

# RIVER RIDGE FIRST SUBDIVISION



AND KNOW ALL MEN BY THESE PRESENTS: that Gregg P. Geerdes and Pamela W. Geerdes; husband and wife, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit;

**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: that Frederichs and Fitzpatrick, LLP, a limited liability partnership, mortgagor, and Citizens State Bank of Hayfield, mortgagee, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southwest Quarter Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence southerly on an assumed azimuth from north of 179 degrees 46 minutes 34 seconds along the east line of said Southwest Quarter 27.56 feet to the centerline of County Road No 121 and the point of beginning; thence continue southerly 179 degrees 46 minutes 34 seconds azimuth along said east line 1479.22 feet; thence northwesterly 298 degrees 59 minutes 31 seconds azimuth 122.05 feet; thence southerly 202 degrees 17 minutes 39 seconds azimuth 378.08 feet; thence southeasterly 139 degrees 03 minutes 37 seconds azimuth 152.12 feet; thence southwesterly 229 degrees 03 minutes 37 seconds azimuth 66.00 feet; thence southerly 183 degrees 53 minutes 17 seconds azimuth 667.63 feet to the south line of said Southwest Quarter; thence northwesterly 316 degrees 40 minutes 28 seconds azimuth 419.35 feet; thence southwesterly 239 degrees 59 minutes 05 seconds azimuth 369.57 feet; thence northwesterly 325 degrees 27 minutes 10 seconds azimuth 288.32 feet; thence southwesterly 66.65 feet along a nontangential curve concave northwesterly having a radius of 320.97 feet, a central angle of 11 degrees 53 minutes 52 seconds; thence southeasterly 145 degrees 27 minutes 10 seconds azimuth 393.21 feet to the south line of said Southwest Quarter; thence westerly 270 degrees 18 minutes 36 seconds azimuth along said south line 1769.39 feet to the southwest corner of said Southwest Quarter; thence northerly 00 degrees 00 minutes 00 seconds azimuth along the west line of said Southwest Quarter 70.52 feet; thence easterly 90 degrees 00 minutes 00 seconds azimuth 33.00 feet; thence northeasterly 90.94 feet along a nontangential curve concave northwesterly having a radius of 492.00 feet, a central angle of 10 degrees 35 minutes 27 seconds and a chord azimuth of 62 degrees 29 minutes 10 seconds; thence northeasterly 57 degrees 11 minutes 27 seconds azimuth 155.73 feet; thence easterly 597.11 feet along a tangential curve concave southerly having a radius of 1033.00 feet and a central angle of 33 degrees 07 minutes 09 seconds; thence easterly 90 degrees 18 minutes 36 seconds azimuth 618.43 feet; thence northwesterly 166.80 feet along a nontangential curve concave southwesterly having a radius of 200.80 feet, a central angle of 47 degrees 35 minutes 38 seconds and a chord azimuth of 336 degrees 30 minutes 49 seconds; thence northwesterly 312 degrees 42 minutes 58 seconds azimuth 140.42 feet; thence northerly 203.47 feet along a tangential curve concave easterly having a radius of 177.36 feet, a central angle of 65 degrees 43 minutes 50 seconds and a chord azimuth of 345 degrees 34 minutes 53 seconds; thence northerly 331.59 feet on a tangential curve concave westerly having a radius of 425.00 feet, a central angle of 44 degrees 42 minutes 12 seconds and a chord azimuth of 356 degrees 05 minutes 42 seconds; thence northwesterly 333 degrees 44 minutes 36 seconds azimuth 271.40 feet; thence northeasterly 30 degrees 36 minutes 45 seconds azimuth 584.23 feet; thence easterly 89 degrees 53 minutes 15 seconds azimuth 431.52 feet; thence northerly 359 degrees 53 minutes 15 seconds azimuth 688.27 feet to the centerline of said County Road No. 121; thence easterly 118.19 feet along said centerline on a nontangential curve concave southerly having a radius of 520.87 feet, a central angle of 13 degrees 00 minutes 03 seconds and a chord azimuth of 81 degrees 59 minutes 42 seconds; thence easterly 88 degrees 29 minutes 44 seconds azimuth along said centerline 701.98 feet to the point of beginning.

Which includes the three following described parcels, which will be known as Lot 5, Block 3, (Lund), Lot 3, Block 2, (Geerdes), and Lot 1, Block 1, (Severson), River Ridge First Subdivision.

Said tract contains 75.26 acres, more or less.

AND KNOW ALL MEN BY THESE PRESENTS; that Michael Lund; a single person, owner and proprietor of the following described property situated in County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence southerly 179 degrees 46 minutes 34 seconds along the east line of said Southwest Quarter 27.56 feet to the centerline of County Road No. 121; thence westerly 268 degrees 29 minutes 44 seconds azimuth 292.22 feet to the point of beginning; thence southerly 178 degrees 29 minutes 44 seconds azimuth 60.00 feet; thence southerly 180 degrees 31 minutes 27 seconds azimuth 644.02 feet; thence southwesterly 89.22 feet along a nontangential curve concave southeasterly having a radius of 60.00 feet, a central angle of 85 degrees 11 minutes 45 seconds and a chord azimuth of 227 degrees 55 minutes 34 seconds; thence westerly 275 degrees 19 minutes 42 seconds azimuth 462.45 feet; thence northerly 359 degrees 53 minutes 15 seconds azimuth 688.27 feet to the centerline of said County Road No. 121; thence easterly 118.19 feet along said centerline on a nontangential curve concave southerly having a radius of 520.87 feet, a central angle of 13 degrees 00 minutes 03 seconds and a chord azimuth of 81 degrees 59 minutes 42 seconds; thence easterly 88 degrees 29 minutes 44 seconds azimuth along said centerline 409.76 feet to the point of beginning.

Said tract contains 8.75 acres, more or less, including 1.03 acres County Road No. 121 right of way.

Said tract subject to a County Road No. 121 right of way easement.

That part of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the southeast corner of said Southwest Quarter; thence northerly on an assumed azimuth from north of 359 degrees 46 minutes 34 seconds along the east line of said Southwest Quarter 706.14 feet; thence westerly 269 degrees 46 minutes 34 seconds azimuth 234.73 feet to the point of beginning; thence southwesterly 242 degrees 33 minutes 36 seconds azimuth 267.06 feet; thence northwesterly 314 degrees 05 minutes 51 seconds azimuth 434.14 feet; thence northeasterly 57 degrees 16 minutes 32 seconds azimuth 232.78 feet; thence northeasterly 67.02 feet along a tangential curve concave northwesterly having a radius of 333.00 feet and a central angle of 11 degrees 31 minutes 54 seconds; thence southeasterly 139 degrees 03 minutes 37 seconds azimuth 458.74 feet to the point of beginning.

Said tract contains 2.81 acres, more or less.

AND KNOW ALL MEN BY THESE PRESENTS; that Steven C. Severson and Mechelle Severson; 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 Southwest Quarter of the Southwest Quarter of Section 26, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Southwest Quarter; thence northerly 00 degrees 00 minutes 00 seconds azimuth along the west line of said Southwest Quarter 33.00 feet; thence easterly 90 degrees 18 minutes 36 seconds azimuth 107.25 feet; thence northeasterly 48.73 feet along a nontangential curve concave northerly having a radius of 558.00 feet, a central angle of 05 degrees 00 minutes 13 seconds and a chord azimuth of 59 degrees 41 minutes 34 seconds; thence northeasterly 57 degrees 11 minutes 27 seconds azimuth 155.73 feet; thence northeasterly 558.96 feet along a tangential curve concave southerly having a radius of 967.00 feet and a central angle of 33 degrees 07 minutes 09 seconds; thence easterly 90 degrees 18 minutes 36 seconds azimuth 90.60 feet; thence southerly 180 degrees 00 minutes 00 seconds azimuth 300.00 feet to the southerly line of said Southwest Quarter; thence westerly 270 degrees 18 minutes 36 seconds azimuth along said south line 900.00 feet to the point of beginning.

Said tract contains 4.08 acres, more or less, including 0.03 acres, more or less, of Township Road right of way.

Said tract is subject to a Township Road right of way easement over the westerly 33.00 feet.

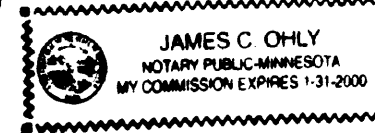
Have caused the same to be surveyed and platted as RIVER RIDGE FIRST SUBDIVISION, and do hereby donate and dedicate to the public for public use forever, the thoroughfares, and grant the easements as shown on this plat.

In witness whereof said Daniel J. Fitzpatrick, John E. Frederichs, and Deanna L. Frederichs have hereunto set their hands this 31st day of January 1999.

*[Signatures]*  
Daniel J. Fitzpatrick, John E. Frederichs, Deanna L. Frederichs

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31st day of January, 1999, by Daniel J. Fitzpatrick, John E. Frederichs, and Deanna L. Frederichs.



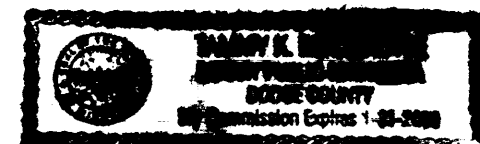
*[Signature]*  
Notary Public, Olmsted County, MN  
My Commission Expires

In witness whereof, said Citizens State Bank of Hayfield, A MN CORPORATION has caused these presents to be signed by its proper officers this 31st day of February, 1999.

*[Signatures]*  
Diane M. Olson A.N.P., Curtis D. Wendland

STATE OF MINNESOTA  
COUNTY OF DODGE

The foregoing instrument was acknowledged before me this 3rd day of February 1999, by Diane M. Olson and Curtis D. Wendland, who are the Assistant Vice President and Vice President respectively, of Citizens State Bank of Hayfield, a Corporation.



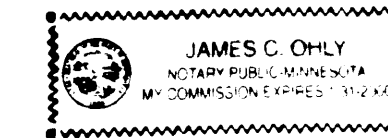
*[Signature]*  
Notary Public, Dodge County, MN  
My Commission Expires 1-31-2000

In witness whereof said Michael Lund has hereunto set his hand this 2nd day of February 1999.

*[Signature]*  
Michael Lund

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2nd day of February, 1999, by Michael Lund.



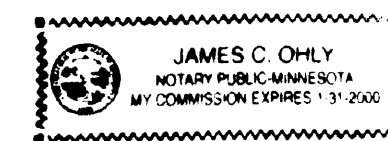
*[Signature]*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

In witness whereof said Gregg P. Geerdes and Pamela W. Geerdes, have hereunto set their hands this 31st day of January 1999.

*[Signatures]*  
Gregg P. Geerdes, Pamela W. Geerdes

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31st day of January, 1999, by Gregg P. Geerdes and Pamela W. Geerdes.



*[Signature]*  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

# RIVER RIDGE FIRST SUBDIVISION

**MCA**  
**LAND SURVEYORS**  
 4900 HIGHWAY 63 S  
 ROCHESTER, MN 55904  
 (507) 281-5700  
 FAX (507) 280-4088

COUNTY SURVEYOR

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

This 4<sup>th</sup> day of Feb, 1999

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 4<sup>th</sup> day of Feb, 1999

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

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 16<sup>th</sup> day of Feb, 1999. In testimony whereof, I have signed my name and affixed the Seal of said County this 16<sup>th</sup> day of Feb, 1999

Daniel Hall  
 Olmsted County Auditor  
Jawn Campion Deputy

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1999 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 16<sup>th</sup> day of Feb, 1999

Daniel Hall  
 Olmsted County Auditor/Treasurer  
 by: Jawn Campion Deputy

COUNTY RECORDER

805000  
805000

Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 16<sup>th</sup> day of February, 1999, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel G. Hill  
 Olmsted County Recorder  
 by: Karen G. Nemecek, Deputy

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.

Richard E. Lyke  
 Commission Chairperson

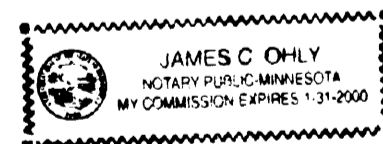
In witness whereof said Steven C. Severson and Mechelle Severson, have hereunto set their hands this 3<sup>rd</sup> day of February, 1999.

Steven C. Severson  
 Steven C. Severson

Mechelle Severson  
 Mechelle Severson

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February, 1999 by Steven C. Severson and Mechelle Severson.



James C. O'Leary  
 Notary Public, Olmsted County, MN  
 My Commission Expires 1-31-2000

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

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

Jeri Maki R.S.  
 Olmsted County Environmental Specialist

TOWNSHIP BOARD OF SUPERVISORS

The Township Board of Supervisors for Oronoco Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony whereof, we have signed our name this 1<sup>st</sup> day of February, 1999

Richard E. Lyke  
 Board Chairperson  
Jawn Campion  
 Town Clerk

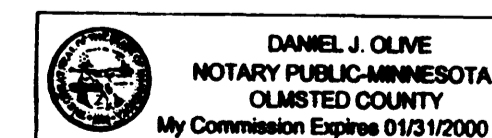
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER RIDGE FIRST 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 December 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  
 LS 20703

STATE OF MINNESOTA  
COUNTY OF OLMSTED

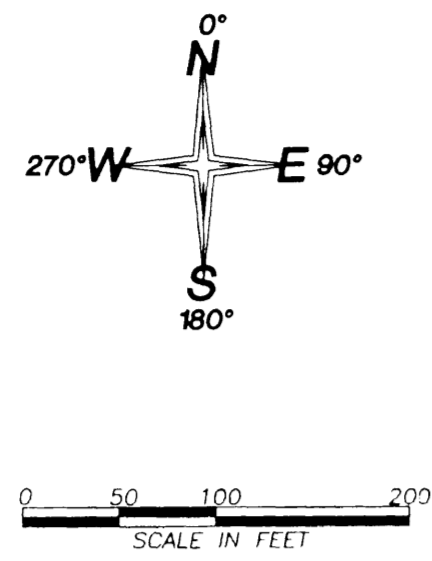
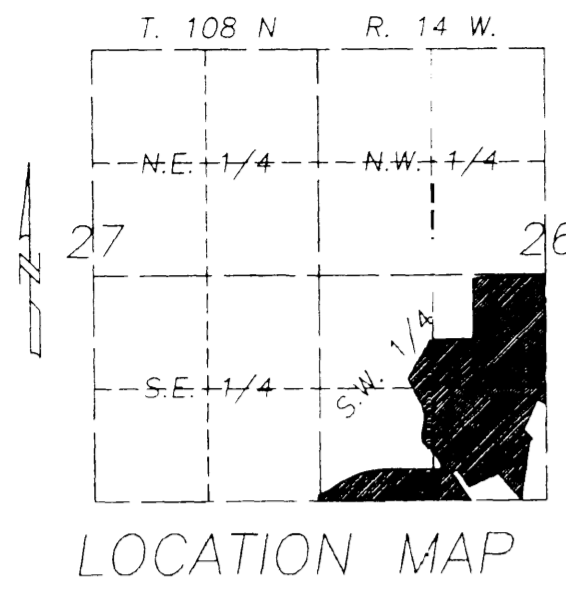
The foregoing Surveyor's Certificate was acknowledged before me this 29<sup>th</sup> day of JANUARY, 1999, by Michael J. Fritz.



Daniel J. Olive  
 Notary Public, Olmsted County, MN  
 My Commission Expires 1/31/2000

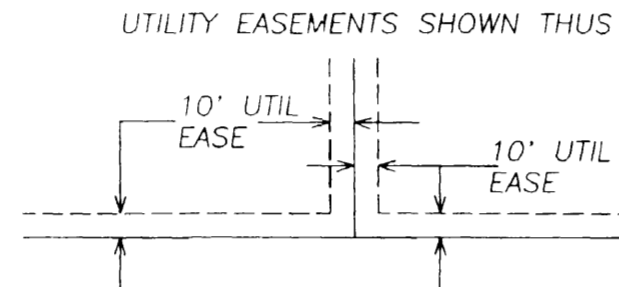
# RIVER RIDGE FIRST SUBDIVISION

**MCA**  
**LAND SURVEYORS**  
 4800 HIGHWAY 63 S  
 ROCHESTER, MN 55904  
 (507) 281-5700  
 FAX (507) 280-4058



**DRAINAGE EASEMENT DEFINED**  
 An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement, along with an easement for ingress and egress.

**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.



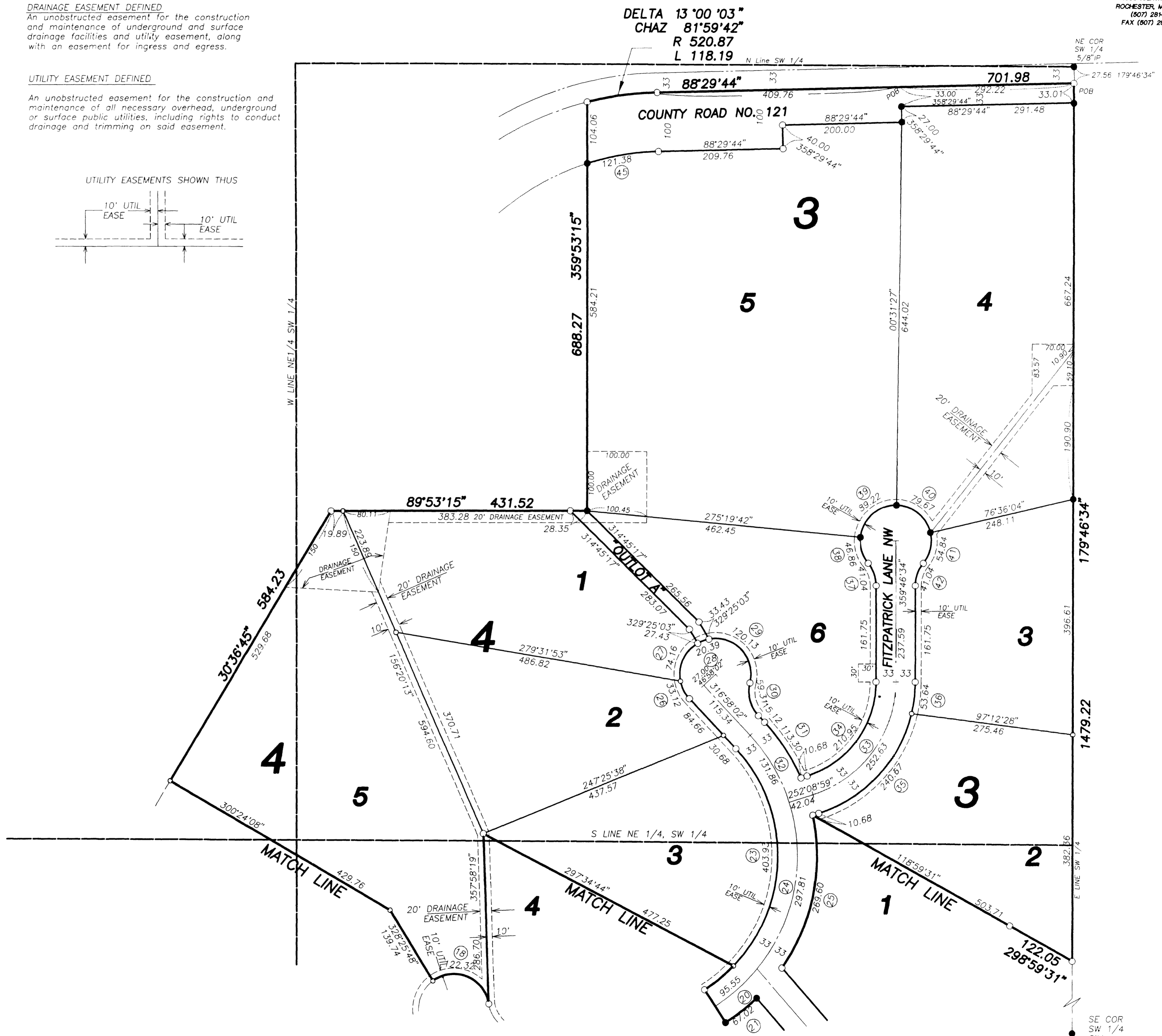
**BEARING NOTE**  
 PLAT BEARINGS ARE AZIMUTHS MEASURED TO THE RIGHT FROM AN ASSUMED NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER BEARS NORTH.

**LEGEND**

- PLACED 3/4" X 18" IRON PIPE
- PLACED 1/2" X 18" REBAR
- FOUND MONUMENT 1/2" REBAR UNLESS OTHERWISE NOTED

PLACED MONUMENTS HAVE A PLASTIC CAP STAMPED RLS20703

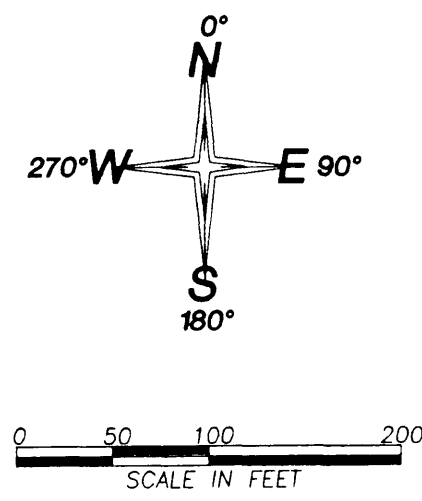
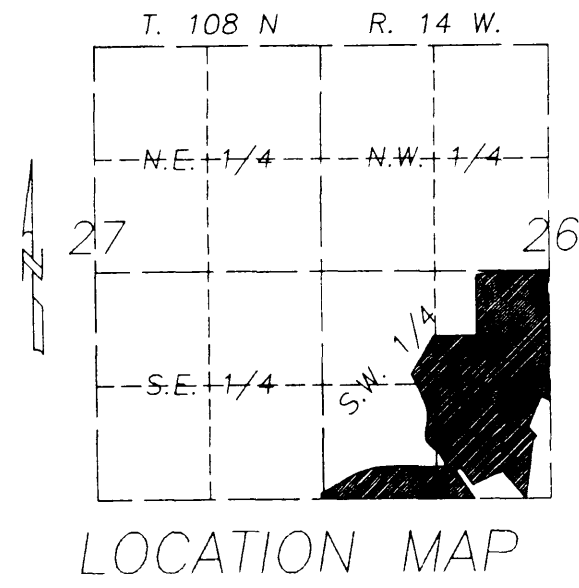
REF #	L	R	Delta	ChAz
18	122.32	60.00	116°48'25"	112°15'00"
20	95.55	300.00	18°14'53"	48°09'05"
21	67.02	333.00	11°31'54"	231°30'35"
23	403.93	267.00	86°40'45"	00°18'24"
24	297.81	300.00	56°52'40"	10°35'19"
25	269.60	333.00	46°23'16"	11°01'51"
26	33.12	60.00	31°37'43"	152°46'54"
27	74.16	60.00	70°49'17"	204°00'24"
28	20.39	60.00	19°28'16"	249°09'11"
29	120.13	60.00	114°42'41"	136°14'40"
30	59.31	60.00	56°37'59"	345°17'01"
31	113.30	333.00	19°29'42"	326°42'53"
32	131.86	300.00	25°10'57"	329°33'30"
33	252.63	200.00	72°22'25"	35°57'46"
34	210.95	167.00	72°22'25"	35°57'46"
35	240.67	233.00	59°10'59"	222°33'29"
36	53.64	233.00	13°11'26"	06°22'17"
37	41.04	60.00	39°11'42"	160°10'37"
38	46.86	60.00	44°44'50"	162°57'17"
39	89.22	60.00	85°11'45"	227°55'34"
40	79.67	60.00	76°04'38"	308°33'45"
41	54.84	60.00	52°22'12"	12°47'10"
42	41.04	60.00	39°11'42"	19°22'25"
45	121.38	420.87	16°31'28"	80°14'00"





# RIVER RIDGE FIRST SUBDIVISION

**MCA**  
LAND SURVEYORS  
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ROCHESTER, MN 55904  
(607) 281-5700  
FAX (607) 280-4058



## LEGEND

- PLACED 3/4" X 18" IRON PIPE
- PLACED 1/2" X 18" REBAR
- FOUND MONUMENT 1/2" REBAR UNLESS OTHERWISE NOTED

PLACED MONUMENTS HAVE A PLASTIC CAP STAMPED RLS20703

**BEARING NOTE**  
PLAT BEARINGS ARE AZIMUTHS MEASURED TO THE RIGHT FROM AN ASSUMED NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER BEARS NORTH.

REF #	L	R	Delta	ChAz
1	145.33	525.00	15°51'39"	245°07'15"
2	129.85	558.00	13°20'00"	63°51'20"
3	578.04	1000.00	33°07'09"	73°45'02"
4	558.96	967.00	33°07'09"	73°45'02"
5	457.97	287.97	91°07'08"	44°45'02"
6	405.49	254.97	91°07'08"	44°45'04"
7	121.33	320.97	21°39'29"	259°28'52"
8	286.89	320.97	51°12'47"	31°08'52"
9	35.57	320.97	06°21'00"	182°21'58"
10	145.40	200.00	41°39'12"	20°01'04"
11	169.30	167.00	58°05'04"	28°14'00"
12	136.61	233.00	33°35'32"	15°59'15"
13	57.36	200.00	16°25'52"	229°03'36"
14	33.37	233.00	08°12'25"	233°10'20"
15	41.04	60.00	39°11'42"	111°51'40"
16	84.68	60.00	80°51'47"	312°41'42"
17	63.59	60.00	60°43'12"	203°29'12"
18	122.32	60.00	116°48'25"	112°15'00"
19	41.04	60.00	39°11'42"	151°03'22"
20	95.55	300.00	18°14'53"	48°09'05"
21	67.02	333.00	11°31'54"	231°30'35"
22	63.51	267.00	13°37'45"	230°27'39"
24	297.81	300.00	56°52'40"	10°35'19"
25	269.60	333.00	46°23'16"	11°01'51"
43	143.00	425.00	19°16'43"	163°22'58"
44	188.59	425.00	25°25'29"	185°44'03"

