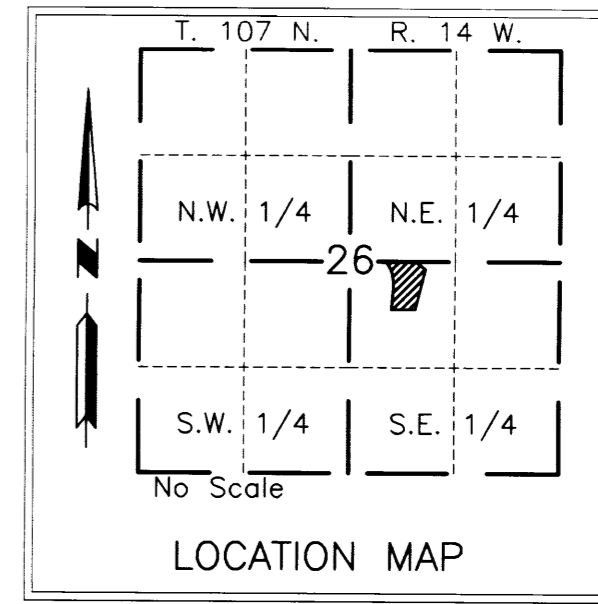
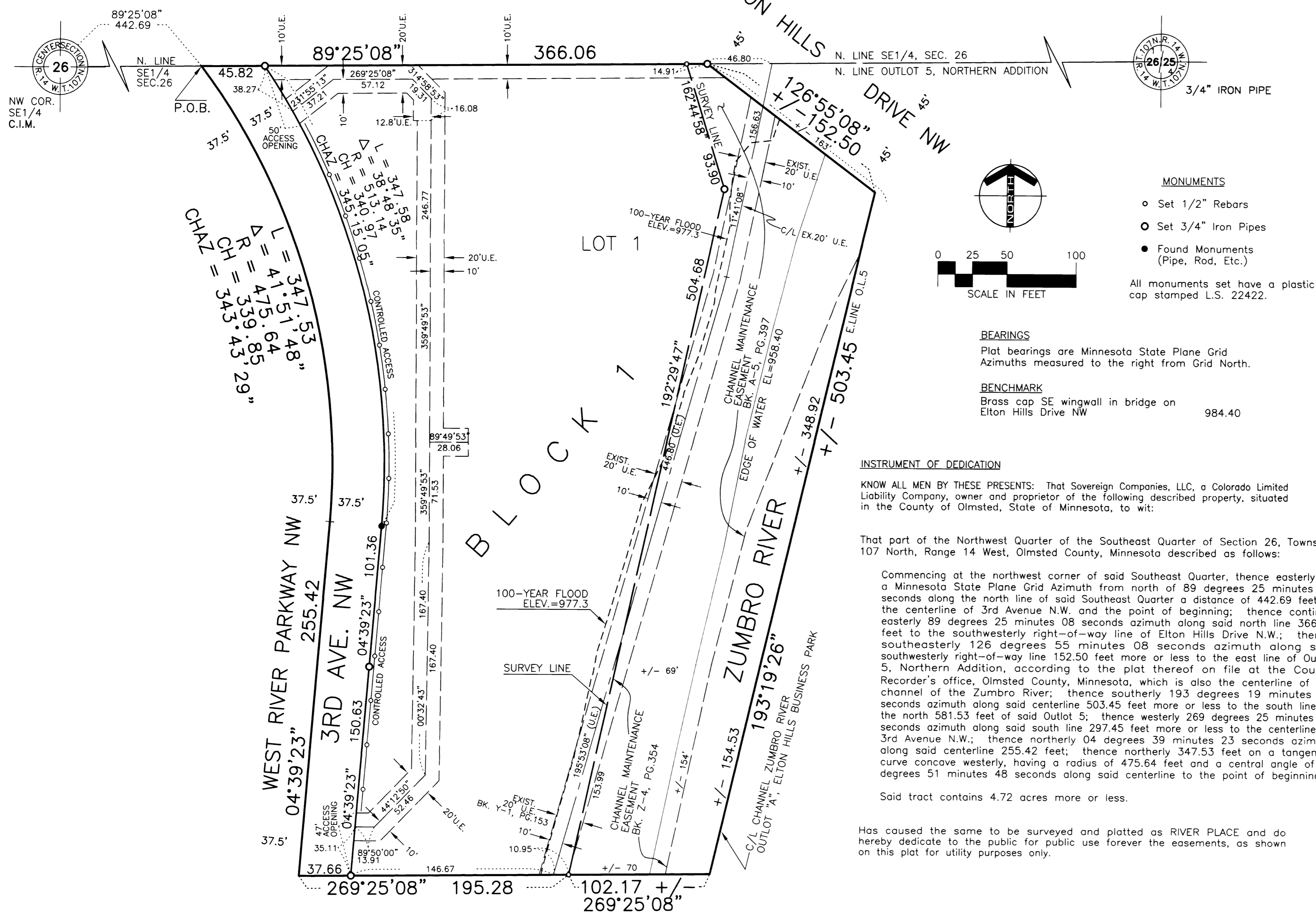


RIVER PLACE



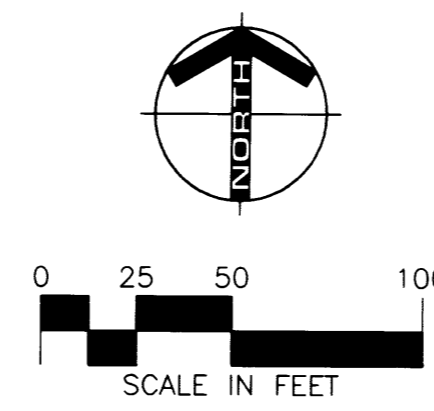
ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
307-288-6644
FAX 507-288-3058
EMAIL INFO@YAGGY.COM



MONUMENTS

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

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



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

BENCHMARK
Brass cap SE wingwall in bridge on Elton Hills Drive NW 984.40

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Sovereign Companies, LLC, a Colorado Limited Liability Company, owner and proprietor of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of the Southeast Quarter of Section 26, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the northwest corner of said Southeast Quarter, thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 25 minutes 08 seconds along the north line of said Southeast Quarter a distance of 442.69 feet to the centerline of 3rd Avenue N.W. and the point of beginning; thence continue easterly 89 degrees 25 minutes 08 seconds azimuth along said north line 366.06 feet to the southwesterly right-of-way line of Elton Hills Drive N.W.; thence southeasterly 126 degrees 55 minutes 08 seconds azimuth along said north line 152.50 feet more or less to the east line of Outlot 5, Northern Addition, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, which is also the centerline of the channel of the Zumbro River; thence southerly 193 degrees 19 minutes 26 seconds azimuth along said centerline 503.45 feet more or less to the south line of the north 581.53 feet of said Outlot 5; thence westerly 269 degrees 25 minutes 08 seconds azimuth along said south line 297.45 feet more or less to the centerline of 3rd Avenue N.W.; thence northerly 04 degrees 39 minutes 23 seconds azimuth along said centerline 255.42 feet; thence northerly 347.53 feet on a tangential curve concave westerly, having a radius of 475.64 feet and a central angle of 41 degrees 51 minutes 48 seconds along said centerline to the point of beginning.

Said tract contains 4.72 acres more or less.

Has caused the same to be surveyed and platted as RIVER PLACE and do hereby dedicate to the public for public use forever the easements, as shown on this plat for utility purposes only.

In witness whereof said Sovereign Companies, LLC, a Colorado Limited Liability Company, has caused these presents to be signed by its proper officer this 25th day of April, 2001.

Kenneth F. Miller
Kenneth F. Miller
Member

STATE OF MINNESOTA
COUNTY OF OLMDSTED

The foregoing instrument was acknowledged before me this 25th day of April, 2001, by Kenneth F. Miller, member of Sovereign Companies, LLC, a Colorado Limited Liability Company on behalf of the company.

Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

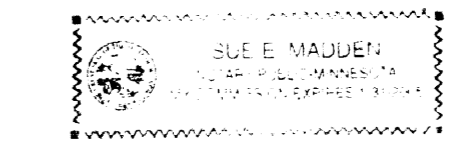
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER PLACE; 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 August 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.

Douglas G. Rude
Douglas G. Rude
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMDSTED

The foregoing Surveyor's Certificate was acknowledged before me this 19th day of April, 2001, by Douglas G. Rude, L.S. No. 22422.



Sue E. Madden
Notary Public, Olmsted County, MN
My Commission Expires 1/31/2005

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMDSTED
CITY OF ROCHESTER

I, Judy Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 10th day of SEPTEMBER, 2001, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this 15th day of MAY, 2001.

Judy Scherr
Judy Scherr
City Clerk
City of Rochester

COUNTY SURVEYOR

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

This 20 day of April, 2001.

Edward P. Kivile
Olmsted County Surveyor

COUNTY PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2001 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 15th day of May, 2001.

Document Number A-873128

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 15th day of May, 2001, at 9 o'clock A.m. and was duly recorded in Olmsted County Records.

Randy W. Hall
Olmsted County Director of
Property Records and Licensing
By *Wendy W. Hall* Deputy

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.

U.E. = UTILITY EASEMENT

PROJECT NUMBER: 6843 COMPUTER FILE: 6843FINALPLAT01.DWG DATE: 4/11/2001 DRAFTSPERSON: P.G.O.