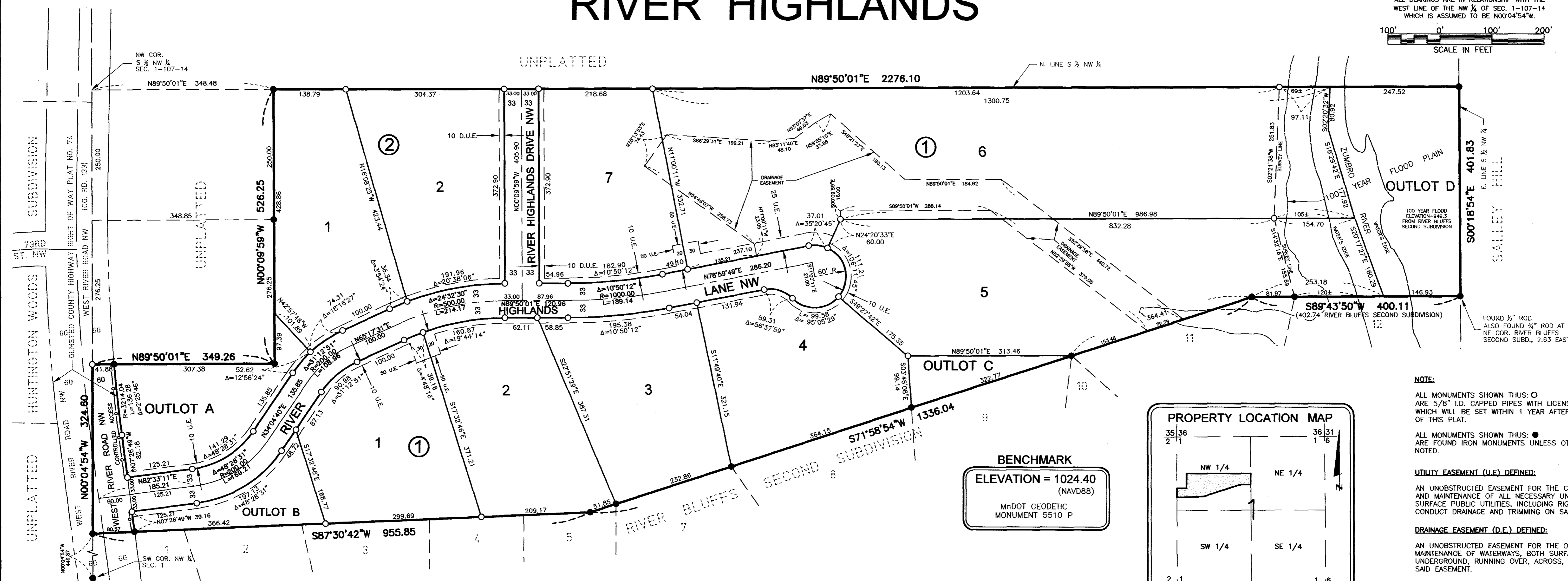
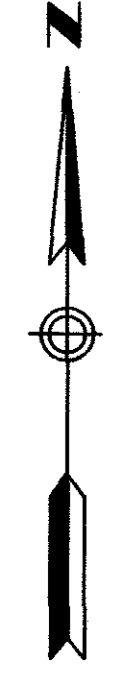
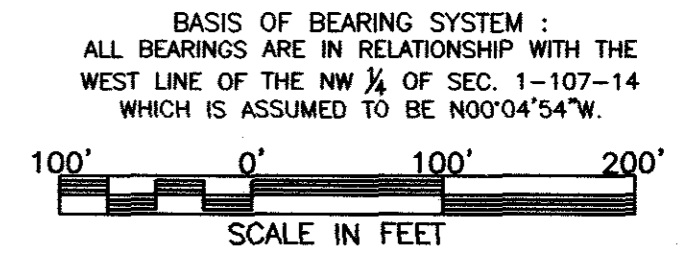
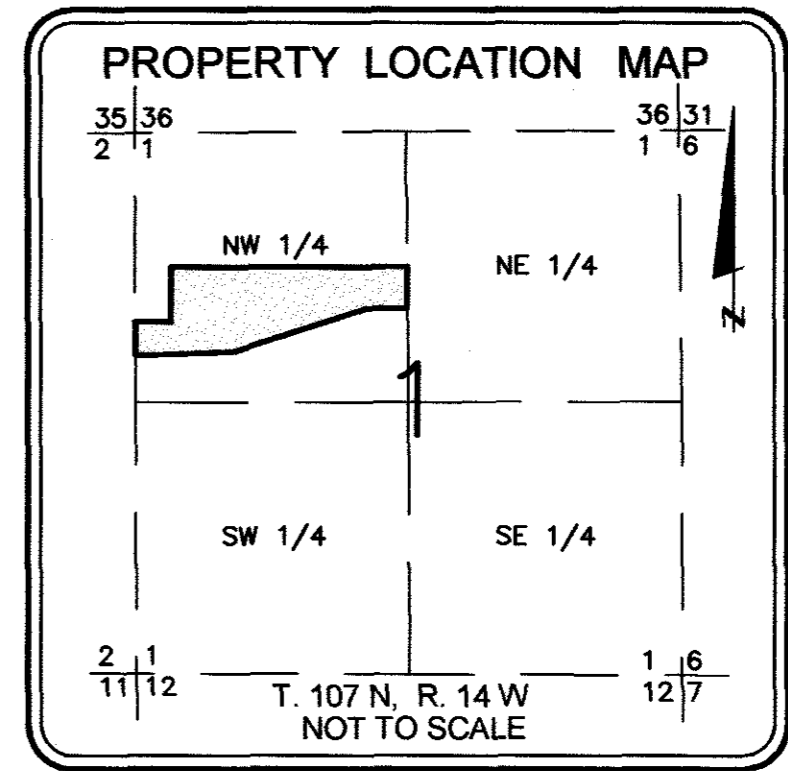


OFFICIAL PLAT

RIVER HIGHLANDS



BENCHMARK  
ELEVATION = 1024.40 (NAVD88)  
MnDOT GEODETIC MONUMENT 5510 P



NOTE:  
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES WITH LICENSE NO. 18887 WHICH WILL BE SET WITHIN 1 YEAR AFTER RECORDING OF THIS PLAT.  
ALL MONUMENTS SHOWN THUS: ● ARE FOUND IRON MONUMENTS UNLESS OTHERWISE NOTED.

UTILITY EASEMENT (U.E.) 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 (D.E.) DEFINED:  
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF WATERWAYS, BOTH SURFACE AND UNDERGROUND, RUNNING OVER, ACROSS, AND UNDER SAID EASEMENT.

DRAINAGE AND UTILITY EASEMENT (D.U.E.)  
CONTROLLED ACCESS DEFINED:  
INGRESS OR EGRESS TO, FROM, OR ACROSS THE ADJUTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATE STATUTE 160.08.

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That River Highlands, LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

The South Half of the Northwest Quarter of Section 1, Township 107 North, Range 14 West, except the following two parcels thereof:

PARCEL A: Beginning at the northwest corner of said South Half of the Northwest Quarter; thence east along the north line of said South Half 348.48 feet; thence South 250.00 feet; thence West 348.8 feet to the west line of said Northwest Quarter; and thence North along said west line 250.00 feet to the point of beginning AND

PARCEL B: Beginning at the southwest corner of said Northwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 14 minutes 29 seconds azimuth along the south line of said Northwest Quarter and along the north line of River Bluffs, according to the plat thereof on file in the Olmsted County Recorder's office, 2631.83 feet to the southeast corner of said Northwest Quarter; thence northerly 358 degrees 58 minutes 03 seconds azimuth along the east line of said Northwest Quarter 906.67 feet; thence westerly 268 degrees 58 minutes 03 seconds azimuth 402.74 feet; thence westerly 251 degrees 13 minutes 07 seconds azimuth 1336.04 feet; thence westerly 266 degrees 44 minutes 55 seconds azimuth 955.85 feet to the west line of said Northwest Quarter; thence southerly 179 degrees 09 minutes 18 seconds azimuth said west line 449.80 feet to the point of beginning.

ALSO EXCEPT:

That part of the South Half of the Northwest Quarter of Section 1, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said South Half of the Northwest Quarter; thence North 89 degrees 50 minutes 01 second East, assumed bearing, along the north line of said South Half, 348.48 feet; thence South 00 degrees 09 minutes 59 seconds East, 250.00 feet for the point of beginning; thence continuing South 00 degrees 09 minutes 59 seconds East, 276.25 feet; thence South 89 degrees 50 minutes 01 second West, 349.26 feet to the west line of said Northwest Quarter; thence North 00 degrees 04 minutes 54 seconds West, along said west line, 276.25 feet; thence North 89 degrees 50 minutes 01 second East, 348.85 feet to the point of beginning.

Containing 35.43 acres, more or less.

has caused the same to be surveyed and platted as RIVER HIGHLANDS and does hereby donate and dedicate to the public, for the public use forever, the public ways, and also grants the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said River Highlands, LLC, has caused these presents to be signed by its proper officer this 24 day of July, 2012.

River Highlands, LLC  
By Stephen P. Merry  
Stephen P. Merry, President

State of Minnesota  
County of Olmsted

The foregoing instrument was acknowledged before me this 24 day of July, 2012 by Stephen P. Merry, President, of River Highlands, LLC, on behalf of the corporation.

Beverly E. Delisle  
Notary Public, Olmsted County, Minnesota

My commission expires Jan. 31, 2015

CASCADE TOWNSHIP BOARD

We hereby certify that on the 4 day of June, 2012 the Board of Supervisors for Cascade Township, Olmsted County, Minnesota, approved this plat.

Joseph Roman  
Chairman  
Joseph Roman  
Town Clerk

OLMSTED COUNTY BOARD

I do hereby certify that on the 24 day of July, 2012 the Board of Commissioners of Olmsted County, Minnesota, approved this plat.

Kenneth Brown  
Olmsted County Board Chairman

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2012 on the land described herein have been paid, there are no delinquent taxes and transfer has been entered this 31st day of July, 2012.

DOCUMENT NUMBER A-1295127

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 31st day of July, 2012, at 4 o'clock P.M., and was duly recorded in the Olmsted County records.

W. Mark Kupski  
Director of Property Records & Licensing

Wendy von Wald  
Deputy

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

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

Richard Alvoe  
Olmsted County  
Environmental Specialist

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as RIVER HIGHLANDS; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat in feet and hundredths of a foot; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands as defined in MS 505.01, Subd. 3, existing as of the date of this certification are shown and labeled on the plat; and that all public ways are shown and labeled on the plat.

Mark E. Severson  
Mark E. Severson, PS  
Minnesota License Number 18887

State of Minnesota  
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 17th day of July, 2012.

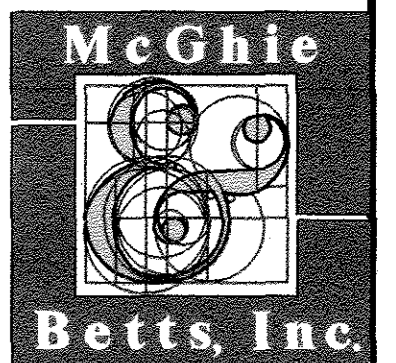
Beverly E. Delisle  
Notary Public, Olmsted County, Minnesota

My commission expires Jan. 31, 2015

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 17 day of July, 2012.

Paul S. Thurston  
County Surveyor



1240A RIVER HIGHLANDS  
Betts, Inc.

# RIVER HIGHLANDS

OLMSTED COUNTY ENGINEER

Recommended for approval this 31 day of July, 2012.

*Michael Sheehan*

Olmsted County  
Highway Engineer

1240A

McGhie & Betts, Inc. 1648 Third Avenue S.E. Rochester, MN 55904 Telephone: 507-289-3919 Fax: 507-289-7333 mbi@mcghiebetts.com	 McGhie & Betts, Inc.	Land Surveying Civil Engineering Consulting Land Planning Geotechnical Engineering Construction Material Testing Landscape Architecture
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Doc No. A- 1419405  
 OFFICE OF COUNTY RECORDER  
 OLMSTED COUNTY, MINNESOTA

I hereby certify that this document was filed in this office  
 for record on --March 09, 2017 4:33 PM

W. MARK KRUPSKI - Co. Recorder by deputy: ms

Well Certificate: \_\_\_\_\_ Abstract: \_\_\_\_\_ Fee: \$46.00

WSB/MCGHIE & BETTS  
 1648 3RD AVE SE  
 ROCHESTER, MN 55904

*See sheet*

LAND SURVEYOR'S CERTIFICATE OF PLAT CORRECTION

Pursuant to the provisions of Minnesota Statutes, Section 505.174, I, Mark E. Severtson, a duly Licensed Land Surveyor in and for the State of Minnesota declares as follows:

1. That I prepared the plat of RIVER HIGHLANDS dated July 17, 2012 and filed on July 31, 2012 in the Office of Property Records and Licensing, Olmsted County, Minnesota, as Document No. A-1295127.
2. That said plat contains errors, omissions or defects described in particular as follows:
  - a. The property description in the instrument of dedication.
  - b. The overall distance dimension (324.60) of the most westerly line of RIVER HIGHLANDS.
  - c. The overall bearing (N89°50'01"E) and distance dimension (349.26) of the north line of RIVER HIGHLANDS, from the northwesterly corner of RIVER HIGHLANDS, beginning at the west line of the Northwest Quarter, easterly to the northerly corner of Outlot A where the plat line bends to a northerly direction.
  - d. The overall bearing (N00°09'59"W) and distance dimension (526.25) of the west line of RIVER HIGHLANDS, from the northwest corner of Lot 1, Block 2, southerly to the northerly corner of Outlot A, where the plat line bends to a westerly direction.
  - e. The distance dimension (41.88) of the northerly line of dedicated right of way of West River Road NW, from the northwesterly corner of Outlot A to the west line of the Northwest Quarter.
  - f. The arc length dimension (136.28) and delta (2°25'46") of the most westerly line of Outlot A.

*3-9-17*  
*WSB & Assoc.*

*uv*

- g. The distance dimension (307.38) of the northerly line of Outlot A, from the northwest corner of Outlot A, easterly to where the lot line bends to a northerly direction.
- h. The distance dimension (97.39) of the westerly line of Outlot A, from the southwest corner of Lot 1, Block 2, southerly to where the lot line bends to a westerly direction.
- i. The distance dimension (428.86) of the west line of Lot 1, Block 2, from the northwest corner of Lot 1, Block 2, to the southwest corner of Lot 1, Block 2.
- j. The distance dimension (101.89) of the southwesterly line of Lot 1, Block 2, from the most southerly corner of Lot 1, Block 2, northwesterly to the southwest corner of Lot 1, Block 2.
- k. The distance dimension (348.85) of the common line of the adjacent two parcels lying westerly of Lot 1, Block 2 and northerly of Outlot A.

3. That said plat is hereby corrected in particular as follows:

- a. The property description in the instrument of dedication, shall be revised to:

**The South Half of the Northwest Quarter of Section 1, Township 107 North, Range 14 West, except the following two parcels thereof:**

**PARCEL A: Beginning at the northwest corner of said South Half of the Northwest Quarter; thence east along the north line of said South Half 348.48 feet; thence South 250.00 feet; thence West 348.48 feet to the west line of said Northwest Quarter; and thence North along said west line 250.00 feet to the point of beginning AND**

**PARCEL B: Beginning at the southwest corner of said Northwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 14 minutes 29 seconds azimuth along the south line of said Northwest Quarter and along the north line of River Bluffs, according to the plat thereof on file in the Olmsted County Recorder's office, 2631.83 feet to the southeast corner of said Northwest Quarter; thence northerly 358 degrees 58 minutes 03 seconds azimuth along the east line of said Northwest Quarter 906.67 feet; thence westerly 268 degrees 58 minutes 03 seconds azimuth 402.74 feet; thence westerly 251 degrees 13 minutes 07 seconds azimuth 1336.04 feet; thence westerly 266 degrees 44 minutes 55 seconds azimuth 955.85 feet to the**

west line of said Northwest Quarter; thence southerly 179 degrees 09 minutes 18 seconds azimuth said west line 449.80 feet to the point of beginning.

**ALSO EXCEPT:**

That part of the South Half of the Northwest Quarter of Section 1, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said South Half of the Northwest Quarter; thence South 89 degrees 54 minutes 43 seconds East, assumed bearing, along the north line of said South Half, 348.48 feet; thence South 00 degrees 04 minutes 54 seconds East, 250.00 feet for the point of beginning; thence continuing South 00 degrees 04 minutes 54 seconds East, 276.25 feet; thence North 89 degrees 54 minutes 43 seconds West, 348.48 feet to the west line of said Northwest Quarter; thence North 00 degrees 04 minutes 54 seconds West, along said west line, 276.25 feet; thence South 89 degrees 54 minutes 43 seconds East, 348.48 feet to the point of beginning.

**ALSO EXCEPT:**

That part of the South Half of the Northwest Quarter of Section 1, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the South Half of said Northwest Quarter; thence South 89 degrees 54 minutes 43 seconds East, assumed bearing, along the north line of said South Half, 348.48 feet for the point of beginning; thence continue South 89 degrees 54 minutes 43 seconds East, along said north line, 2276.06 feet to the east line of said Northwest Quarter; thence South 00 degrees 18 minutes 54 seconds East, along said east line, 11.51 feet; thence South 89 degrees 50 minutes 01 second West, 2276.10 feet to a line which bears South 00 degrees 04 minutes 54 seconds East from the point of beginning; thence North 00 degrees 04 minutes 54 seconds West, 21.62 feet to the point of beginning.

Containing in all, 35.61 acres, more or less.


- b. The overall distance dimension (324.60) of the most westerly line of RIVER HIGHLANDS, shall be revised to **347.76**.
- c. The overall bearing (N89°50'01"E) and distance dimension (349.26) of the north line of RIVER HIGHLANDS, from the northwesterly corner of RIVER HIGHLANDS, beginning at the west line of the Northwest Quarter, easterly to the northerly corner of Outlot A where the plat line bends to a northerly direction, shall be revised to **N89°54'43"W** and **348.48**.

- d. The overall bearing (N00°09'59"W) and distance dimension (526.25) of the west line of RIVER HIGHLANDS, from the northwest corner of Lot 1, Block 2, southerly to the northerly corner of Outlot A, where the plat line bends to a westerly direction, shall be revised to **S00°04'54"E** and **504.63**.
- e. The distance dimension (41.88) of the northerly line of dedicated right of way of West River Road NW, from the northwesterly corner of Outlot A to the west line of the Northwest Quarter, shall be revised to **39.98**.
- f. The arc length dimension (136.28) and delta (2°25'46") of the most westerly line of Outlot A, shall be revised to **159.34** and **2°50'26"**.
- g. The distance dimension (307.38) of the northerly line of Outlot A, from the northwest corner of Outlot A, easterly to where the lot line bends to a northerly direction, shall be revised to **308.50**.
- h. The distance dimension (97.39) of the westerly line of Outlot A, from the southwest corner of Lot 1, Block 2, southerly to where the lot line bends to a westerly direction, shall be revised to **76.46**.
- i. The distance dimension (428.86) of the west line of Lot 1, Block 2, from the northwest corner of Lot 1, Block 2, to the southwest corner of Lot 1, Block 2, shall be revised to **428.17**.
- j. The distance dimension (101.89) of the southwesterly line of Lot 1, Block 2, from the most southerly corner of Lot 1, Block 2, northwesterly to the southwest corner of Lot 1, Block 2, shall be revised to **102.83**.
- k. The distance dimension (348.85) of the common line of the adjacent parcels lying westerly of Lot 1, Block 2 and northerly of Outlot A, shall be revised to **348.48**.
- l. Additional dimensions were added to the exception located adjacent to the most northerly line of RIVER HIGHLANDS.
- m. Radius dimension (60.00) added to the northerly curve of Lot 4, Block 1.

NOTE: See attached "Exhibit A".



I hereby certify that this Surveyor's Certificate of Plat Correction was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 28th day of April, 2016.


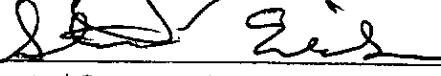
  
\_\_\_\_\_  
Mark E. Severtson, Licensed Land Surveyor  
Minnesota License No. 18887

This Surveyor's Certificate of Plat Correction to the plat of RIVER HIGHLANDS was approved by the Olmsted County Board of Commissioners, Minnesota, at a regular meeting held this 21<sup>st</sup> day of February, 2017.

Olmsted County Board of Commissioners, Minnesota


  
\_\_\_\_\_, Chair  
  
\_\_\_\_\_, Administrator/Clerk  
Olmsted County, Minnesota.

Cascade Township Board

X   
\_\_\_\_\_, Chair  
  
\_\_\_\_\_, Administrator/Clerk  
Olmsted County, Minnesota.

County Surveyor

This Surveyor's Certificate of Plat Correction has been reviewed and is approved this 31 day of JANUARY, 2017.

  
\_\_\_\_\_, County Surveyor

