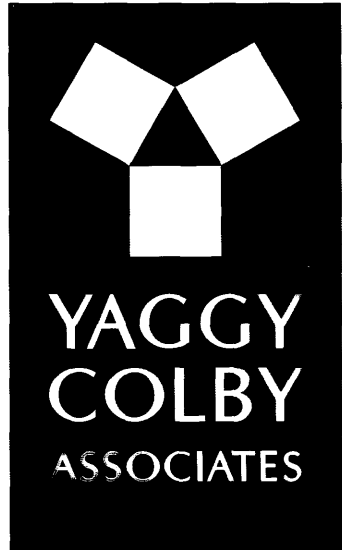


RIVER COURT ESTATES



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That RJY Development Corporation, a Minnesota corporation, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of the Southeast Quarter of Section 23, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said Northwest Quarter of the Southeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 179 degrees 14 minutes 16 seconds along the east line of said Northwest Quarter of the Southeast Quarter and along the west lines of RIVER COURT III, RIVER COURT II and RIVERVIEW, according to the plats thereof on file at the County Recorder's office of said Olmsted County, 1307.78 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence westerly 269 degrees 59 minutes 50 second azimuth along said south line 697 feet more or less to the center line of South Fork Zumbro River; thence northerly along said center line 1656 feet more or less to the north line of said Southeast Quarter; thence easterly 90 degrees 11 minutes 39 seconds azimuth along said north line 731 feet more or less to the point of beginning.

Said tract contains 22.2 acres more or less.

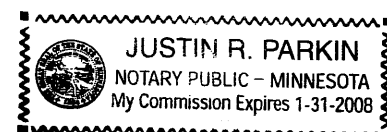
Has caused the same to be surveyed and platted as RIVER COURT ESTATES and does hereby donate and dedicate to the public for public use forever the cul-de-sacs and dedicate the easements, as shown on this plat for drainage and utility purposes only.

In witness whereof, said RJY Development Corporation, a Minnesota corporation, has caused these presents to be signed by its proper officer this 11 day of October, 2005.

Ronald J. Yanish
President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 11 day of October, 2005, by Ronald J. Yanish, President of RJY Development Corporation, a Minnesota corporation.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 3rd day of OCTOBER, 2005, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the seal of said City of Rochester this 14th day of OCTOBER, 2005.

Judy K. Scherr
City Clerk

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to applicable platting laws.

This 11 day of October, 2005.

Edward P. Kuisle
Olmsted County Surveyor

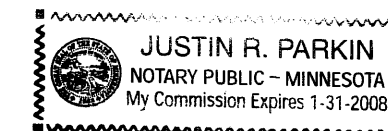
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER COURT ESTATES; that this plat is a correct representation of said survey; that all distances are correctly shown on said plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground placed in the ground as shown or will be correctly placed in the ground by October 03, 2006; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

Peter G. Oetliker
Minnesota L.S. No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 11 day of October, 2005, by Peter G. Oetliker L.S. No. 41887.



Justin R. Parkin
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2008

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2005 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 14th day of OCTOBER, 2005.

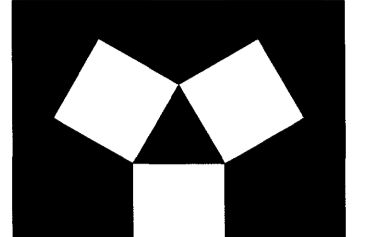
Document Number A-1079537

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 14th day of OCTOBER, 2005, at 3 o'clock P.m. and was duly recorded in Olmsted County Records.

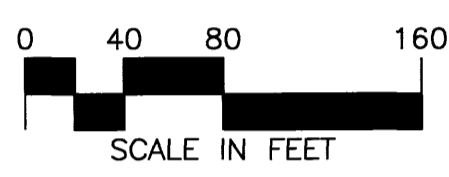
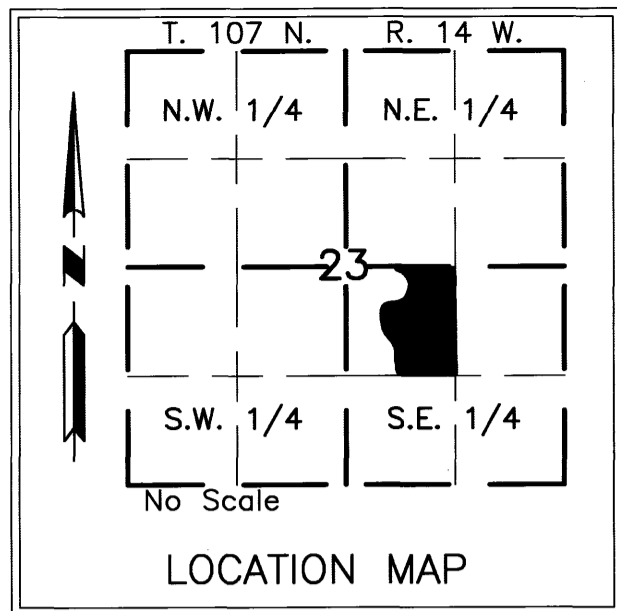
Daniel G. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

1057A

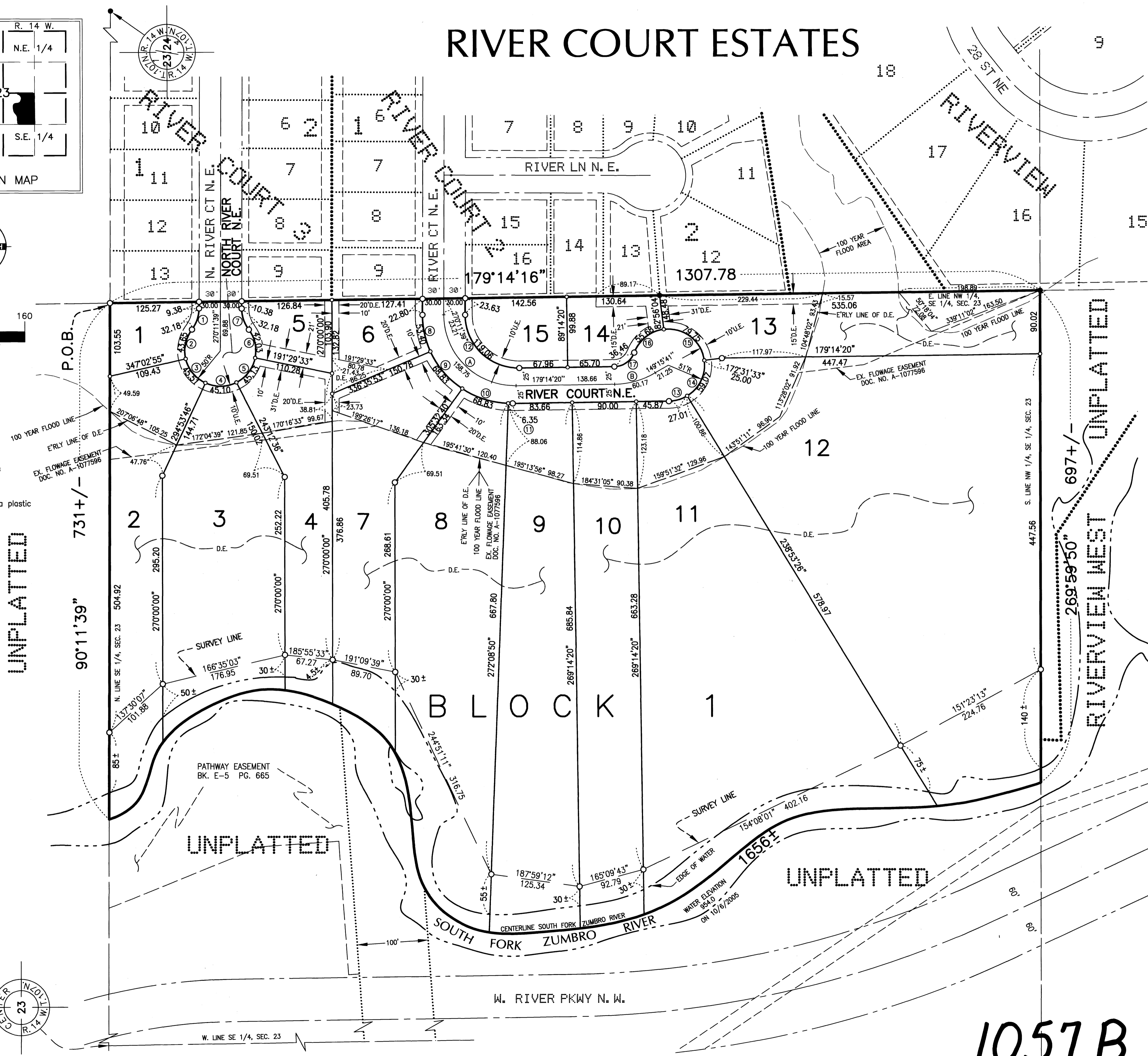
RIVER COURT ESTATES



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- MONUMENTS**
- Set 1/2" Rebars
 - Set 3/4" Iron Pipes
 - Found Monuments (Pipe, Rod, Etc.)
- All monuments set have a plastic cap stamped L.S. 41887.



BEARINGS
 Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 83-96)

DATUM
 All elevations on this plat are based on the National Geodetic Vertical Datum of 1929.

BENCHMARK
 Southwest bolt on hydrant on River Lane N.E. cul-de-sac. Elevation 987.07

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

U.E. = UTILITY EASEMENT

DRAINAGE EASEMENT DEFINED
 An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

D.E. = DRAINAGE EASEMENT

CURVE	LENGTH	DELTA	RADIUS	CHORD	CHAZ
1	32.18	36°52'12"	50.00	31.62	288°37'45"
2	43.65	50°00'56"	50.00	42.27	282°03'23"
3	45.51	52°09'10"	50.00	43.96	230°58'20"
4	45.10	51°41'10"	50.00	43.59	179°03'11"
5	45.13	51°43'03"	50.00	43.62	127°21'04"
6	42.03	48°10'05"	50.00	40.81	77°24'30"
7	32.18	36°52'12"	50.00	31.62	71°45'34"
8	53.40	24°28'43"	125.00	53.00	257°57'18"
9	69.85	32°01'07"	125.00	68.95	229°42'23"
10	68.83	31°32'59"	125.00	67.96	197°55'20"
11	6.34	02°54'30"	125.00	6.34	180°41'35"
12	119.06	90°57'19"	75.00	106.95	224°43'00"
13	27.01	30°20'54"	51.00	26.70	164°03'53"
14	59.07	66°21'53"	51.00	55.83	115°42'30"
15	79.75	89°35'29"	51.00	71.87	37°43'48"
16	55.68	62°33'06"	51.00	52.95	321°39'31"
17	36.46	68°51'23"	30.34	34.31	324°48'39"
A	158.75	90°57'19"	100.00	142.60	224°43'00"
B	60.17	29°58'40"	115.00	59.49	164°15'01"

PROJECT NUMBER: 8960
 COMPUTER FILE: 8960F-PLAT.DWG
 DATE: 09/16/05
 DRAFTSPERSON: JRP

1057B