

RIVERWOOD HILLS

SURVEYOR'S CERTIFICATE

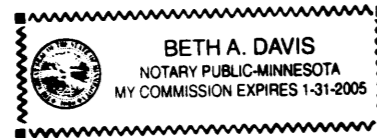
I hereby certify that I have surveyed and platted the property described on this plat as RIVERWOOD HILLS; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson
James E. Swanson, L.S.
Minnesota License No. 11622

State of Minnesota
County of Dodge

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 26 day of November, 2001.

Beth A. Davis
Notary Public, Dodge County, Minnesota



My commission expires on 1-31-2005

COUNTY SURVEYOR

I hereby certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 29th day of November, 2001.

Edward P. Kinole
Olmsted County Surveyor

ENVIRONMENTAL COMMISSION

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

~~Olmsted County Environmental Specialist~~

CITY APPROVAL

Approved by Oronoco City Council on this 28th day of November, 2001.

Anna E. Kylla
City Clerk

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 30th day of November, 2001.

DOCUMENT NUMBER A-895751

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 30th day of November, 2001, at 4 o'clock, P M., and was duly recorded in the Olmsted County records.

Daniel J. Hall
Director of Property Records & Licensing

Wendy von Wald Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Fitzpatrick Construction Inc., a Minnesota Corporation, and Howard and Marion Heins, husband and wife, owners and proprietors, and Sterling State Bank, a Minnesota Corporation, mortgagee, of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 18, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of the Southwest Quarter of said Section 18; thence North 00 degree 59 minutes 32 seconds West, assumed bearing, along the east line of said Southwest Quarter, 247.03 feet; thence North 40 degrees 46 minutes 47 seconds West, 647.86 feet; thence North 37 degrees 09 minutes 17 seconds East, 671.21 feet to the east line of said Southwest Quarter; thence North 00 degrees 59 minutes 32 seconds West, along said east line, 35.66 feet to the northeast corner of the Southeast Quarter of said Southwest Quarter; thence South 88 degrees 44 minutes 41 seconds West, along the north line thereof, 1321.25 feet to the northwest corner of the Southeast Quarter of said Southwest Quarter; thence South 01 degree 02 minutes 59 seconds East, along the west line thereof, 1308.47 feet to the southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 88 degrees 44 minutes 27 seconds East, along the south line thereof, 332.61 feet; thence North 25 degrees 25 minutes 01 second East, 295.30 feet; thence South 69 degrees 05 minutes 08 seconds East, 387.37 feet; thence southeasterly 224.30 feet along a tangential curve, concave southwesterly, radius of 667.00 feet, central angle of 19 degrees 16 minutes 03 seconds, and the chord of said curve bears South 59 degrees 27 minutes 06 seconds East, 223.25 feet to the south line of the Southeast Quarter of said Southwest Quarter; thence North 88 degrees 44 minutes 27 seconds East, along said south line and not tangent to said curve, 306.31 feet to the point of beginning.

ALSO:

That part of the North Half of Section 19, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of the Northeast Quarter of said Section 19; thence North 89 degrees 09 minutes 17 seconds East, assumed bearing, along the north line of said Northeast Quarter, 961.84 feet; thence South 00 degrees 50 minutes 43 seconds East, 256.21 feet; thence South 86 degrees 00 minutes 47 seconds West, 286.62 feet; thence North 17 degrees 14 minutes 40 seconds West, 51.70 feet; thence North 89 degrees 11 minutes 30 seconds West, 380.75 feet; thence South 29 degrees 38 minutes 05 seconds East, 456.29 feet; thence South 17 degrees 36 minutes 55 seconds West, 136.47 feet; thence South 22 degrees 36 minutes 56 seconds East, 327.89 feet; thence South 16 degrees 35 minutes 27 seconds West, 226.77 feet; thence South 13 degrees 25 minutes 58 seconds West, 195.12 feet; thence North 89 degrees 29 minutes 40 seconds West, 223.71 feet; thence South 88 degrees 33 minutes 53 seconds West, 209.12 feet; thence North 43 degrees 45 minutes 01 second East, 265.45 feet; thence North 06 degrees 58 minutes 57 seconds East, 306.38 feet; thence North 39 degrees 22 minutes 49 seconds West, 645.67; thence North 23 degrees 17 minutes 38 seconds East, 238.20 feet; thence northwesterly 62.93 feet along a nontangential curve, concave northeasterly, radius of 233.00 feet, central angle of 15 degrees 28 minutes 27 seconds, and the chord of said curve bears North 55 degrees 30 minutes 49 seconds West, 62.74 feet; thence North 47 degrees 46 minutes 35 seconds West, tangent to said curve, 260.80 feet; thence northwesterly 23.77 feet along a tangential curve, concave southwesterly, radius of 667.00 feet, central angle of 02 degrees 02 minutes 30 seconds, and the chord of said curve bears North 48 degrees 47 minutes 50 seconds West, 23.76 feet to the north line of the Northwest Quarter of said Section 19; thence North 88 degrees 44 minutes 27 seconds East, along said north line and not tangent to said curve, 306.31 feet to the point of beginning.

Containing in all 49.61 acres, more or less.

have caused the same to be surveyed and platted as RIVERWOOD HILLS and do hereby donate and dedicate to the public for the public use forever, the thoroughfare and cul-de-sacs and also grant the easements as shown on this plat for drainage and utility purposes only.

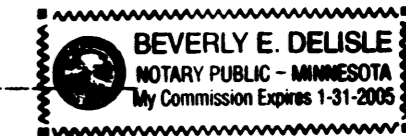
In witness whereof said Fitzpatrick Construction, Inc., a Minnesota Corporation has caused these presents to be signed by its proper officer this 28 day of November, 2001.

By Daniel J. Fitzpatrick
Daniel J. Fitzpatrick

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 28th day of November, 2001, by Daniel J. Fitzpatrick, President of Fitzpatrick Construction, Inc., a Minnesota Corporation, on behalf of the corporation.

Beverly E. Delisle
Notary Public, Olmsted County, Minnesota



My commission expires on 1-31-05

In witness whereof said Sterling State bank, a Minnesota Corporation, has caused these presents to be signed by its proper officers this 29th day of November, 2001.

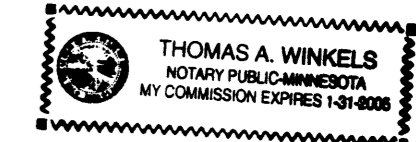
Sterling State Bank

by Louise Hickey Robert Kovak

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 29th day of November, 2001, by Louise Hickey and Robert Kovak, officers of Sterling State Bank on behalf of the Corporation.

Thomas A. Winkels
Notary Public, Olmsted County, Minnesota



My Commission expires on 1/31/05

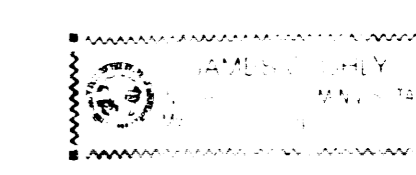
In witness whereof said Howard Heins and Marion Heins, husband and wife, have caused these presents to be signed this 29th day of November, 2001.

Howard Heins Marion Heins
Howard Heins Marion Heins

State of Minnesota
County of Olmsted

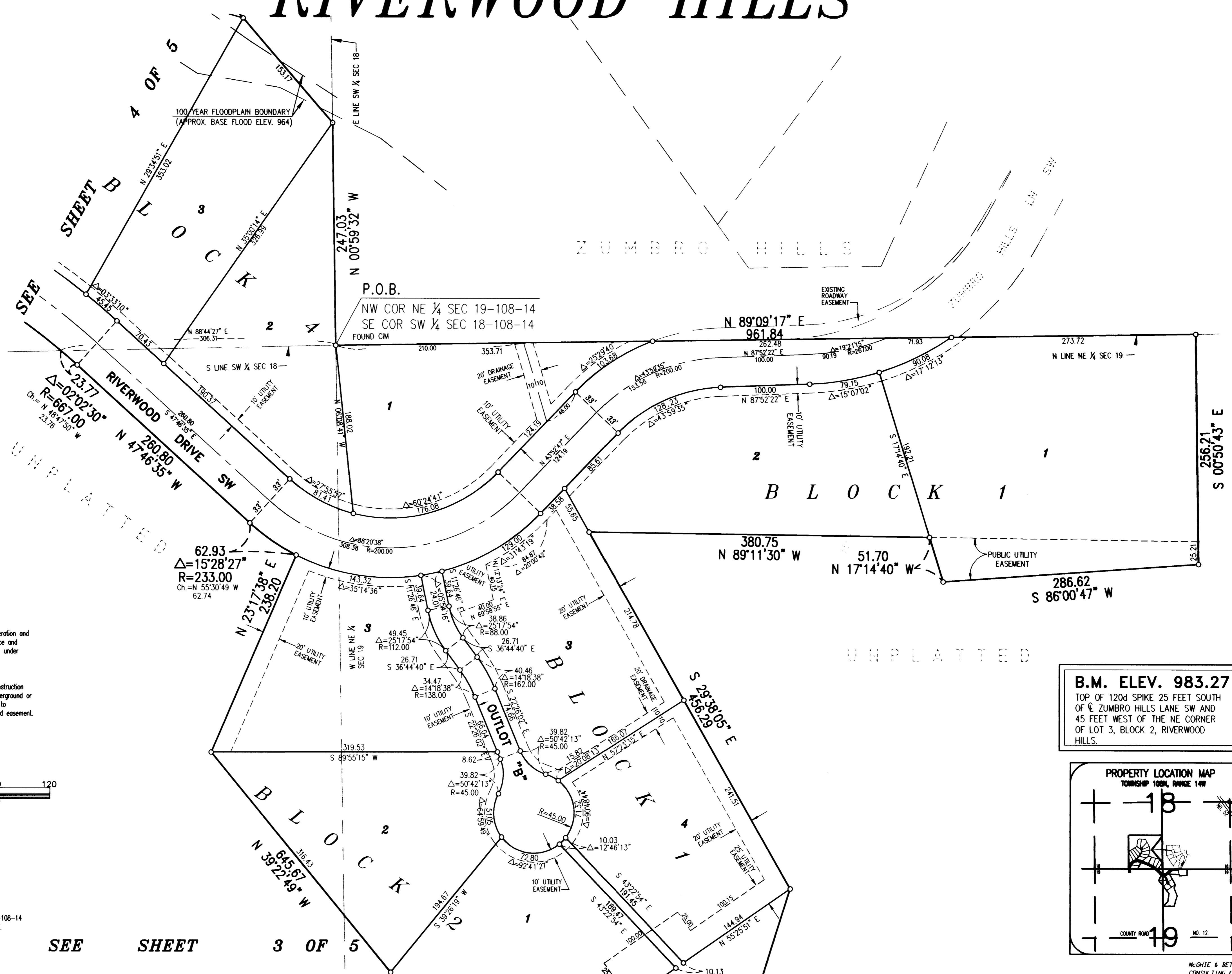
The foregoing instrument was acknowledged before this 29th day of November, 2001, by Howard Heins and Marion Heins, husband and wife.

Jan C. Oddy
Notary Public, Olmsted County, Minnesota



My commission expires 1/31/05

RIVERWOOD HILLS

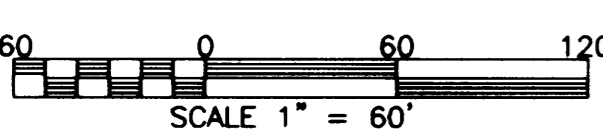


UNPLATTED

UNPLATTED

DRAINAGE EASEMENT defined:
An unobstructed easement for the operation and maintenance of waterways, both surface and underground running over, across, and under said easement.

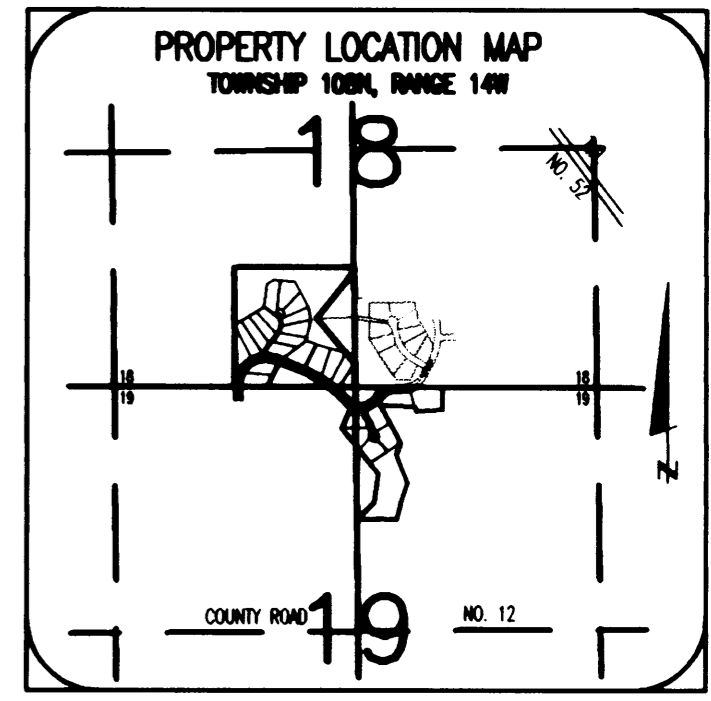
UTILITY EASEMENT defined:
An unobstructed easement for the construction and maintenance of all necessary underground and surface public utilities including rights to conduct drainage and trimming on said easement.



NOTE:
ALL MONUMENTS SHOWN THUS: ○ ARE 5/8" I.D. CAPPED PIPES SET WITH REGISTRATION NO. 11622.
ALL MONUMENTS SHOWN THUS: ● ARE FOUND 5/8" I.D. PIPE UNLESS OTHERWISE NOTED.

BASIS OF BEARING SYSTEM:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE EAST LINE SW 1/4, SEC 18-108-14 WHICH IS ASSUMED TO BE N00°59'32"W.

B.M. ELEV. 983.27
TOP OF 120d SPIKE 25 FEET SOUTH OF E ZUMBRO HILLS LANE SW AND 45 FEET WEST OF THE NE CORNER OF LOT 3, BLOCK 2, RIVERWOOD HILLS.



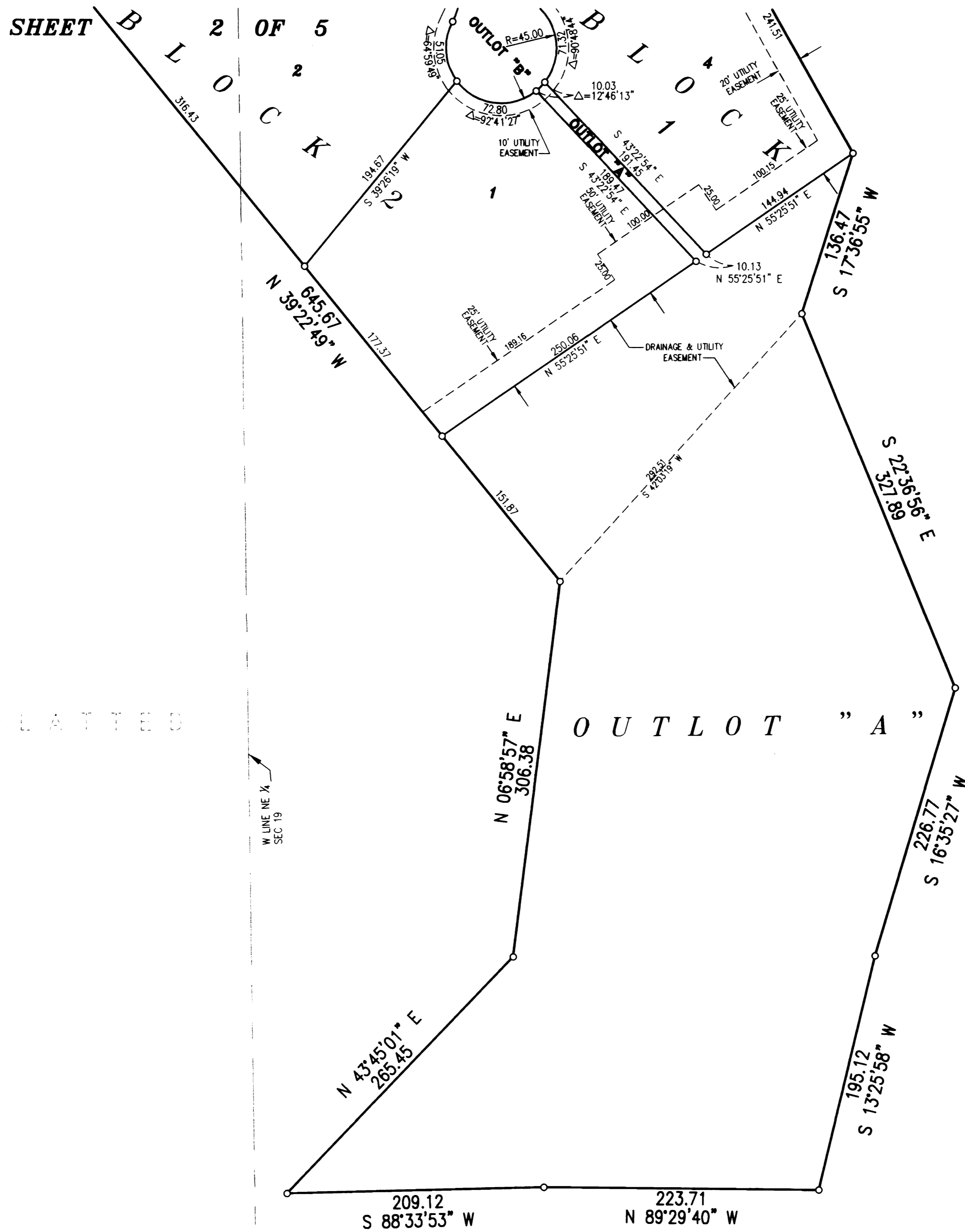
SEE SHEET 3 OF 5

McGHEE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA
3228

RIVERWOOD HILLS

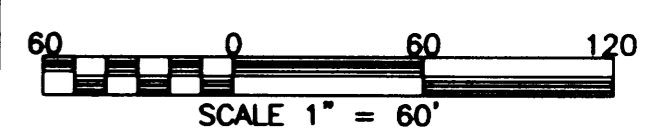
SEE

SHEET 2 OF 5



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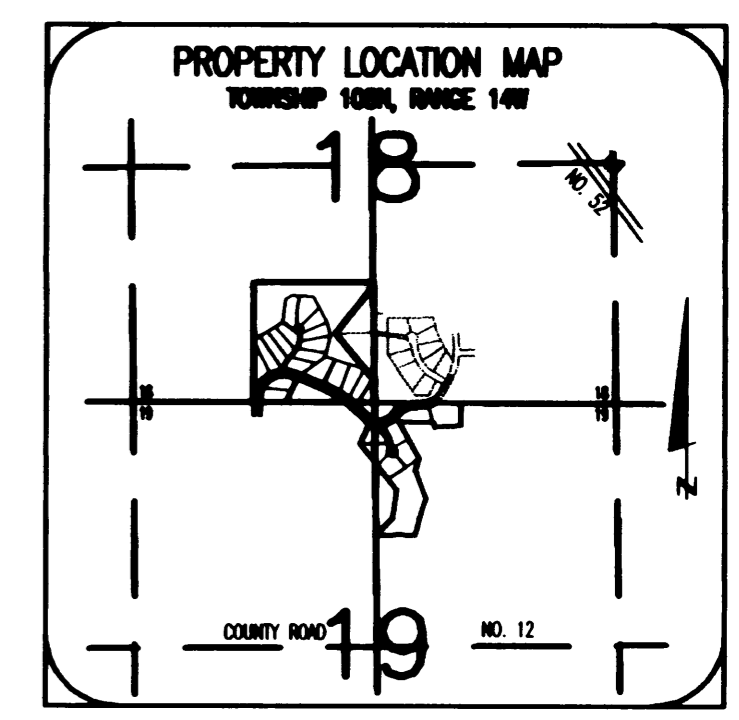
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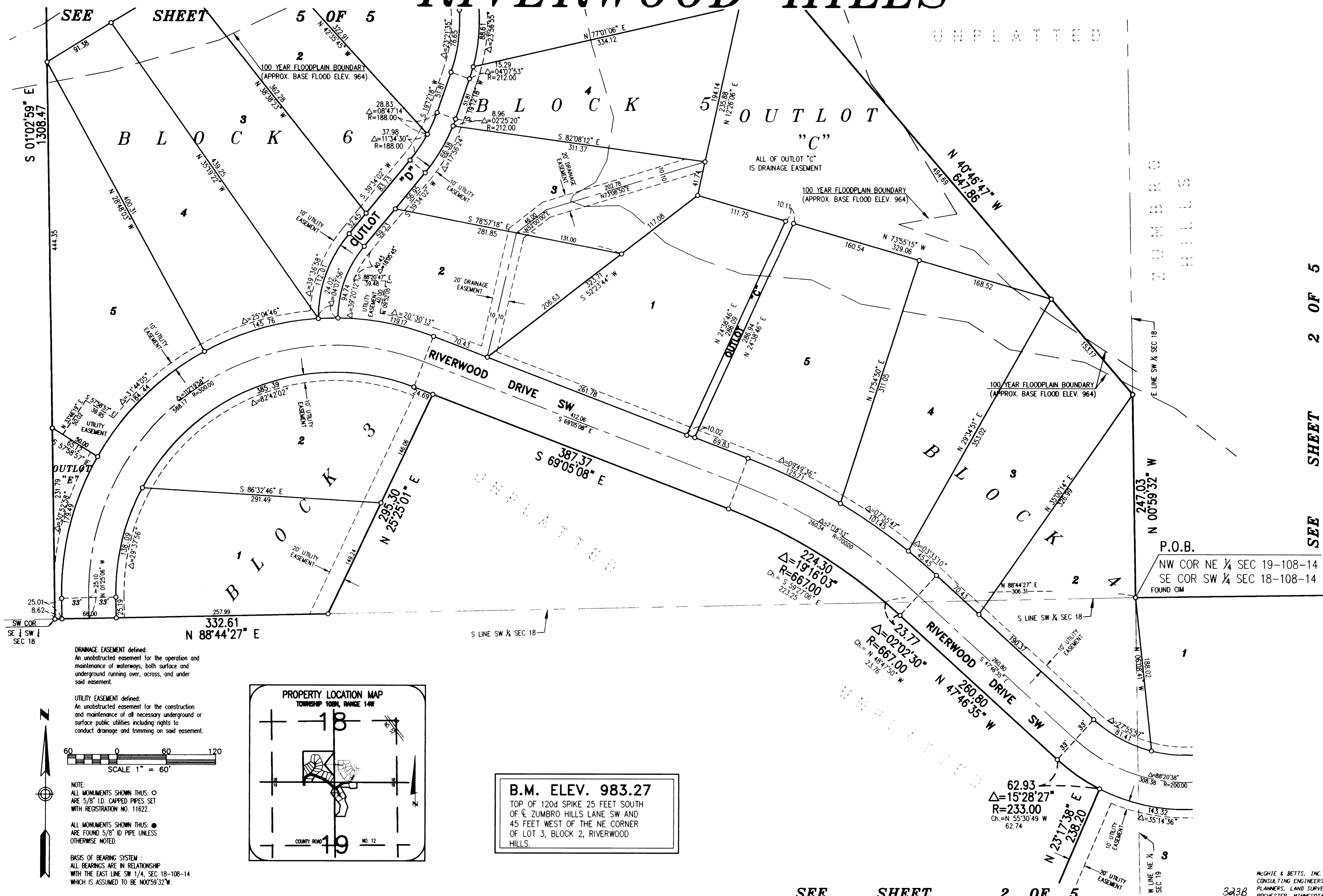
UNPLATTED

UNPLATTED

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RIVERWOOD HILLS

UNPLATTED



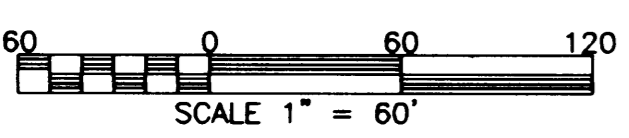
SEE SHEET 2 OF 5

ZUMBRO HILLS

P.O.B.
 NW COR NE ¼ SEC 19-108-14
 SE COR SW ¼ SEC 18-108-14
 FOUND CIM

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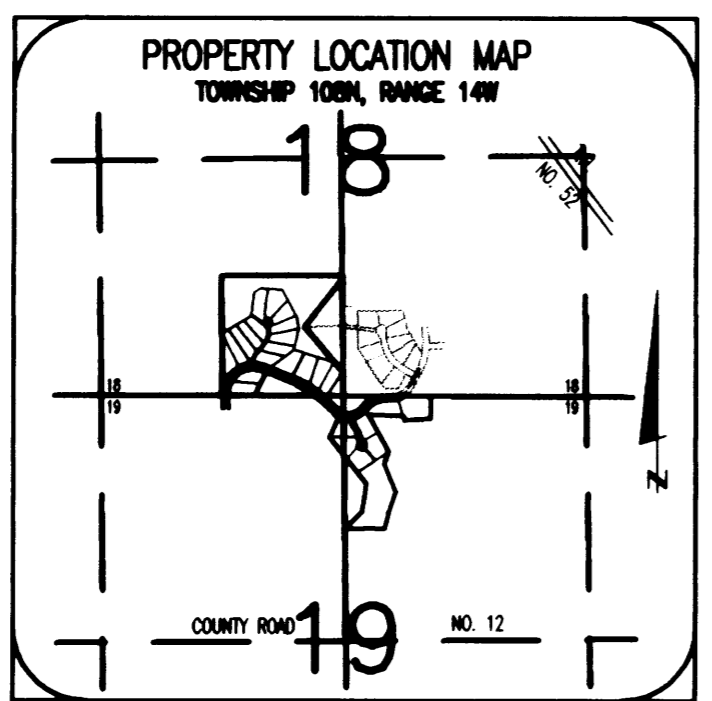
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SEE SHEET 2 OF 5

McGHEE & BETTS, INC.
 CONSULTING ENGINEERS
 PLANNERS, LAND SURVEYORS
 ROCHESTER, MINNESOTA
 3238

RIVERWOOD HILLS

SOUTH BRANCH ZUMBRO RIVER

S 88°44'41" W
1321.25

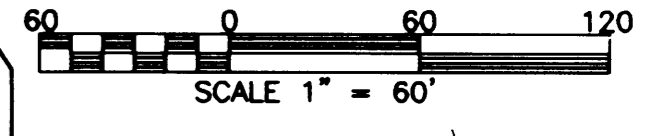
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NE COR
SE 1/4 SW 1/4
SEC 18
35.66
N 00°59'32" W

NW COR
SE 1/4 SW 1/4
SEC 18

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ZUMBRO HILLS

OUTLOT "C"

ALL OF OUTLOT "C" IS DRAINAGE EASEMENT

OUTLOT "C"

ALL OF OUTLOT "C" IS DRAINAGE EASEMENT

FLOODWAY BOUNDARY

100 YEAR FLOODPLAIN BOUNDARY
(APPROX. BASE FLOOD ELEV. 964)

100 YEAR FLOODPLAIN BOUNDARY
(APPROX. BASE FLOOD ELEV. 964)

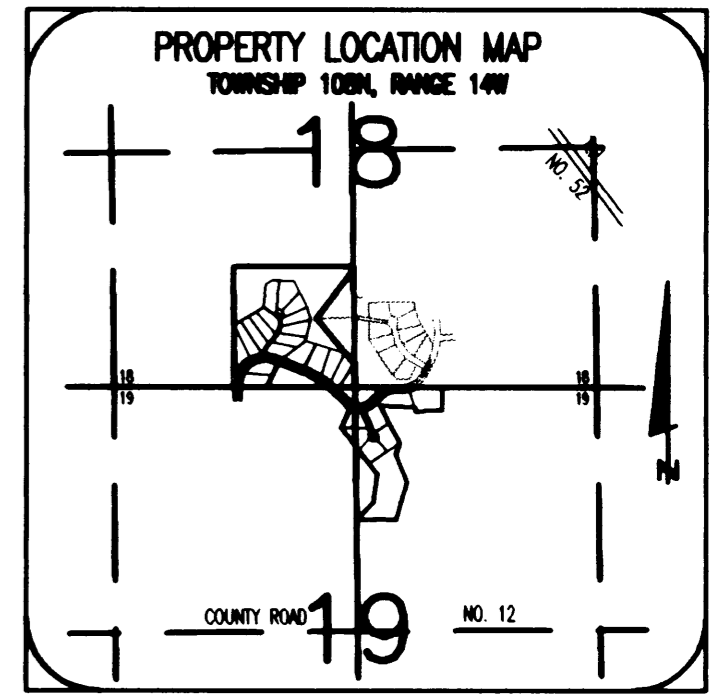
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CONSULTING ENGINEERS
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ROCHESTER, MINNESOTA

324A

