.11
R=367.00
Δ=03°36'27"
S81°07'40"W
3.05

N50°36'05"W 323.30
S50°36'05"E 340.17
OUTLOT "B"

LOT 7
LOT 1
LOT 6
BLOCK 2

N78°16'51"W 225.13
S78°16'51"E 239.85
161.56
444.06
282.50

RIVER RIDGE SECOND SUBDIVISION

RIVER RIDGE SECOND SUBDIVISION OUTLOT "B"

S89°52'05"W 412.52

LOT 2
BLOCK 6
RIVER RIDGE SECOND SUBDIVISION

S53°04'33"W 629.15
476.37
MATCH LINE
NORTHERLY LINE BLOCK 6

NE COR OUTLOT "B"
OUTLOT A
N53°04'33"E 434.98

LOT 3
RIVER RIDGE THIRD SUBDIVISION

RB
152.78
N62°58'54"E 178.45
85.35
93.10
S14°32'34"E 239.48
261.22
E. LINE OUTLOT "B"
S. LINE OUTLOT "B"

LOT 2
RIVER RIDGE THIRD SUBDIVISION
BLOCK 6

N14°32'34"W 696.74
N14°32'34"W 651.52
N22°12'17"E 477.29
N22°56'51"E 370.51
388.52

OUTLOT A

LOT 1
RIVER RIDGE THIRD SUBDIVISION

WESTERLY LINE BLOCK 6

1
2
①

LOT 5

W. LINE SW ¼ SEC. 26-108-14

S00°07'55"E 855.54
27.50
N89°52'05"E 83.20
FOUND 5/8" PIPE

47.20
Δ=19°48'45"
32.92
Δ=13°49'11"
L=80.12
R=136.50
Δ=33°37'56"
PRIVATE DRIVE
67.01
S85°29'59"E 238.67
30.52
10
A UTILITY EASEMENT
121.07
17.38
R=33.50
Δ=29°43'17"
S86°13'16"E 14.10
31.46
R=66.50
Δ=27°06'16"
S59°07'00"E 28.92
117.83
Δ=06°32'08"
Δ=06°09'34"
20.03

OUTLOT "C"

S89°52'05"W 33.00
S00°07'55"E 383.98
383.98
N00°05'29"E 383.95
3' PRIVATE ACCESS EASEMENT PER DOC. NO. A-1495511

UNPLATTED

11TH AVENUE NW

UTILITY EASEMENT PER DOC. NO. A-877188

UTILITY EASEMENT PER DOC. NO. 824289

10 DRAINAGE AND UTILITY EASEMENT

221.81
Δ=12°16'30"
359.74
R=1033.00
Δ=19°57'12"
Chd=N67°02'08"E
Chd L=357.93

FREDERICKS DRIVE NW

N57°03'32"E 155.73

RIVER RIDGE FIRST SUBDIVISION

SET MAGNETIC NAIL
FOUND 3/8" PIPE
90.94
R=492.00
Δ=10°35'27"
Chd=N62°21'15"E
Chd L=90.81
N89°52'05"E 33.00
SW COR SW ¼ SEC. 26-108-14 1" SQUARE PIPE
N00°07'55"W 70.52

S89°45'20"W 58.17
MOST NORTHWESTERLY COR LOT 5, BLOCK 4
NORTHERLY LINE LOT 5, BLOCK 4
LOT 5

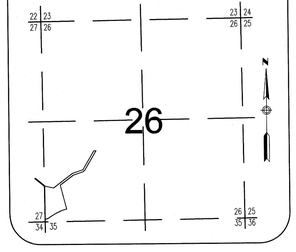
UNPLATTED
S30°28'50"W 567.35
OUTLOT A
N30°28'50"E 584.23
RIVER RIDGE FIRST SUBDIVISION BLOCK 4

LOT 5
NORTHWESTERLY LINE BLOCK 4
LOT 6
MOST NORTHWESTERLY COR LOT 6, BLOCK 4

UNPLATTED
S71°02'05"W 300.00
RB
N47°57'46"E 51.93
OUTLOT "C"

LOT 3
MOST EASTERLY COR BLOCK 6
RB
LOT 2
S53°04'33"W 629.15
476.37
N71°02'05"E 286.59
NORTHWESTERLY COR OUTLOT "C"
MATCH LINE
N53°04'33"E 434.98
NORTHERLY LINE BLOCK 6
RIVER RIDGE THIRD SUBDIVISION
LOT 4
LOT 3
BLOCK 6

PROPERTY LOCATION MAP
SECTION 26, TOWNSHIP 108N, RANGE 14W



NOTE:

ALL MONUMENTS SHOWN THUS: ○
ARE SET 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 49003 UNLESS OTHERWISE NOTED.

ALL MONUMENTS SHOWN THUS: ○RB
ARE SET 1/2" CAPPED REBARS WITH LICENSE NO. 49003 UNLESS OTHERWISE NOTED.

ALL MONUMENTS SHOWN THUS: ●
ARE FOUND 3/4" PIPES UNLESS OTHERWISE NOTED.

ALL MONUMENTS SHOWN THUS: ●RB
ARE FOUND 1/2" REBARS 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.

DRAINAGE EASEMENT DEFINED:

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

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