

RIVER BEND ESTATES

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That River Bend Development LLC, a Minnesota limited liability company, and the City of Oronoco, a Minnesota municipal corporation, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to-wit:

The Southwest Quarter of the Southwest Quarter of Section 18, Township 108 North, Range 14 West, Olmsted County, Minnesota.

AND

Outlot E, RIVERWOOD HILLS, according to the plat thereof on file and of record in the Office of the County Recorder, Olmsted County, Minnesota.

Said tract contains 35.89 acres more or less.

Have caused the same to be surveyed and platted as RIVER BEND ESTATES and do hereby dedicate to the public for public use the public way, drainage and utility easements as created by this plat.

IN WITNESS WHEREOF, said River Bend Development LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 10 day of October, 2017.

River Bend Development LLC

Paul Meier
By Paul Meier

Its Chief Manager

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10 day of October, 2017 by Paul Meier, Chief Manager of River Bend Development LLC, a Minnesota limited liability company, on behalf of the company.

Sarah L. Mattson
Notary Signature
Sarah L. Mattson
Notary Printed Name
Notary Public: Dodge County
My Commission Expires: 1-31-20

IN WITNESS WHEREOF, said City of Oronoco, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this 11th day of October, 2017.

City of Oronoco

Ryland Eichhorst
Ryland Eichhorst
Mayor

Sandra Jessen
Sandra Jessen
City Clerk

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 10th day of October, 2017 by Ryland Eichhorst, Mayor and Sandra Jessen, City Clerk, on behalf of the city.

Sarah L. Mattson
Notary Signature
Sarah L. Mattson
Notary Printed Name
Notary Public: Dodge County
My Commission Expires: 1-31-20

SURVEYOR'S CERTIFICATE

I, Peter G. Oetliker, 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 or will be correctly set within one year as indicated on the plat; 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 10th day of October, 2017.

Peter G. Oetliker
Peter G. Oetliker, Land Surveyor
Minnesota License No. 41887

STATE OF MINNESOTA
COUNTY OF OLMSTED

This instrument was acknowledged before me this 10 day of October, 2017, by Peter G. Oetliker, Minnesota Land Surveyor, License No. 41887.

Sarah L. Mattson
Notary Signature
Sarah L. Mattson
Notary Printed Name
Notary Public: Dodge County
My Commission Expires: 1/31/20

CITY APPROVAL

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ORONOCO

We do hereby certify that on the 16th day of May, 2017, the accompanying plat was duly approved by the Common Council of the City of Oronoco. In testimony whereof, we have hereunto signed our names this 10th day of October, 2017.

Ryland Eichhorst
Ryland Eichhorst
Mayor
Sandra Jessen
Sandra Jessen
City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 10 day of October, 2017.

Mark E. Newton
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

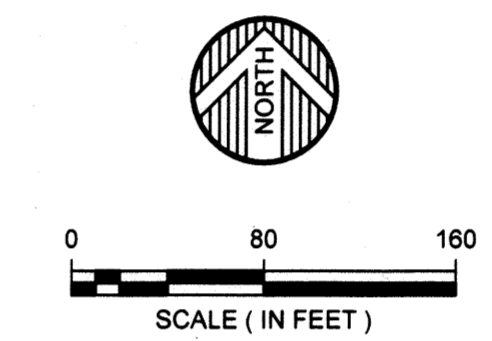
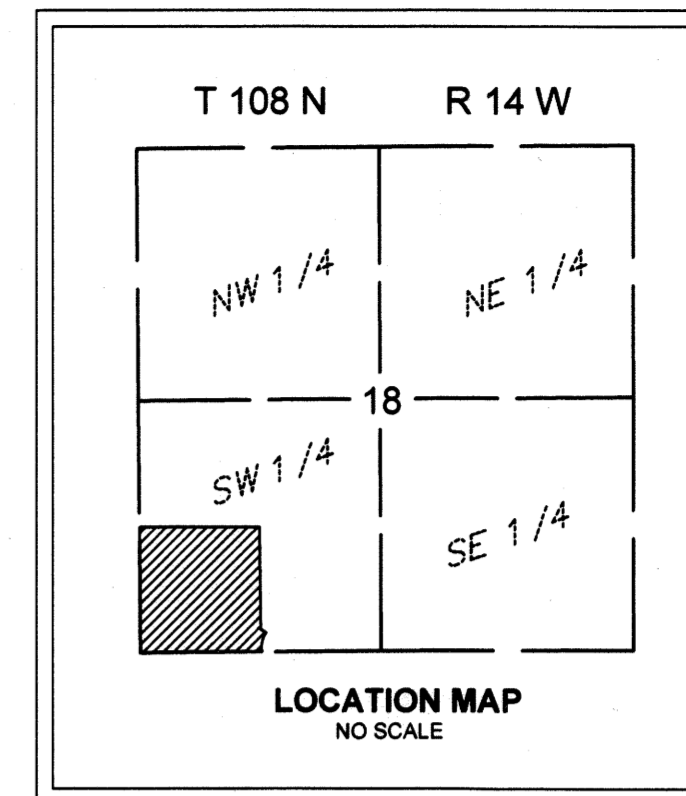
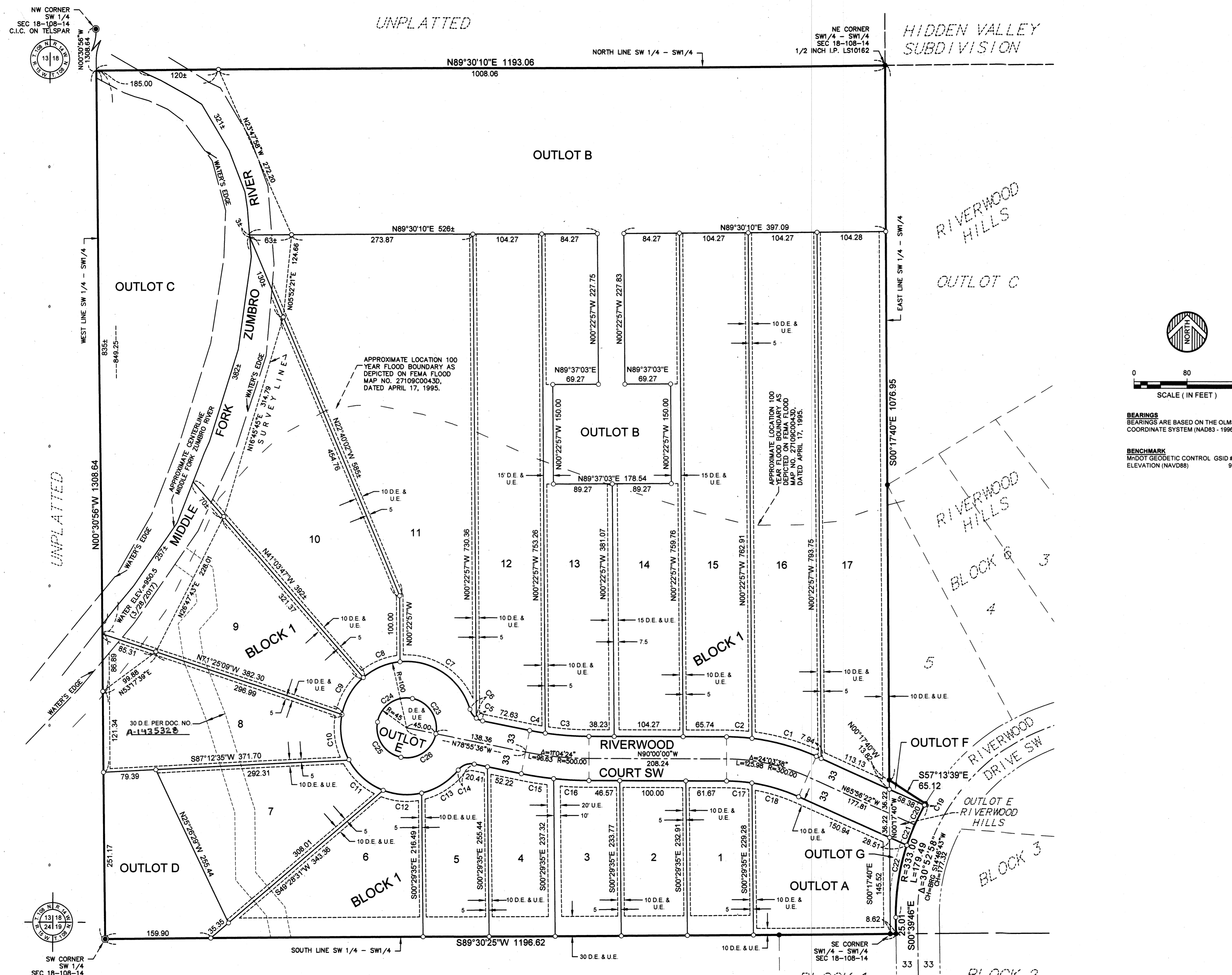
Taxes payable in the year 2017 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 12th day of OCTOBER, 2017.

Document Number A1435329

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 12th day of OCTOBER, 2017, at 4 1/2 o'clock P.M. and was duly recorded in the Olmsted County Records.

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

RIVER BEND ESTATES



- = FOUND SECTION CORNER MONUMENT
 - = FOUND 1/2 IRON PIPE WITH CAP STAMPED LS11622, UNLESS NOTED OTHERWISE
 - = SET A 5/8" DIAMETER BY 14" LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887.
- U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
- THERE IS A U.E. & D.E. DEDICATED OVER ALL OF OUTLOTS B, E, F AND G.

BEARINGS
BEARINGS ARE BASED ON THE OLDMSTED COUNTY COORDINATE SYSTEM (NAD83 - 1996 ADJUSTMENT)

BENCHMARK
MNDOT GEODETIC CONTROL GSD# 98235 (CHERYL) ELEVATION (NAVD83) 973.28

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

UTILITY EASEMENT DEFINED:
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	17°24'50"	333.00	101.21	N74°38'47"W	100.82
C2	06°38'48"	333.00	38.63	N86°40'36"W	38.61
C3	08°08'02"	467.00	66.30	N85°55'59"W	66.24
C4	02°56'22"	467.00	23.96	N80°23'47"W	23.96
C5	23°53'02"	25.00	10.42	N66°59'05"W	10.35
C6	38°28'14"	25.00	16.79	N35°48'27"W	16.47
C7	79°12'51"	100.00	138.25	N56°10'46"W	127.50
C8	35°18'35"	100.00	61.57	S66°34'31"W	60.80
C9	37°39'49"	100.00	65.74	S30°06'19"W	64.56
C10	40°27'11"	100.00	70.80	S08°57'11"E	69.15
C11	40°04'50"	100.00	69.95	S49°13'11"E	68.54
C12	33°51'45"	100.00	59.10	S66°11'28"E	58.24
C13	38°09'32"	100.00	66.60	N57°47'54"E	65.38
C14	62°21'16"	25.00	27.21	N69°53'46"E	25.88
C15	05°19'00"	533.00	49.46	S81°35'06"E	49.44
C16	05°45'24"	533.00	53.55	S87°07'18"E	53.53
C17	08°15'32"	267.00	38.49	S85°52'14"E	38.45
C18	15°48'06"	267.00	73.64	S73°50'25"E	73.40
C19	00°28'20"	333.00	2.74	S29°59'02"W	2.74
C20	05°41'14"	333.00	33.05	S28°54'15"W	33.04
C21	05°41'14"	333.00	33.05	S21°13'01"W	33.04
C22	19°02'10"	333.00	110.64	S08°51'19"W	110.13
C23	90°00'00"	45.00	70.69	N33°55'36"W	63.64
C24	90°00'00"	45.00	70.69	S66°04'24"W	63.64
C25	90°00'00"	45.00	70.69	S33°55'36"E	63.64
C26	90°00'00"	45.00	70.69	N56°04'24"E	63.64

WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

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