

"OFFICIAL PLAT"

RIVER RIDGE THIRD SUBDIVISION

MCA LAND SURVEYORS 717 3RD AVE SE ROCHESTER, MN 55904 (507) 288-6464 FAX (507) 288-5058

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that Frederichs and Fitzpatrick Family Farm, LLP a limited liability partnership, Fitzpatrick Construction, Inc., a Minnesota Corporation, Sterling State Bank, a Minnesota Corporation, Kathleen C. Miller, a single person, James M. Liberko and Mary Therese Liberko, husband and wife, 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 North Half of the Southeast Quarter of Section 27, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter; thence easterly on an assumed azimuth from north of 90 degrees 07 minutes 20 seconds along the north line of said Southeast Quarter 330.27 feet to the point of beginning; thence southerly 181 degrees 18 minutes 15 seconds azimuth 617.81 feet; thence easterly 90 degrees 10 minutes 57 seconds azimuth 136.17 feet; thence southerly 33.48 feet along a nontangential curve concave easterly, having a radius of 383.00 feet, a central angle of 05 degrees 00 minutes 28 seconds, and a chord azimuth of 170 degrees 36 minutes 50 seconds to the south line of the North Half of the Northwest Quarter of said Southeast Quarter; thence westerly 270 degrees 10 minutes 57 seconds azimuth along said south line 458.95 feet to the west line of said Southeast Quarter; thence southerly 180 degrees 05 minutes 53 seconds azimuth along said west line 650.34 feet to the south line of said North Half of the Southeast Quarter; thence easterly 90 degrees 14 minutes 35 seconds azimuth along said south line 1742.83 feet to the most northerly corner of Lot 1, Block 4, River Ridge Second Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence northerly 00 degrees 00 minutes 00 seconds azimuth along the west line of Outlot "A" and along the west line of Block 3, said River Ridge Second Subdivision 167.00 feet; thence easterly 90 degrees 14 minutes 35 seconds azimuth along the north line of said Block 3 and along the north line of Lot 5, Block 6, River Ridge Second Subdivision 897.12 feet to the east line of said North Half; thence northerly 00 degrees 00 minutes 00 seconds azimuth along said east line 1139.25 feet to the northeast corner of said Southeast Quarter; thence westerly 270 degrees 07 minutes 20 seconds azimuth along said north line 2307.44 feet to the point of beginning.

Said tract contains 70.59 acres more or less.

Together with 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 northerly on an assumed azimuth from north of 00 degrees 05 minutes 53 seconds along the west line of said Southeast Quarter 487.07 feet to the point of beginning; thence continue northerly 00 degrees 05 minutes 53 seconds along said west line of the Southeast Quarter 163.27 feet to the northwest corner of said South Half of the Southwest Quarter of the Southeast Quarter; thence easterly 90 degrees 18 minutes 12 seconds azimuth along the north line of said South Half of the Southwest Quarter of the Southeast Quarter 379.50 feet to the most southerly corner of Lot 10, Block 1, River Ridge Second Subdivision, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence southerly 180 degrees 03 minutes 09 seconds azimuth along the west line of Lot 9, said Block 1, a distance of 269.73 feet; thence northerly 346 degrees 28 minutes 53 seconds azimuth 43.06 feet; thence westerly 281 degrees 45 minutes 41 seconds azimuth 326.31 feet; thence westerly 270 degrees 05 minutes 53 seconds azimuth 50.00 feet to the point of beginning.

Said tract contains 1.68 acres more or less.

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

Beginning at the most southerly corner of Lot 8, Block 4, River Ridge First Subdivision, according to the plat thereof on file in the County Recorder's office, Olmsted County, Minnesota; thence northwesterly 166.80 feet along the westerly line of said Lot 8, on a circular curve concave southwesterly, having a radius of 200.80 feet, a central angle of 47 degrees 35 minutes 38 seconds and an assumed chord azimuth from north of 336 degrees 30 minutes 47 seconds; thence northwesterly 312 degrees 42 minutes 58 seconds azimuth along the westerly line of said Block 4, a distance of 140.42 feet; thence northerly 203.47 feet along the westerly line of said Block 4 on 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 along the westerly line of said Block 4 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 along the westerly line of said Block 4, a distance of 271.40 feet to the most westerly corner of Lot 6, said Block 4; thence southwesterly 228 degrees 05 minutes 41 seconds azimuth 51.93 feet; thence westerly 251 degrees 10 minutes 00 seconds azimuth 286.59 feet; thence southwesterly 233 degrees 12 minutes 28 seconds azimuth 434.98 feet; thence southerly 165 degrees 35 minutes 21 seconds azimuth 651.52 feet to the northerly right-of-way line of Frederichs Drive NW; thence easterly 237.37 feet along said northerly right-of-way line on a nontangential curve concave southerly, having a radius of 1033.00 feet, a central angle of 13 degrees 09 minutes 57 seconds, and a chord azimuth of 83 degrees 43 minutes 41 seconds; thence easterly 90 degrees 18 minutes 36 seconds azimuth along said northerly right-of-way line 618.43 feet to the point of beginning.

Said tract contains 15.16 acres more or less.

Said combined tracts contain 87.43 acres more or less.

Have caused the same to be surveyed and platted as RIVER RIDGE THIRD 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 Fitzpatrick Construction, Inc., A Minnesota Corporation has caused these presents to be signed by its proper officer this 28th day of February, 2000.

Daniel J. Fitzpatrick

STATE OF MINNESOTA COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 28th day of February 2000, by Daniel J. Fitzpatrick, who is the President of Fitzpatrick Construction, Inc., a Minnesota Corporation.

James C. Olley Notary Public, Olmsted County, MN My Commission Expires 1-31-2005

In witness whereof, said Sterling State Bank, A Minnesota Corporation has caused these presents to be signed by its proper officer this 1st day of March, 2000.

Chris Christopherson Lanny Hickey, Officer

STATE OF MINNESOTA COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 1st day of March 2000, by Chris Christopherson, who is the President of Sterling State Bank, a Minnesota Corporation. Lanny Hickey OFFICER AND BRANCH MANAGER

Jan C. Olley Notary Public, Olmsted County, MN My Commission Expires 1-31-2005

In witness whereof said Kathleen C. Miller, has hereunto set her hand this 28th day of Feb. 2000.

Kathleen C. Miller Kathleen C. Miller

STATE OF MINNESOTA COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 28th day of February, 2000, by Kathleen Miller.

Jan C. Olley Notary Public, Olmsted County, MN My Commission Expires 1-31-2005

In witness whereof said Daniel J. Fitzpatrick, John E. Frederichs, and Deanna L. Frederichs have hereunto set their hands this 28th day of February 2000.

Daniel J. Fitzpatrick, John E. Frederichs, Deanna L. Frederichs - MOOSE

STATE OF MINNESOTA COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 28th day of February, 2000, by Daniel J. Fitzpatrick, John E. Frederichs, and Deanna L. Frederichs. MOOSE

Jan C. Olley Notary Public, Olmsted County, MN My Commission Expires 1/31/2005

In witness whereof said James M. Liberko and Mary Therese Liberko, have hereunto set their hands this 2nd day of March 2000.

James M. Liberko, Trustee Mary Therese Liberko, Trustee

STATE OF MINNESOTA COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 2nd day of March, 2000, by James M. Liberko and Mary Therese Liberko, Trustees of the JAMES M. Liberko Trust under agreement dated June 15, 1994

Notary Public, Olmsted County, MN My Commission Expires

PROJECT NUMBER: 6755 COMPUTER FILE: 6755p003.dwg

"OFFICIAL PLAT"

# RIVER RIDGE THIRD SUBDIVISION

**MCA**  
**LAND SURVEYORS**  
 717 3RD AVE SE  
 ROCHESTER, MN 55904  
 (507) 288-6464  
 FAX (507) 288-5068

COUNTY SURVEYOR

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

This 1 day of March, 2000.

*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 2nd day of March, 2000.

*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 14 day of March, 2000. In testimony whereof, I have signed my name and affixed the Seal of said County this 14 day of March, 2000.

*Carol Kampen*  
 Olmsted County Auditor

COUNTY AUDITOR/TREASURER

Proposed Taxes payable in the year 2000 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 14th day of March, 2000.

*Daniel J. Hall*  
 Olmsted County Auditor/Treasurer  
 By *Imogene Hibson* 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.

*Jim B. Sch*  
 Commission Chairperson

COUNTY RECORDER

A-837416

Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 15th day of March, 2000, at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

*Daniel J. Hall*  
 Olmsted County Recorder  
 by: *Pam Harmeister*, deputy

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

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

*Deanne R. Manning*  
 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 THIRD 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, 2001; 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

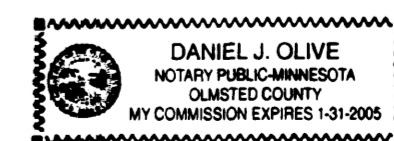
TOWNSHIP BOARD OF SUPERVISORS

The Township Board of Supervisors for Oronoco Township, Olmsted County, do hereby certify that we have approved the accompanying plat, in testimony whereof, we have signed our name this 16th day of March, 2000.

*Richard A. Left*  
 Board Chairperson  
*Joseph J. Berglund*  
 Town Clerk

STATE OF MINNESOTA  
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 25th day of February, 2000, by Michael J. Fritz.



*Daniel J. Olive*  
 Notary Public, Olmsted County, MN  
 My Commission Expires 1/31/2005

COMPUTER FILE #250004000  
PROJECT NUMBER 6255

"OFFICIAL PLAT"

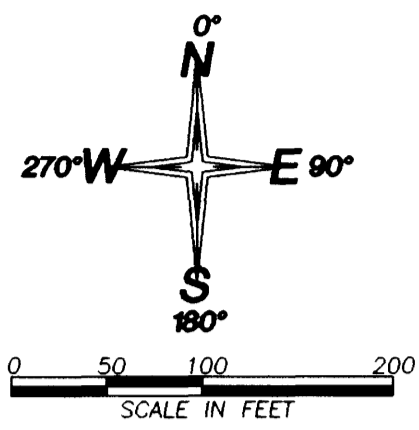
# RIVER RIDGE THIRD SUBDIVISION

**MCA**  
LAND SURVEYORS  
717 3RD AVE SE  
ROCHESTER, MN 55904  
(507) 288-6464  
FAX (507) 288-5058

## 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



### 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.

D.E. = DRAINAGE EASEMENT

### 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.

UTIL EASE = UTILITY EASEMENT

### CONTROLLED ACCESS DEFINED

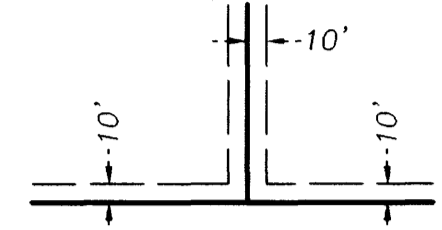
Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

————— CONTROLLED ACCESS

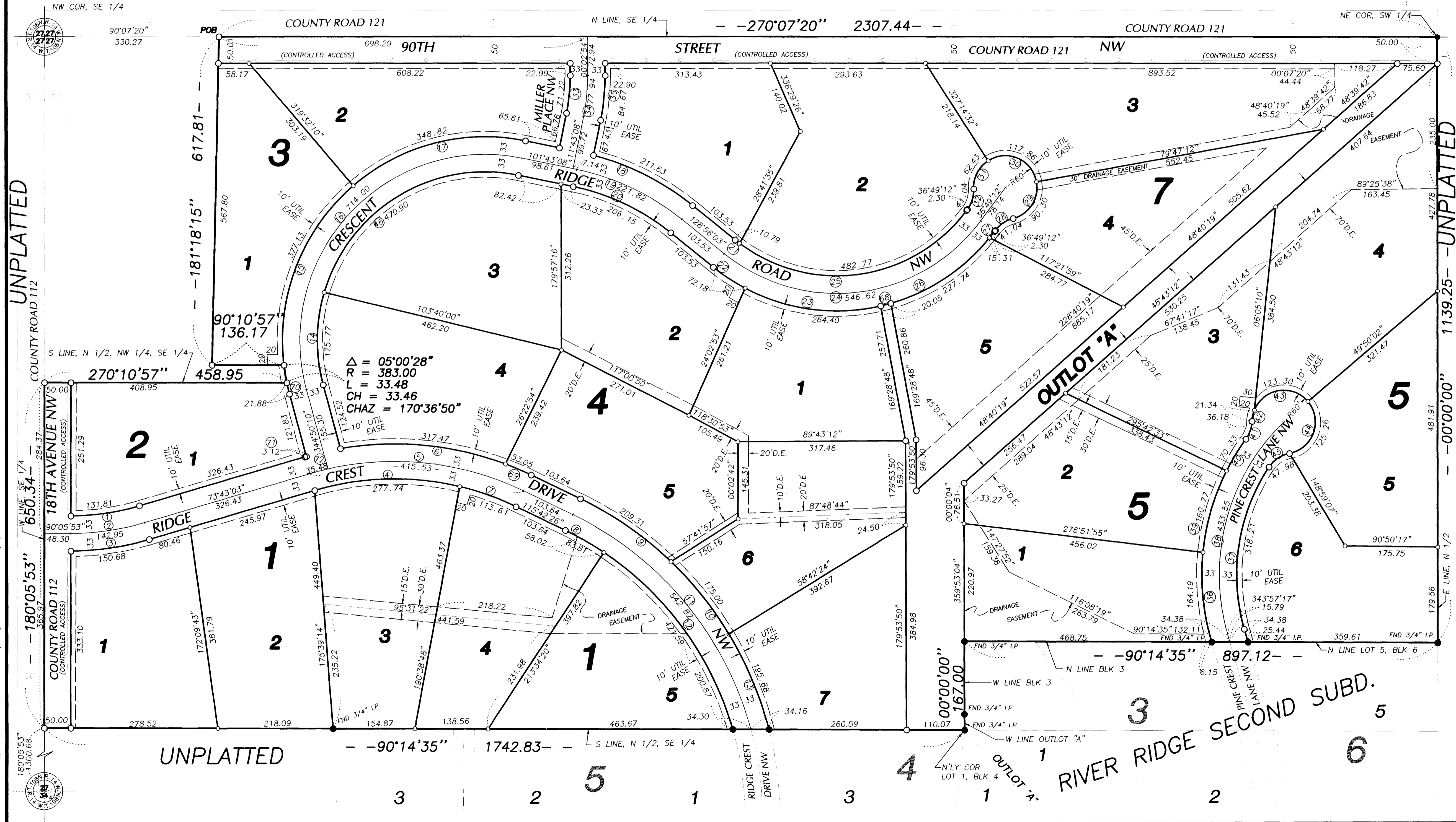
### BEARING NOTE

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

### UTILITY EASEMENTS SHOWN THUS:



## UNPLATTED





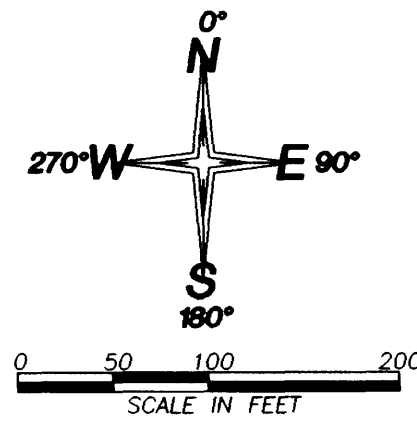
# RIVER RIDGE THIRD SUBDIVISION



## LEGEND

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

PLACED MONUMENTS HAVE A PLASTIC CAP STAMPED RLS20703



**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.

D.E. = DRAINAGE EASEMENT

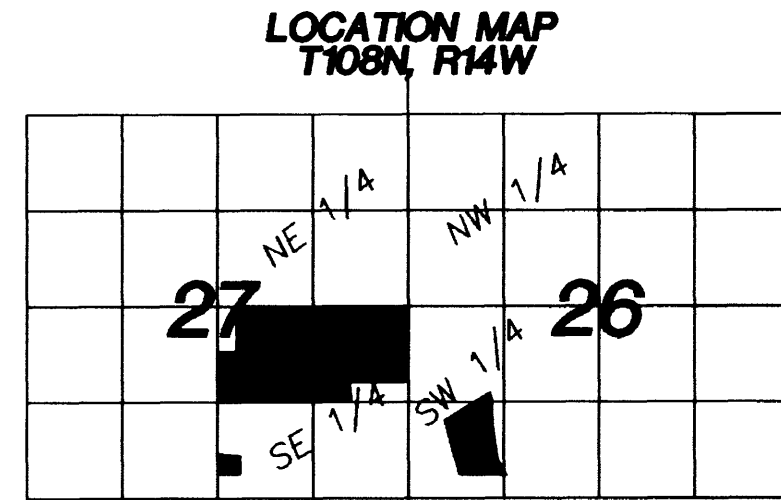
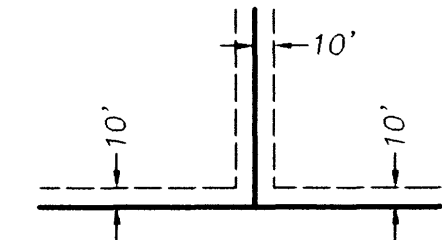
**UTILITY EASEMENT DEFINED**

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.

UTIL EASE = UTILITY EASEMENT

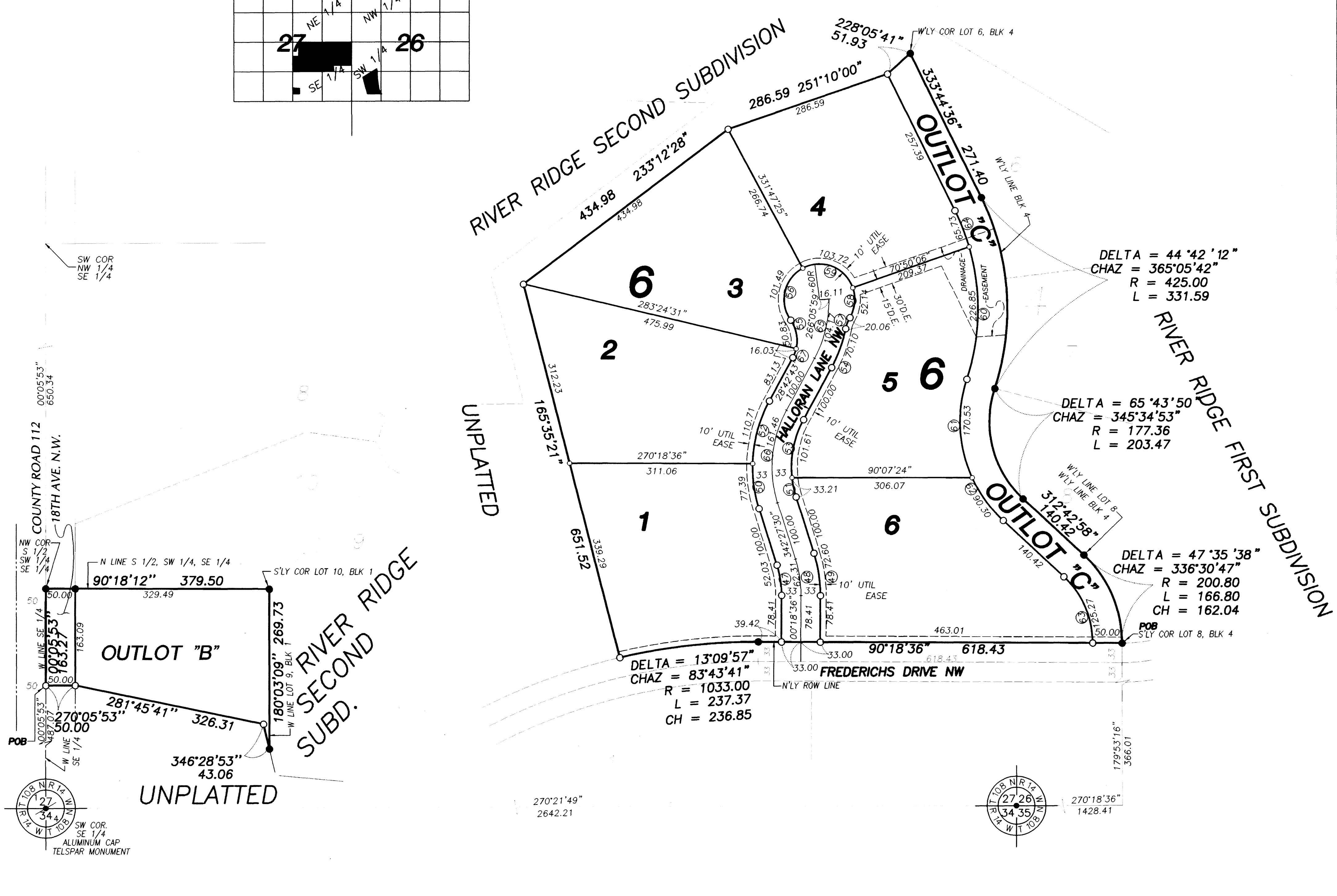
**BEARING NOTE**  
PLAT BEARINGS ARE AZIMUTHS MEASURED TO THE RIGHT FROM AN ASSUMED NORTH. THE EAST LINE OF THE SOUTHWEST QUARTER BEARS NORTH.

UTILITY EASEMENTS SHOWN THUS:



NUMBER	ARC LENGTH	DELTA	RADIUS	CHORD AZ	CHORD
1	131.81	16°10'17"	467.00	81°48'12"	131.37
2	142.95	16°22'50"	500.00	81°54'28"	142.46
3	150.68	16°11'50"	533.00	81°48'58"	150.18
4	277.74	29°47'59"	534.00	88°37'02"	274.62
5	380.05	38°24'17"	567.00	94°42'44"	372.98
6	317.47	30°18'57"	600.00	95°29'02"	313.78
7	113.61	12°11'24"	534.00	109°36'44"	113.40
8	83.81	08°00'13"	600.00	119°42'32"	83.75
9	209.31	18°00'25"	666.00	124°42'38"	208.45
10	175.00	15°03'19"	666.00	141°14'30"	174.50
11	542.82	49°08'01"	633.00	140°16'26"	526.34
12	421.60	40°15'36"	600.00	143°50'29"	412.97
13	195.88	16°51'07"	666.00	157°11'42"	195.18
14	175.77	31°46'12"	317.00	00°43'16"	173.53
15	377.13	56°25'06"	383.00	21°19'37"	362.08
16	714.00	116°52'58"	350.00	43°16'39"	596.47
17	348.82	52°10'58"	383.00	75°37'39"	336.89
18	211.63	24°15'03"	500.00	116°48'31"	210.05
19	221.82	27°12'55"	467.00	115°19'35"	219.74
20	206.15	27°12'55"	434.00	115°19'35"	204.22
21	10.79	02°00'50"	307.00	127°55'38"	10.79
22	72.18	11°05'14"	373.00	123°23'26"	72.07
23	264.40	40°36'49"	373.00	97°32'25"	258.90
24	546.62	92°06'51"	340.00	82°52'37"	489.62
25	482.77	90°06'01"	307.00	81°52'12"	434.54
26	227.74	34°58'55"	373.00	56°39'47"	224.21
27	15.31	02°21'08"	373.00	37°59'46"	15.31
28	41.04	39°11'42"	60.00	56°25'03"	40.25
29	90.30	86°13'59"	60.00	32°53'54"	82.02
30	117.86	112°32'39"	60.00	113°30'36"	99.80
31	62.43	59°36'46"	60.00	27°25'53"	59.65
32	41.04	39°11'42"	60.00	171°3'21"	40.25
33	71.22	11°40'14"	349.66	05°53'01"	71.10
34	77.94	11°40'14"	382.66	05°53'01"	77.81
35	84.67	11°40'14"	415.66	05°53'01"	84.52
36	164.19	21°43'34"	433.00	35°49'04"	163.21
37	318.21	49°40'41"	367.00	08°47'38"	308.33
38	433.55	62°06'05"	400.00	15°00'20"	412.64
39	160.77	21°16'24"	433.00	16°19'02"	159.85
40	70.33	09°18'21"	433.00	31°36'25"	70.25
41	36.18	34°33'09"	60.00	18°59'01"	35.64
42	21.34	20°22'56"	60.00	191°53'54"	21.23
43	123.30	117°44'39"	60.00	260°57'42"	102.72
44	125.26	119°36'59"	60.00	19°38'31"	103.72
45	47.98	45°49'03"	60.00	56°32'30"	46.71
46	470.90	85°06'46"	317.00	59°09'44"	428.78

NUMBER	ARC LENGTH	DELTA	RADIUS	CHORD AZ	CHORD
47	52.03	17°51'06"	167.00	351°23'03"	51.82
48	62.31	17°51'06"	200.00	351°23'03"	62.06
49	72.60	17°51'06"	233.00	351°23'03"	72.30
50	77.39	19°01'47"	233.00	351°58'23"	77.03
51	33.21	11°23'35"	167.00	348°09'17"	33.15
52	110.71	27°13'26"	233.00	15°06'00"	109.67
53	101.61	34°51'38"	167.00	11°16'54"	100.05
54	70.10	17°14'20"	233.00	20°05'33"	69.84
55	50.83	48°32'14"	60.00	349°08'24"	49.32
56	101.49	96°55'08"	60.00	193°19'51"	89.82
57	20.06	19°09'14"	60.00	21°03'00"	19.96
58	52.14	49°47'31"	60.00	05°43'52"	50.52
59	103.72	99°02'41"	60.00	291°18'46"	91.28
60	226.85	34°39'37"	375.00	01°06'59"	223.41
61	170.53	42°58'32"	227.36	356°57'32"	166.57
62	90.30	22°45'18"	227.36	144°05'37"	89.70
63	125.27	47°35'38"	150.80	336°30'47"	121.69
64	65.73	10°02'35"	375.00	338°45'54"	65.65
65	104.17	29°50'37"	200.00	13°47'24"	103.00
66	161.46	46°15'13"	200.00	05°35'06"	157.11
67	16.03	15°18'12"	60.00	21°03'37"	15.98
68	20.05	03°04'45"	373.00	75°41'38"	20.04
69	53.05	05°03'56"	600.00	113°10'28"	53.03
70	21.88	03°16'26"	383.00	346°28'23"	21.88
71	3.12	00°17'51"	600.00	73°51'58"	3.12
72	35.48	03°35'06"	567.00	75°30'36"	35.47



DATE: 01/07/00  
COMPUTER FILE: 6755902.dwg  
PROJECT NUMBER: 6755