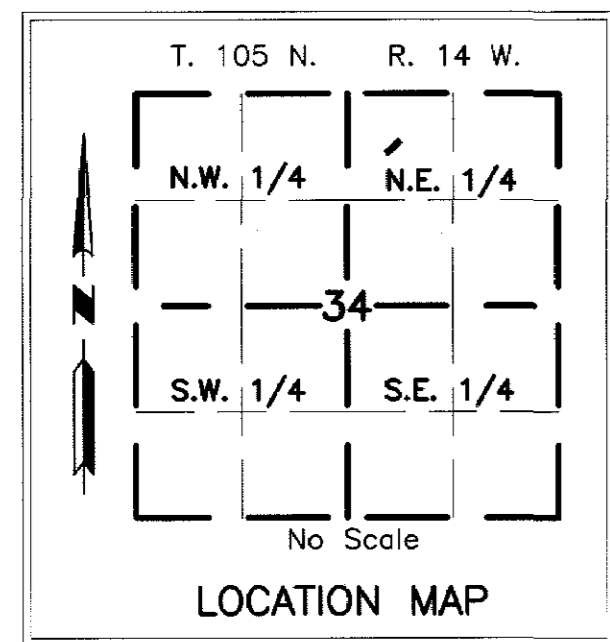


RIVER OAKS TOWNHOMES FOURTH



MONUMENTS

- o Set 1/2" Rebars
- o Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 47034.

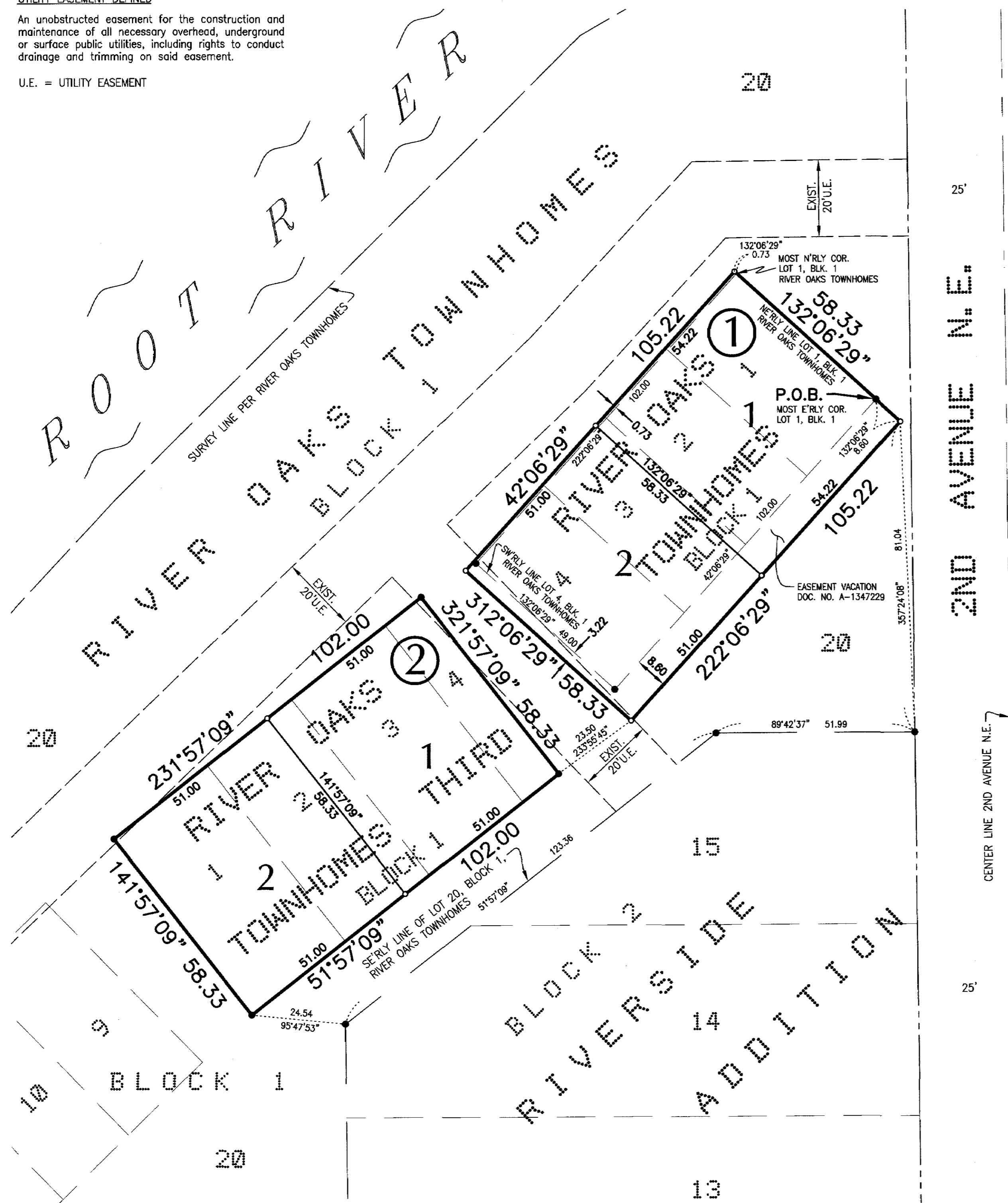
BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north. (NAD 83-86)

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



INSTRUMENT OF DEDICATION *Townhomes

KNOW ALL PERSONS BY THESE PRESENTS: That Radcliffe Homes, Inc., a Minnesota corporation, owner, River Oaks Homeowners Association, owner, and United Farmers State Bank, a Minnesota Banking Corporation, formerly known as Farmers State Bank of Elkton, mortgagee of the following described property, situated in Olmsted County, Minnesota, to wit:

Lots 1, 2 3 and 4, Block 1, RIVER OAKS TOWNHOMES THIRD, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota;

Together with Lots 1, 2 3 and 4, Block 1, RIVER OAKS TOWNHOMES, according to the plat thereof on file and of record in the office of the County Recorder, Olmsted County, Minnesota;

Together with that part of Lot 20, Block 1 of said RIVER OAKS TOWNHOMES, adjoining said Lots 1, 2, 3 and 4, described as follows:

Beginning at the most easterly corner of said Lot 1; thence southeasterly on an assumed azimuth from north of 132 degrees 06 minutes 29 seconds along the southeasterly extension of the northeasterly line of said Lot 1, a distance of 8.60 feet; thence southwesterly 222 degrees 06 minutes 29 seconds azimuth, parallel with the southeasterly line of said Lots 1, 2, 3, and 4, a distance of 105.22 feet; thence northwesterly 312 degrees 06 minutes 29 seconds azimuth, parallel with the southwesterly line of said Lot 4, a distance of 58.33 feet; thence northeasterly 42 degrees 06 minutes 29 seconds azimuth, parallel with the northwesterly line of said Lots 1, 2, 3 and 4, a distance of 105.22 feet; thence southeasterly 132 degrees 06 minutes 29 seconds azimuth, along the northwesterly extension of the northeasterly line of said Lot 1, a distance of 0.73 feet to the most northerly corner of said Lot 1; thence southwesterly 222 degrees 06 minutes 29 seconds azimuth along the northwesterly line of said Lots 1, 2, 3 and 4, a distance of 102.00 feet to the southwesterly line of said Lot 4; thence southeasterly 132 degrees 06 minutes 29 seconds azimuth along said southwesterly line 49.00 feet to the most southerly corner of said Lot 4; thence northeasterly 42 degrees 06 minutes 29 seconds azimuth along the southeasterly line of said Lots 1, 2, 3 and 4, a distance of 102.00 feet to the point of beginning.

Said tracts contain 0.28 acres more or less.

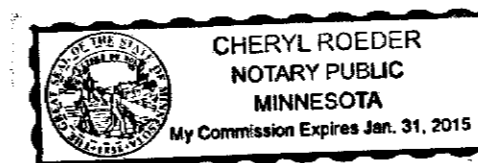
Have caused the same to be surveyed and platted as RIVER OAKS TOWNHOMES FOURTH.

In witness whereof, said Radcliffe Homes, Inc., has caused these presents to be signed this 10th day of JUNE, 2014.

RADCLIFFE HOMES, Inc.
Leslie J. Radcliffe
Leslie J. Radcliffe
President

STATE OF MINNESOTA
COUNTY OF OLMTSTED

This instrument was acknowledged before me this 10th day of June, 2014, by Leslie J. Radcliffe.



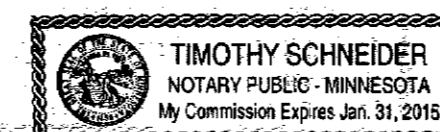
Cheryl Roeder
Cheryl Roeder
Notary Public, Olmsted County, MN
My Commission Expires 1-31-2015

In witness whereof said United Farmers State Bank, formerly known as Farmers State Bank of Elkton, has caused these presents to be signed by its proper officer this 10 day of June, 2014.

Michael R. Schneider
Michael R. Schneider
CEO

STATE OF MINNESOTA
COUNTY OF Mower

This instrument was acknowledged before me this 10 day of June, 2014, by Michael R. Schneider, CEO, on behalf of the bank.



Timothy Schneider
Notary Public, Mower County, MN
My Commission Expires 1-31-2015

In witness whereof said River Oaks Homeowners Association, has caused these presents to be signed this 10th day of JUNE, 2014.

Leslie J. Radcliffe
Leslie J. Radcliffe
President

STATE OF MINNESOTA
COUNTY OF OLMTSTED

This instrument was acknowledged before me this 10th day of June, 2014, by Leslie J. Radcliffe.

Cheryl Roeder
Notary Public, Olmsted County,
My Commission Expires 1-31-2015

SURVEYOR'S CERTIFICATE

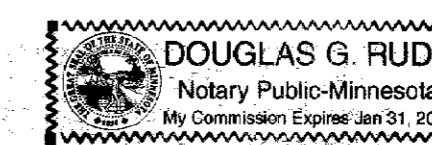
I, Mark J. Haselius, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set by May 30, 2015; 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 5 day of JUNE, 2014.

Mark J. Haselius
Mark J. Haselius, Licensed Land Surveyor
Minnesota License No. 47034

STATE OF MINNESOTA
COUNTY OF OLMTSTED

This instrument was acknowledged before me this 5 day of June, 2014, by Mark J. Haselius.



Douglas G. Rude
Douglas G. Rude
Notary Public, Olmsted County, MN
My Commission Expires 1-31-16

COUNTY SURVEYOR

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

This 5 day of JUNE, 2014.

Paul S. Thorsen
Paul S. Thorsen
Olmsted County Surveyor

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMTSTED
CITY OF STEWARTVILLE

We do hereby certify that on the 13th day of May, 2014, the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony whereof, we have hereunto signed our names this 10th day of June, 2014.

Bill Schimmel Jr.
Bill Schimmel Jr.
City Administrator

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2014 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 11th day of JUNE, 2014.

Document Number A-1348010

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 11th day of JUNE, 2014, at 12 o'clock P.M. and was duly recorded in Olmsted County Records.

W. Mark Krupski
Olmsted County Director of Property
Records and Licensing
By *Wendy von Wald* Deputy



1282A