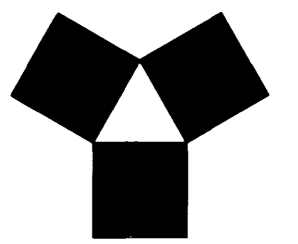


RIVER BLUFFS SECOND SUBDIVISION



**YAGGY
COLBY
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058

BOARD OF COUNTY COMMISSIONERS
STATE OF MINNESOTA
COUNTY OF OLMSTED

I do hereby certify that the accompanying plat was duly approved by the Olmsted County Board of Commissioners at a meeting held on the 21st day of November, 1998. In testimony whereof, I have signed my name and affixed the seal of said County this 21st day of November, 1998.

Bob Kuan
Olmsted County Auditor

OLMSTED COUNTY PLANNING ADVISORY COMMISSION

I hereby certify that the Olmsted County Planning Advisory Commission has examined the accompanying plat and found that it conforms to the provisions of the Subdivision Ordinance of Olmsted County.

This 28th day of July, 1999.

Commission Chairperson

TOWNSHIP BOARD OF SUPERVISORS

The Township Board of Supervisors for Cascade Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony whereof, we have signed our name this 4 day of May, 1998.

D. W. Hedden
Board Chairperson
Loanh L. Roman
Town Clerk

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

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

This 22 day of October, 1998.

Hein Maki R.S.
Olmsted County Environmental Specialist

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 22nd day of October, 1998.

Bob Kuan
Olmsted County Auditor/Treasurer

By Luann Wilson Deputy

COUNTY RECORDER

Document Number 794192

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 23rd day of October, 1998, at 11 o'clock A.m. and was duly recorded in the Olmsted County records.

Daniel J. Heel
Olmsted County Recorder

By Luann Murrey Deputy

COUNTY SURVEYOR

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

This 16 day of April, 1998.

Edward P. Kuisle
Edward P. Kuisle, Olmsted County Surveyor

COUNTY ENGINEER

I certify that this plat conforms to the approved roadway design for Olmsted County.

This 4th day of May, 1998.

Michael T. Sheehan
Michael T. Sheehan, Olmsted County Engineer

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Holtegaard Builders, Inc., a Minnesota Corporation, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

All of Outlot "A", River Bluffs Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota.

And 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:

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 along the south line of said Northwest Quarter and along the north line of said River Bluffs Subdivision 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 906.74 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 19 seconds azimuth along said west line 449.87 feet to the point of beginning.

Said tract contains 40.36 acres more or less, including 1.09 acres more or less of county road right-of-way.

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

In witness whereof said Holtegaard Builders, Inc. have caused these presents to be signed by its proper officer this 20 day of July, 1998.

Steven R. Holtegaard
Steven R. Holtegaard, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 20th day of July, 1998 by Steven R. Holtegaard, President, on behalf of Holtegaard Builders, Inc.

Paul
Notary Public, Olmsted County, MN
My Commission Expires _____

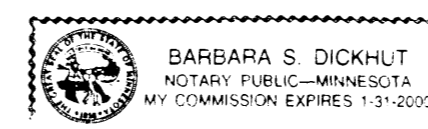
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER BLUFFS SECOND 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 February 1, 1998; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

Douglas G. Rude
Douglas G. Rude, L.S.
Minnesota License Number 22422

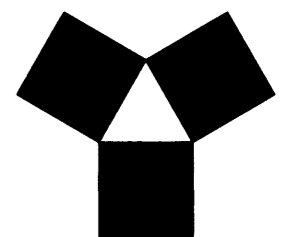
STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 15th day of April, 1998, by Douglas G. Rude, L.S. Minnesota License Number 22422.



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

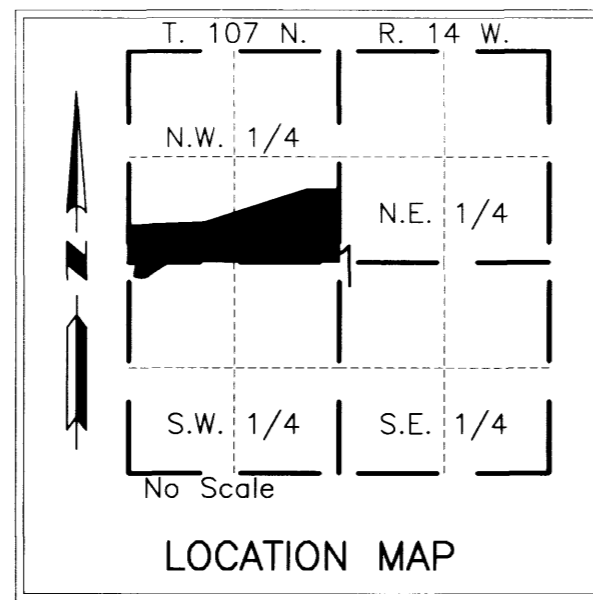
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507-288-1444
FAX 507-288-5058

CURVE	RADIUS	LENGTH	CHORD	DELTA
1	878.51	222.77	222.17	14°31'44"
2	878.51	182.98	182.65	11°56'01"
3	167.00	158.64	152.74	54°25'38"
4	333.00	86.03	85.79	14°48'10"
5	333.00	107.29	106.83	18°27'37"
6	333.00	150.31	149.04	25°51'43"
7	267.00	360.52	333.75	77°21'49"
8	333.00	117.07	116.46	20°08'32"
9	333.00	182.26	179.99	31°21'34"
10	333.00	61.81	61.72	10°38'05"
11	267.00	49.56	49.49	10°38'05"
12	275.00	37.28	37.25	07°46'01"
13	275.00	168.90	166.26	35°11'24"
14	275.00	93.66	93.20	19°30'47"
15	209.00	178.60	173.22	48°57'47"
16	275.00	91.24	90.82	19°00'37"
17	60.00	23.67	23.52	22°36'24"
18	60.00	74.38	69.71	71°01'31"
19	60.00	62.92	60.08	60°05'01"
20	60.00	71.37	67.24	68°09'18"
21	60.00	77.90	72.54	74°23'16"
A	300.00	405.07	375.00	77°21'49"
B	300.00	55.68	55.60	10°38'05"
C	242.00	344.15	315.87	81°28'49"
D	818.51	215.01	214.39	15°03'02"



BENCH MARK

R.R. SPIKE IN P.P. #53496 E. SIDE C.R. #133,
2400' S. OF C.R. #14 AT BEG. OF CURVE TO S.W.
ELEV. 1031.55

ELEVATIONS ON THIS PLAT ARE
BASED ON THE NATIONAL GEODETIC
VERTICAL DATUM OF 1929.

FLOOD ELEVATIONS ARE
REFERENCED TO A HYDROLOGIC
STUDY BY YAGGY COLBY ASSOCIATES
DATED FEBRUARY 14, 1994 AND
APPROVED BY MINNESOTA DEPARTMENT
OF NATURAL RESOURCES, DATED
MARCH 11, 1994.

BEARINGS

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

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

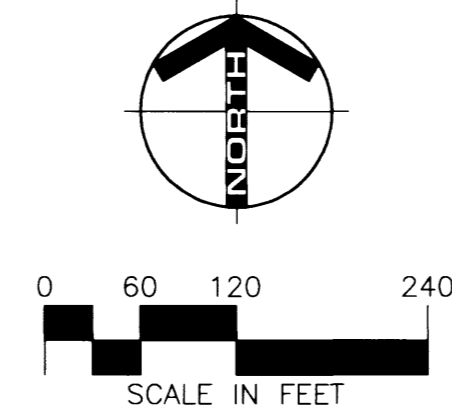
An unobstructed easement for the construction and
maintenance of underground and surface drainage
facilities and utility easement.

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting
roadway is restricted by the road authority pursuant
to Minnesota State Statute 160.08.

U.E. = UTILITY EASEMENT

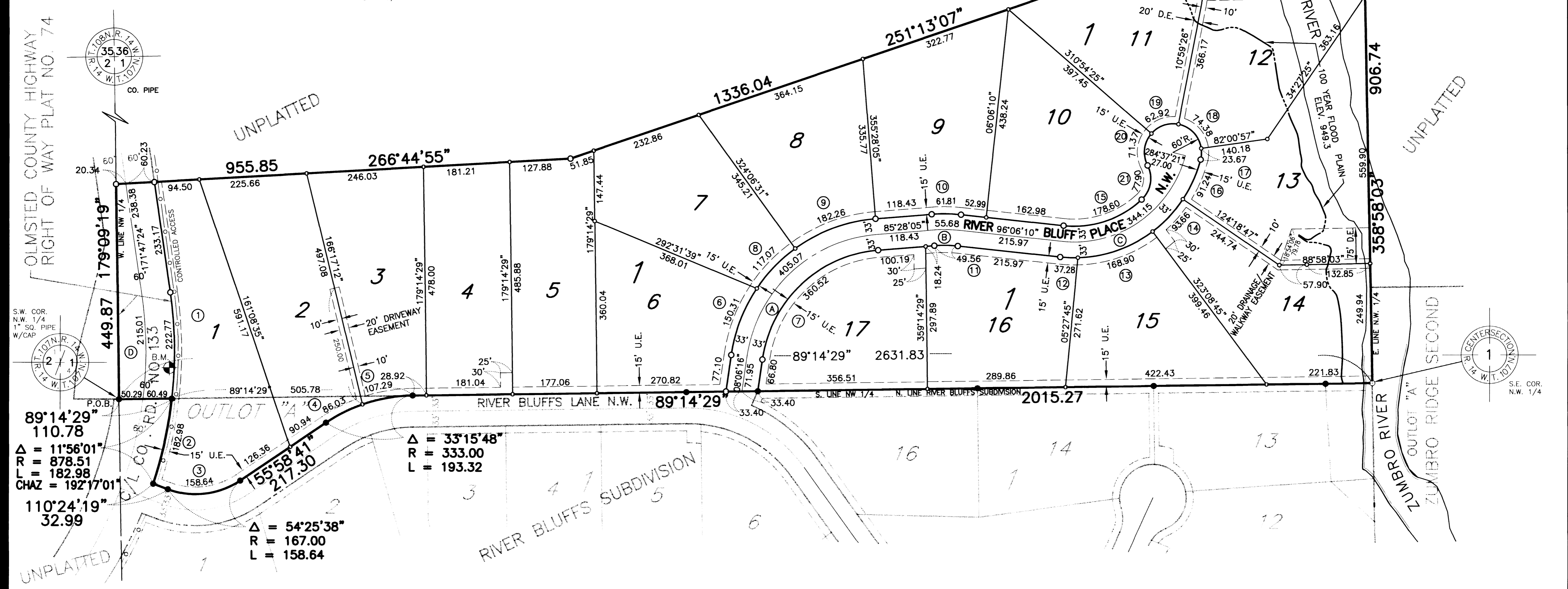
D.E. = DRAINAGE EASEMENT



MONUMENTS

- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments
(Pipe, Rod, Etc.)
- No Monuments Found or Set

All monuments set have a plastic
cap stamped L.S. 22422.



OLMSTED COUNTY HIGHWAY
RIGHT OF WAY PLAT NO. 74

DATE: 06/05/97
DRAFTSPERSON: R.A.S.PROJECT NUMBER: 4660-97
COMPUTER FILE: 4660SF01.DWG

W. LINE NW 1/4
S.W. COR. N.W. 1/4 1" SQ. PIPE W/CAP

P.O.B. 110.78
89°14'29"
110.78
Δ = 11°56'01"
R = 878.51
L = 182.98
CHAZ = 192°17'01"
110°24'19"
32.99

Δ = 33°15'48"
R = 333.00
L = 193.32

Δ = 54°25'38"
R = 167.00
L = 158.64