

# RIVER RIDGE SECOND SUBDIVISION



**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: that Frederichs and Fitzpatrick Family Farm, LLP a limited liability partnership, 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 Section 26, and of the Southeast Quarter of Section 27, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence westerly on an assumed azimuth from north of 270 degrees 21 minutes 49 seconds along the south line of said Southeast Quarter 444.92 feet to the point of beginning; thence westerly 270 degrees 21 minutes 49 seconds azimuth along said south line 1538.71 feet; thence northerly 01 degrees 23 minutes 53 seconds azimuth 312.75 feet; thence westerly 275 degrees 16 minutes 24 seconds azimuth 276.24 feet; thence northerly 346 degrees 28 minutes 53 seconds azimuth 46.01 feet; thence northerly 00 degrees 03 minutes 09 seconds azimuth 269.73 feet; thence westerly 270 degrees 18 minutes 12 seconds azimuth 379.50 feet to the west line of said Southeast Quarter thence northerly 00 degrees 06 minutes 12 seconds azimuth along said west line 90.00 feet; thence easterly 68 degrees 38 minutes 12 seconds azimuth 475.83 feet; thence easterly 97 degrees 57 minutes 23 seconds azimuth 124.44 feet; thence northeasterly 42.62 feet along a nontangential curve concave southeasterly having a radius of 60.00 feet, a central angle of 40 degrees 42 minutes 12 seconds and a chord azimuth of 19 degrees 07 minutes 03 seconds; thence northwesterly 309 degrees 28 minutes 09 seconds azimuth 21.71 feet; thence northerly 357 degrees 25 minutes 01 seconds azimuth 349.04 feet to the north line of the South Half of said Southeast Quarter; thence easterly 90 degrees 14 minutes 35 seconds azimuth along said north line 1196.22 feet; thence northerly 00 degrees 00 minutes 00 seconds azimuth 167.00 feet; thence easterly 90 degrees 14 minutes 35 seconds azimuth 897.12 feet to the east line of said Southeast Quarter; thence southerly 180 degrees 00 minutes 00 seconds azimuth along said east line 14.78 feet; thence northeasterly 59 degrees 29 minutes 30 seconds azimuth 512.93 feet; thence southeasterly 146 degrees 34 minutes 07 seconds azimuth 535.39 feet; thence southwesterly 233 degrees 12 minutes 28 seconds azimuth 476.37 feet; thence southeasterly 165 degrees 35 minutes 21 seconds azimuth 229.48 feet; thence westerly 270 degrees 00 minutes 00 seconds azimuth 412.52 feet to the east line of said Southeast Quarter; thence southerly 180 degrees 00 minutes 00 seconds azimuth 348.66 feet; thence westerly 270 degrees 00 minutes 00 seconds azimuth 6.68 feet; thence westerly 31.60 feet along a tangential curve concave southerly, having a radius of 167.00 feet and a central angle of 10 degrees 50 minutes 25 seconds; thence westerly 259 degrees 09 minutes 35 seconds azimuth 100.00 feet; thence westerly 148.03 feet along a tangential curve concave northerly, having a radius of 233.00 feet and a central angle of 36 degrees 24 minutes 06 seconds; thence southwesterly 201 degrees 50 minutes 17 seconds azimuth 441.56 feet to the point of beginning.

Said tract contains 75.75 acres more or less.

**WHICH INCLUDES THE FOLLOWING DESCRIBED TRACTS**

AND KNOW ALL MEN BY THESE PRESENTS: that John T. Koenigs and Carol A. Koenigs, husband and wife, owners and proprietors of the following described tract situated in the County of Olmsted, State of Minnesota, to wit:

That part of the North Half of the Southwest Quarter of the Southeast Quarter of Section 27, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of said North Half; thence southerly on an assumed azimuth from north of 180 degrees 02 minutes 56 seconds along the east line of said North Half 651.74 feet to the southeast corner of said North Half; thence westerly 270 degrees 18 minutes 12 seconds azimuth along the south line of said North Half 1320.54 feet to the southwest corner of said North Half; thence northerly 00 degrees 06 minutes 12 seconds azimuth along the west line of said North Half 90.00 feet; thence northeasterly 68 degrees 38 minutes 12 seconds azimuth 475.83 feet; thence easterly 97 degrees 57 minutes 23 seconds azimuth 124.44 feet; thence northerly 42.62 feet along a nontangential curve concave easterly having a radius of 60.00 a central angle of 40 degrees 42 minutes 12 seconds and a chord azimuth of 19 degrees 07 minutes 03 seconds; thence northwesterly 309 degrees 28 minutes 09 seconds azimuth 21.71 feet; thence northerly 357 degrees 25 minutes 01 seconds azimuth 349.04 feet to the north line of said North Half; thence easterly 90 degrees 14 minutes 35 seconds azimuth along said north line 773.36 feet to the point of beginning.

Said tract contains 13.89 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: that David A. Kapler and Cathleen M. Kapler, husband and wife, owners and proprietors of the following described tract situated in the County of Olmsted, State of Minnesota, to wit:

That part of the South Half of the Southwest Quarter of the Southeast Quarter of Section 27, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of said Southeast Quarter; thence easterly on an assumed azimuth from north of 90 degrees 21 minutes 49 seconds along the south line of said Southeast Quarter 658.56 feet to the point of beginning; thence northerly 01 degrees 23 minutes 53 seconds azimuth 312.75 feet; thence westerly 275 degrees 16 minutes 24 seconds azimuth 276.24 feet; thence northerly 346 degrees 28 minutes 53 seconds azimuth 46.01 feet; thence northerly 00 degrees 03 minutes 09 seconds azimuth 269.73 feet to the north line of said South Half; thence easterly 90 degrees 18 minutes 12 seconds azimuth along said north line 941.04 feet to the northeast corner of said South Half; thence southerly 180 degrees 02 minutes 56 seconds azimuth along the east line of said South Half 651.73 feet to the southeast corner of said South Half; thence westerly 270 degrees 21 minutes 49 seconds azimuth along the south line of said South Half 662.54 feet to the point of beginning.

Said tract contains 11.96 acres more or less.

AND KNOW ALL MEN BY THESE PRESENTS: that Charles E. Harwood and Glory L. Harwood, 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 27, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of said Northeast Quarter of the Southeast Quarter; thence westerly on an assumed azimuth from north of 270 degrees 14 minutes 36 seconds along the south line of said Northeast Quarter of the Southeast Quarter 897.57 feet; thence northerly 00 degrees 00 minutes 00 seconds azimuth 167.00 feet; thence easterly 90 degrees 14 minutes 36 seconds azimuth 897.57 feet to the east line of said Northeast Quarter of the Southeast Quarter; thence southerly 180 degrees 00 minutes 00 seconds azimuth along said east line 167.00 feet to the point of beginning.

Said tract contains 3.44 acres, more or less.

AND KNOW ALL MEN BY THESE PRESENTS: that Fitzpatrick Construction, Inc., a Minnesota Corporation, owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of said Southeast Quarter; thence westerly on an assumed azimuth from north of 270 degrees 21 minutes 49 seconds along the southerly line of said Southeast Quarter 444.92 feet to the point of beginning; thence northerly 21 degrees 50 minutes 17 seconds azimuth 441.56 feet; thence northwesterly 168.88 feet along a nontangential curve concave northeasterly having a central angle of 41 degrees 31 minutes 44 seconds, a radius of 233.00 feet, and a chord azimuth of 316 degrees 19 minutes 33 seconds; thence westerly 250 degrees 45 minutes 59 seconds azimuth 300.00 feet; thence southerly 171 degrees 47 minutes 22 seconds azimuth 400.53 feet; thence southerly 180 degrees 15 minutes 56 seconds azimuth 33.00 feet to the southerly line of said Southeast Quarter; thence easterly 90 degrees 21 minutes 49 seconds azimuth along said southerly line 176.04 feet to the point of beginning.

Said tract contains 3.23 acres, more or less, including 0.14 acres, more or less, of Township Road right of way.

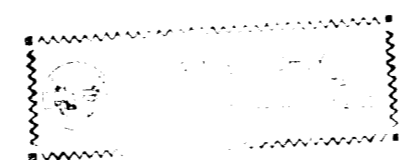
Have caused the same to be surveyed and platted as RIVER RIDGE SECOND SUBDIVISION, and do hereby donate and dedicate to the public for public use forever, the thoroughfares, and grant the easements as shown on this plat.

In witness whereof said Daniel J. Fitzpatrick, John E. Frederichs, and Deanna L. Frederichs have hereunto set their hands this 2<sup>nd</sup> day of August 1999.

Daniel J. Fitzpatrick  
Daniel J. Fitzpatrick  
John E. Frederichs  
John E. Frederichs  
Deanna L. Frederichs  
Deanna L. Frederichs

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 02<sup>nd</sup> day of August, 1999, by Daniel J. Fitzpatrick, John E. Frederichs, and Deanna L. Frederichs.



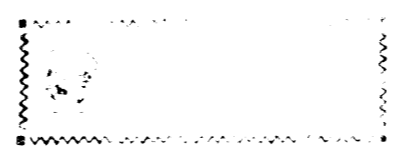
J. C. Oddy  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

In witness whereof, said Fitzpatrick Construction, A Minnesota Corporation, has caused these presents to be signed by its proper officer this 02<sup>nd</sup> day of August, 1999.

Daniel J. Fitzpatrick  
Daniel J. Fitzpatrick

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 02<sup>nd</sup> day of August 1999, by Daniel J. Fitzpatrick, who is the President of Fitzpatrick Construction, Inc., a Minnesota Corporation.



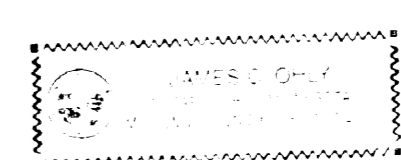
J. C. Oddy  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

In witness whereof said John T. Koenigs and Carol A. Koenigs, have hereunto set their hands this 5<sup>th</sup> day of August 1999.

John T. Koenigs  
John T. Koenigs  
Carol A. Koenigs  
Carol A. Koenigs

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 1999, by John T. Koenigs and Carol A. Koenigs.



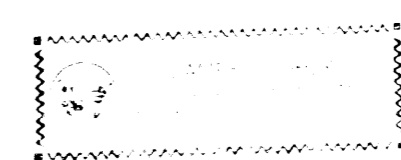
J. C. Oddy  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

In witness whereof said David A. Kapler and Cathleen M. Kapler, have hereunto set their hands this 5<sup>th</sup> day of August 1999.

David A. Kapler  
David A. Kapler  
Cathleen M. Kapler  
Cathleen M. Kapler

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 1999, by David A. Kapler and Cathleen M. Kapler.



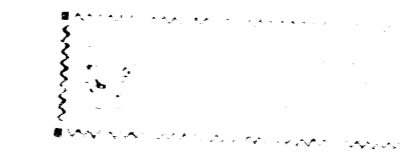
J. C. Oddy  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

In witness whereof said Charles E. Harwood and Glory L. Harwood have hereunto set their hands this 5<sup>th</sup> day of August 1999.

Charles E. Harwood  
Charles E. Harwood  
Glory L. Harwood  
Glory L. Harwood

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 1999, by Charles E. Harwood and Glory L. Harwood.



J. C. Oddy  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2000

COMPUTER FILE: 65252502.DWG  
PROJECT NUMBER: 6522

# RIVER RIDGE SECOND SUBDIVISION

**MCA**  
**LAND SURVEYORS**  
 4900 HIGHWAY 63 S  
 ROCHESTER, MN 55904  
 (507) 281-5700  
 FAX (507) 280-4058

COUNTY SURVEYOR

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

This 5 day of August, 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 5th day of August, 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 10<sup>th</sup> day of Aug, 1999. In testimony whereof, I have signed my name and affixed the Seal of said County this 10<sup>th</sup> day of Aug, 1999.

[Signature]  
 Olmsted County Auditor

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 12<sup>th</sup> day of Aug, 1999.

Daniel Hall  
 Olmsted County Auditor/Treasurer  
 By Lauren Champion Deputy

COUNTY RECORDER

Document Number \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 23rd day of August, 1999, at 2:20 o'clock p.m. and was duly recorded in Olmsted County Records.

Daniel J. Hill  
 Olmsted County Recorder  
Lyann Murray, 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. Lyle  
 Commission Chairperson

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

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

Rob A. [Signature]  
 Olmsted County Environmental Specialist

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER RIDGE 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 March 1, 2000 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

TOWNSHIP BOARD OF SUPERVISORS

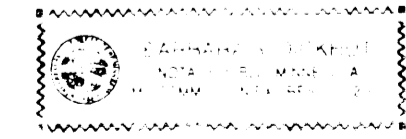
The Township Board of Supervisors for Oranoco Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony whereof, we have signed our name this 2nd day of Aug, 1999.

Richard E. Lyle  
 Board Chairperson  
Keith [Signature]  
 Town Clerk

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 2nd day of August, 1999, by Michael J. Fritz.

Barbara S. Wickham  
 Notary Public, Olmsted County, MN  
 My Commission Expires 3/31/2005



COMPUTER FILE: 68252535.DWG  
PROJECT NUMBER: 6522

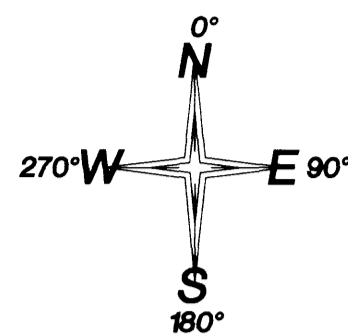
# RIVER RIDGE SECOND SUBDIVISION

**LEGEND**

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

PLACED MONUMENTS HAVE A PLASTIC CAP STAMPED RLS20703

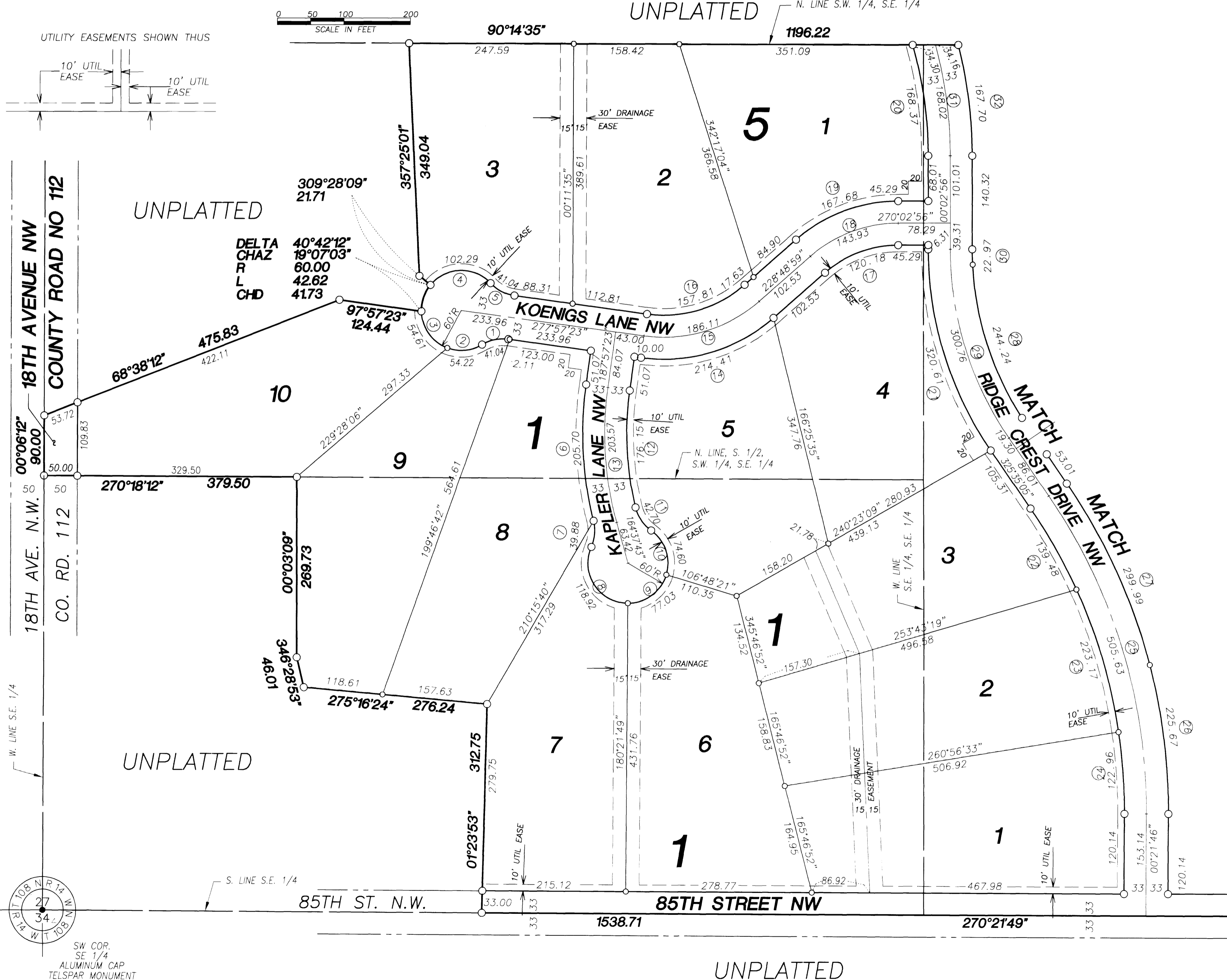
**BEARING NOTE**  
PLAT BEARINGS ARE AZIMUTHS MEASURED TO THE RIGHT FROM AN ASSUMED NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER BEARS NORTH.



**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.

**CONTROLLED ACCESS DEFINED**  
Ingress or egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota Statute 160.08.

**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.



REF #	L	R	Delta	ChAz	CHORD
1	41.04	60.00	39°11'42"	258°21'32"	40.25
2	54.22	60.00	51°46'47"	264°39'05"	52.40
3	71.44	60.00	68°13'28"	324°39'13"	67.30
4	102.29	60.00	97°40'56"	88°18'37"	90.35
5	41.04	60.00	39°11'42"	117°33'14"	40.25
6	205.70	533.00	22°06'45"	176°54'01"	204.43
7	39.88	60.00	38°04'49"	04°53'03"	39.15
8	118.92	60.00	113°33'38"	327°08'38"	100.39
9	77.03	60.00	73°33'28"	233°35'05"	71.85
10	74.60	60.00	71°14'03"	341°11'20"	69.88
11	42.70	60.00	40°46'24"	145°57'30"	41.80
12	176.15	467.00	21°36'41"	357°09'03"	175.11
13	203.57	500.00	23°19'41"	176°17'33"	202.17
14	214.41	250.00	49°08'24"	73°23'11"	207.90
15	186.11	217.00	49°08'24"	253°23'11"	180.46
16	157.81	184.00	49°08'24"	253°23'11"	153.02
17	120.18	167.00	41°13'57"	249°25'58"	117.60
18	143.93	200.00	41°13'57"	249°25'58"	140.84
19	167.68	233.00	41°13'57"	249°25'58"	164.08
20	168.37	600.00	16°04'41"	352°00'35"	167.82
21	320.61	533.00	34°27'57"	342°48'37"	315.81
22	139.47	800.00	09°59'19"	150°34'45"	139.29
23	223.17	800.00	15°58'59"	163°33'54"	222.44
24	122.96	800.00	08°48'22"	175°57'35"	122.84
25	505.63	833.00	34°46'42"	342°58'25"	497.90
26	225.67	866.00	14°55'50"	172°53'51"	225.03
27	299.99	866.00	19°50'51"	335°30'30"	298.49
28	244.24	467.00	29°57'54"	342°14'55"	241.46
29	300.76	500.00	34°27'51"	342°49'01"	296.25
30	22.97	467.00	02°49'04"	358°38'24"	22.96
31	168.02	633.00	15°12'29"	172°26'41"	167.53
32	167.70	666.00	14°25'39"	172°50'07"	167.26

# RIVER RIDGE SECOND SUBDIVISION

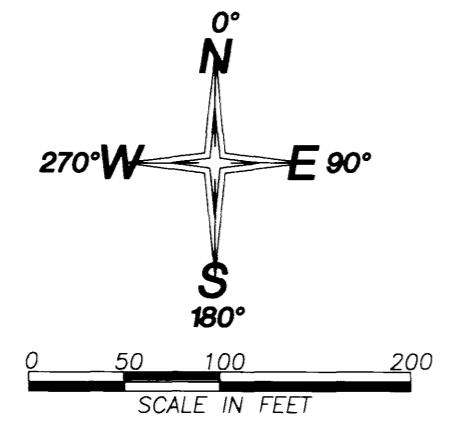


**LEGEND**

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

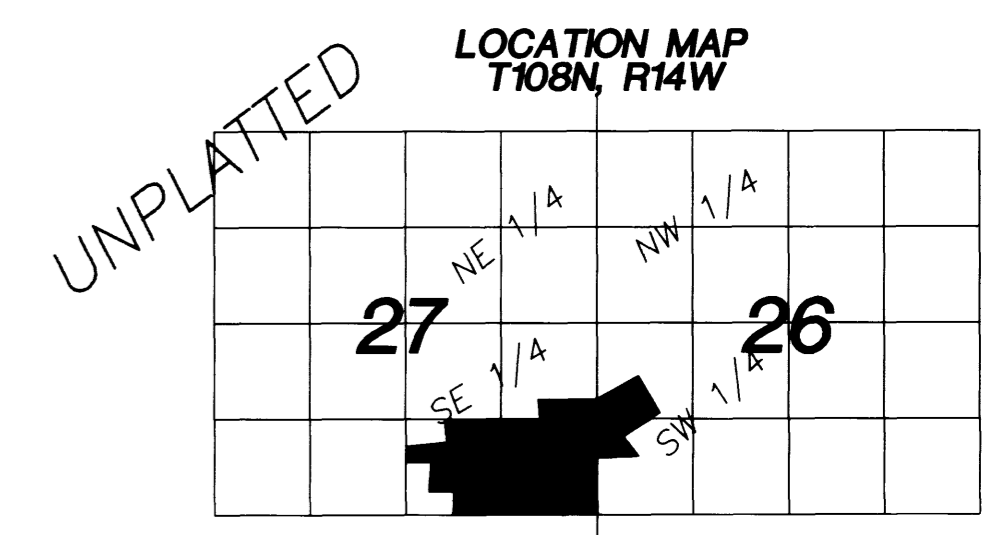
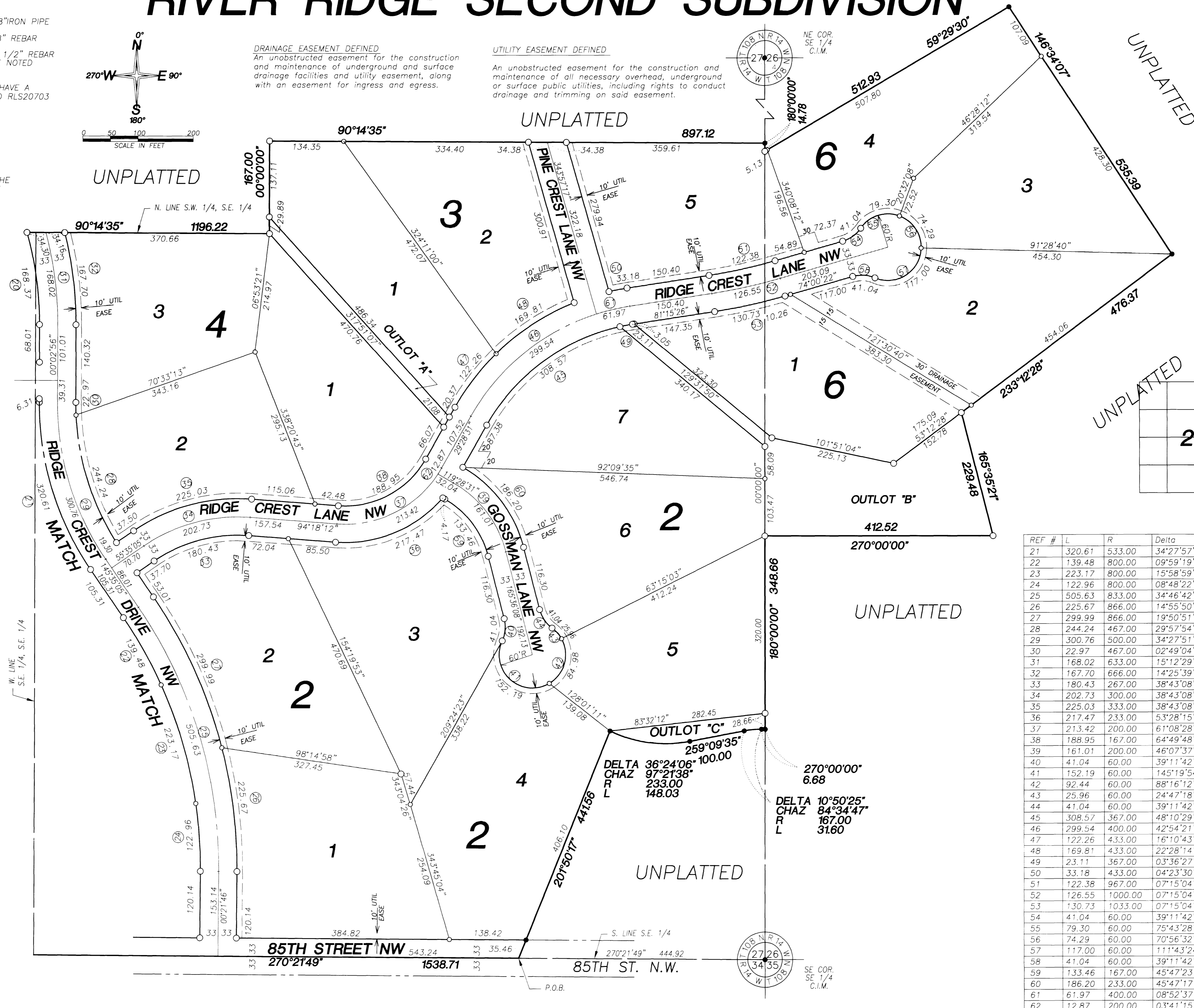
PLACED MONUMENTS HAVE A PLASTIC CAP STAMPED RLS20703

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



**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.



REF #	L	R	Delta	ChAz	LC FT
21	320.61	533.00	34°27'57"	162°48'37"	315.81
22	139.48	800.00	09°59'19"	150°34'45"	139.29
23	223.17	800.00	15°58'59"	163°33'54"	222.44
24	122.96	800.00	08°48'22"	175°57'35"	122.84
25	505.63	833.00	34°46'42"	342°58'25"	497.90
26	225.67	866.00	14°55'50"	172°53'51"	225.03
27	299.99	866.00	19°50'51"	335°30'30"	298.49
28	244.24	467.00	29°57'54"	342°14'55"	241.46
29	300.76	500.00	34°27'51"	342°49'01"	296.25
30	22.97	467.00	02°49'04"	358°38'24"	22.96
31	168.02	633.00	15°12'29"	172°26'41"	167.53
32	167.70	666.00	14°25'39"	172°50'07"	167.26
33	180.43	267.00	38°43'08"	74°56'38"	177.02
34	202.73	300.00	38°43'08"	254°56'38"	198.90
35	225.03	333.00	38°43'08"	254°56'38"	220.77
36	217.47	233.00	53°28'15"	67°34'06"	209.64
37	213.42	200.00	61°08'28"	63°43'58"	203.44
38	188.95	167.00	64°49'48"	61°53'22"	179.04
39	161.01	200.00	46°07'37"	142°32'20"	156.70
40	41.04	60.00	39°11'42"	05°11'59"	40.25
41	152.19	60.00	145°19'54"	312°07'53"	114.55
42	92.44	60.00	88°16'12"	15°19'50"	83.56
43	25.96	60.00	24°47'18"	318°48'05"	25.76
44	41.04	60.00	39°11'42"	146°00'17"	40.25
45	308.57	367.00	48°10'29"	53°33'44"	299.57
46	299.54	400.00	42°54'21"	50°55'41"	292.59
47	122.26	433.00	16°10'43"	37°34'26"	121.86
48	169.81	433.00	22°28'14"	56°52'53"	168.73
49	23.11	367.00	03°36'27"	79°27'06"	23.10
50	33.18	433.00	04°23'30"	79°04'16"	33.18
51	122.38	967.00	07°15'04"	77°37'54"	122.34
52	126.55	1000.00	07°15'04"	257°37'54"	126.47
53	130.73	1033.00	07°15'04"	77°37'54"	130.64
54	41.04	60.00	39°11'42"	54°24'31"	40.25
55	79.30	60.00	75°43'28"	72°40'24"	73.65
56	74.29	60.00	70°56'32"	146°00'24"	69.64
57	117.00	60.00	111°43'24"	237°20'22"	99.32
58	41.04	60.00	39°11'42"	93°36'13"	40.25
59	133.46	167.00	45°47'23"	322°42'30"	129.94
60	186.20	233.00	45°47'17"	322°42'30"	181.29
61	61.97	400.00	08°52'37"	76°49'09"	61.91
62	12.87	200.00	03°41'15"	31°19'07"	12.87

PROJECT NUMBER 6522  
COMPUTER FILE 6522S01.DWG