

# RIVER COURT COMMERCIAL SUBDIVISION

**MCA**  
LAND SURVEYORS  
4800 HIGHWAY 65 S  
ROCHESTER, MN 55904  
(807) 261-6700  
FAX (807) 260-4066

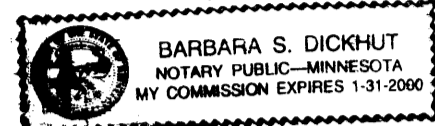
IN WITNESS WHEREOF, said Premier Bank Rochester has caused these presents to be signed by its proper Officer this 7<sup>th</sup> day of August, 1998.

*Wally Nigbur*  
Wally Nigbur, President

STATE OF MINNESOTA  
COUNTY OF OLMSTED

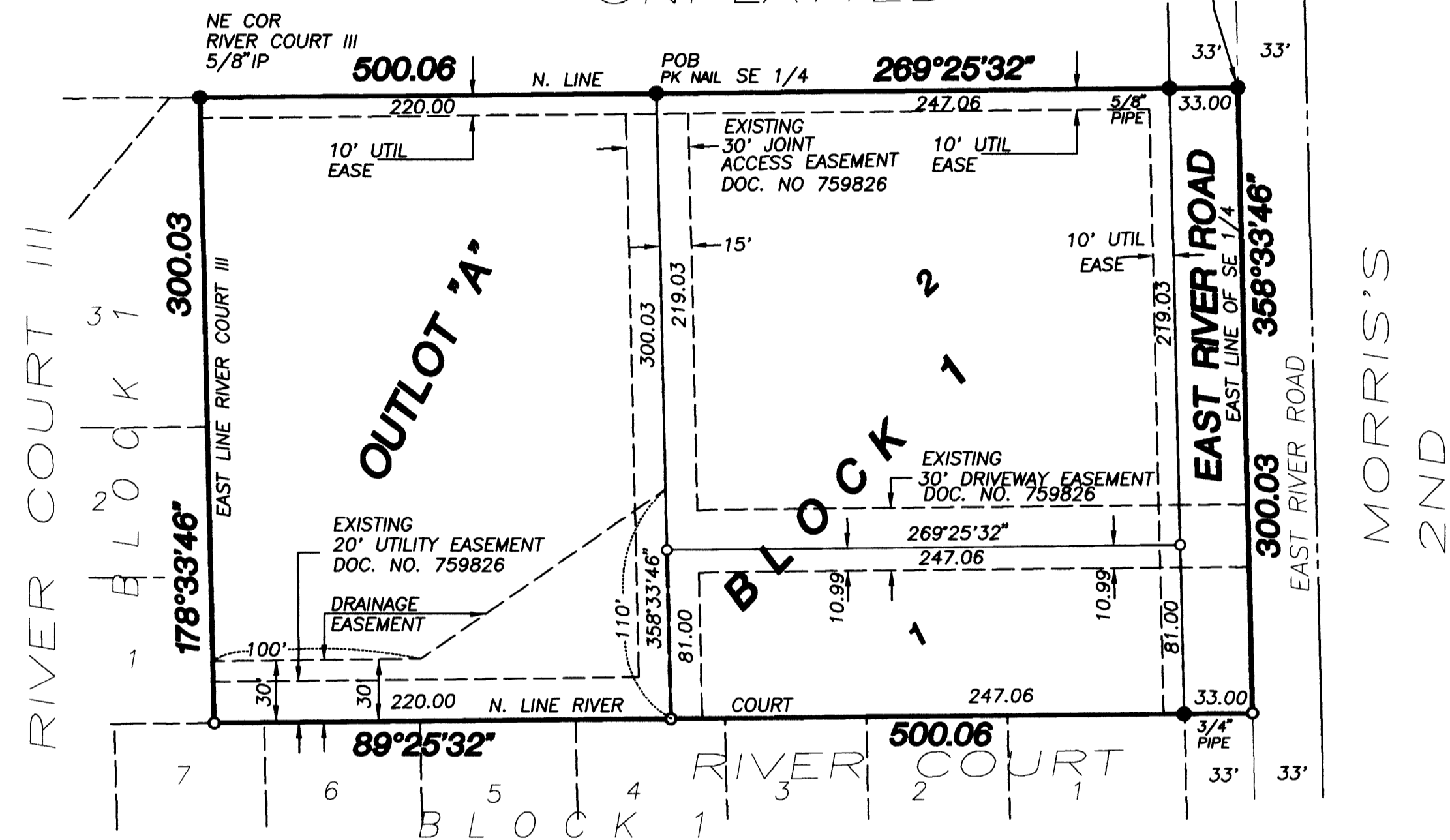
The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of August, 1998 by Wally Nigbur, President of Premier Bank Rochester, a Minnesota Corporation on behalf of the Corporation.

*Barbara S. Dickhut*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000



SCALE IN FEET  
0 30 60 120

UNPLATTED



**BEARING NOTE**

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

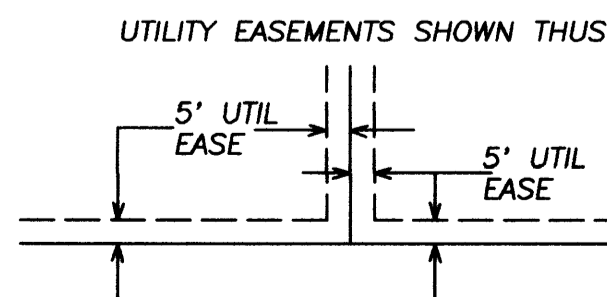
**MONUMENTS**

- SET 1/2" REBAR
- SET 3/4" IRON PIPE
- SET PK NAIL
- FOUND MONUMENT

PLACED MONUMENTS HAVE A PLASTIC CAP STAMPED RLS 20703

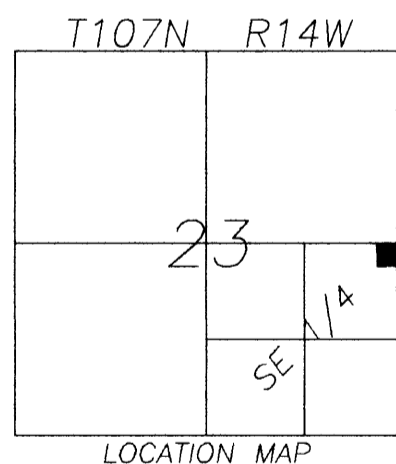
**UTILITY EASEMENT DEFINED**

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.



**DRAINAGE EASEMENT DEFINED:**

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



\* and Premier Bank Rochester, a Minnesota Corporation, Mortgagee,

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Gary L. Simonson and Wendy K. Simonson, husband and wife, Mortgagor, and Donald L. Soderberg and Lucille M. Soderberg, husband and wife, Mortgagee, all being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

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

Commencing at the northeast corner of said Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 25 minutes 32 seconds along the north line of said Southeast Quarter 280.06 feet to the point of beginning; thence continue westerly 269 degrees 25 minutes 32 seconds azimuth along said north line 220.00 feet to the northeast corner of RIVER COURT III, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence southerly 178 degrees 33 minutes 46 seconds azimuth along the easterly line of said RIVER COURT III, a distance of 300.03 feet to the north line of RIVER COURT, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence easterly 89 degrees 25 minutes 32 seconds azimuth along said north line 220.00 feet; thence northerly 358 degrees 33 minutes 46 seconds azimuth 300.03 feet to the point of beginning.

Said tract contains 1.51 acres, more or less.

AND KNOW ALL THESE PRESENTS: That Donald L. Soderberg and Lucille M. Soderberg, husband and wife, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast 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 Southeast Quarter; thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 25 minutes 32 seconds azimuth along the north line of said Southeast Quarter 280.06 feet; thence southerly 178 degrees 33 minutes 46 seconds azimuth 300.03 feet to the north line of RIVER COURT, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence easterly 89 degrees 25 minutes 32 seconds azimuth along said north line 280.06 feet to the east line of said Southeast Quarter; thence northerly 358 degrees 33 minutes 46 seconds azimuth along said east line 300.03 feet to the point of beginning.

Said tract contains 1.93 acres, more or less.

Have caused the same to be surveyed and platted as RIVER COURT COMMERCIAL SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown on this plat.

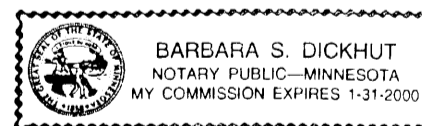
IN WITNESS WHEREOF, said Gary L. Simonson and Wendy K. Simonson, husband and wife, have hereunto set their hands this 6 day of Aug, 1998.

*Gary L. Simonson*  
Gary L. Simonson

*Wendy K. Simonson*  
Wendy K. Simonson

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August, 1998 by Gary L. Simonson and Wendy K. Simonson.



*Barbara S. Dickhut*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

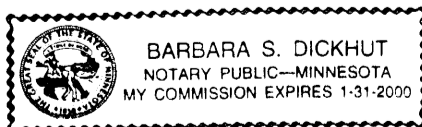
IN WITNESS WHEREOF, said Donald L. Soderberg and Lucille M. Soderberg, husband and wife, have hereunto set their hands this 6 day of Aug, 1998.

*Donald L. Soderberg*  
Donald L. Soderberg

*Lucille M. Soderberg*  
Lucille M. Soderberg

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of August, 1998 by Donald L. Soderberg and Lucille M. Soderberg.



*Barbara S. Dickhut*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

**COUNTY AUDITOR/ TREASURER**

Taxes payable in the year 1998 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 13<sup>th</sup> day of August, 1998.

*Bob Ryan*  
Olmsted County Auditor/Treasurer  
By *Wally Nigbur* Deputy

**COUNTY RECORDER** 798067

Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 13<sup>th</sup> day of August, 1998, at 2:12 o'clock P.m. and was duly recorded in Olmsted County Records.

*Daniel J. Heaf*  
Olmsted County Recorder  
By *Lucille M. Soderberg* Deputy

**COUNTY SURVEYOR**

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

This 8<sup>th</sup> day of Aug, 1998.

*Edward P. Kenile*  
Olmsted County Surveyor

**CITY APPROVAL**  
STATE OF MINNESOTA  
COUNTY OF OLMSTED  
CITY OF ROCHESTER

I, JUDY KAY FRIEZE, City Clerk, in and for the City of Rochester, do hereby certify that on the 3<sup>RD</sup> day of AUGUST, 1998, the accompanying plat 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 13<sup>th</sup> day of AUGUST, 1998.

*Judy Kay Frieze*  
City Clerk

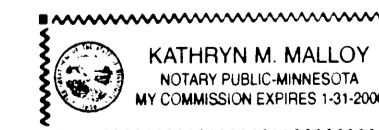
**SURVEYOR'S CERTIFICATE**

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER COURT COMMERCIAL SUBDIVISION, 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 as shown or will be correctly placed in the ground by August 1, 1999; 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.

*Michael J. Fritz*  
Michael J. Fritz  
Minnesota LS No. 20703

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 5<sup>th</sup> day of August, 1998, by Michael J. Fritz, LS No. 20703.



*Kathryn M. Malloy*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000