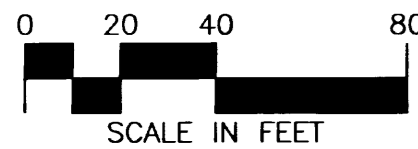
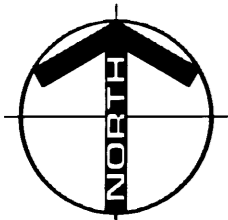


RIVER FALLS TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 197



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
307-288-6464
FAX 307-288-3038
EMAIL INFO@YAGGY.COM



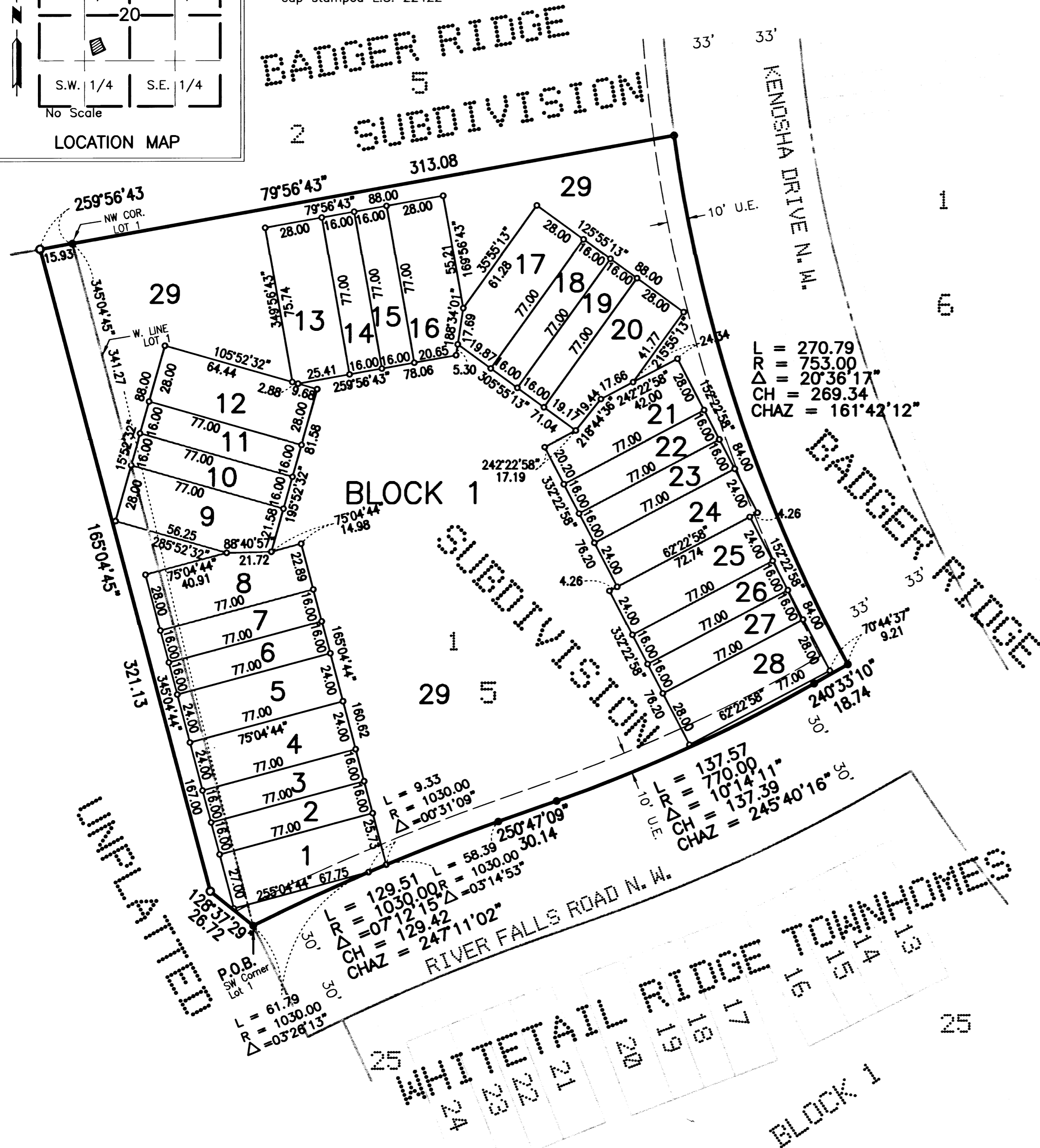
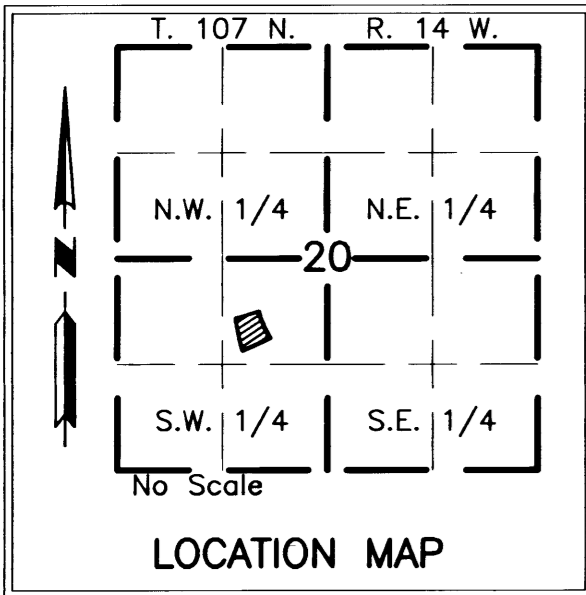
MONUMENTS

- 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.



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Robert Fleming and Randy W. Reynolds Corporation, and Sterling State Bank of Rochester, owners and proprietors of the following described property, situated in the County of Olmsted, State of Minnesota, to wit:

Lot 1, Block 5, Badger Ridge Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota. AND that part of the Northeast Quarter of the Southwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of Lot 1, Block 5 of Badger Ridge Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence northerly on a Minnesota State Plane Grid Azimuth from north of 345 degrees 04 minutes 45 seconds along the west line of said Lot 1, a distance of 341.27 feet to the northwest corner of said Lot 1; thence westerly 259 degrees 56 minutes 43 seconds azimuth 15.93 feet; thence southerly 165 degrees 04 minutes 45 seconds azimuth 321.13 feet; thence southeasterly 128 degrees 37 minutes 29 seconds azimuth 26.72 feet to the point of beginning

Said tract contains 2.21 acres more or less.

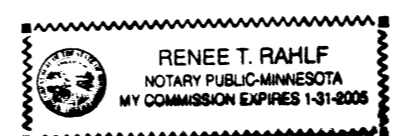
Have caused the same to be surveyed and platted as RIVER FALLS TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 197 and do hereby donate and dedicate to the public for public use forever the easements as shown on this plat for utility purposes only.

In witness whereof, Robert Fleming and Randy W. Reynolds has caused these presents to be signed by its proper officers this 1st day of November, 2002.

Robert Fleming
Robert Fleming
Randy W. Reynolds
Randy W. Reynolds

STATE OF MINNESOTA
COUNTY OF OLMDST

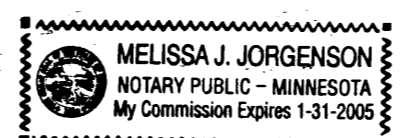
The foregoing instrument was acknowledged before me this 1st day of November, 2002 by Robert Fleming and Randy W. Reynolds both of the same Minnesota Corporation, both of the same Minnesota Corporation.



In witness whereof, said Sterling State Bank of Rochester, has caused these presents to be signed by its proper officer this 1st day of November, 2002.

STATE OF MINNESOTA
COUNTY OF OLMDST

The foregoing instrument was acknowledged before me this 1st day of November, 2002 by Larry Hickey, officer of Sterling State Bank of Rochester, on behalf of the bank.



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

STATE OF MINNESOTA
COUNTY OF OLMDST
CITY OF ROCHESTER

I, Judy K. Scherr, City Clerk, in and for the City of Rochester, do hereby certify that on the 21st day of OCTOBER, 2002, 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 08th day of NOVEMBER, 2002.

Judy K. Scherr
Judy K. Scherr, City Clerk

COUNTY SURVEYOR

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

This 29 day of October, 2002

Edward P. Kuisle
Edward P. Kuisle
Olmsted County Surveyor

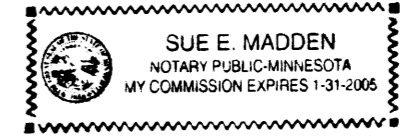
SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER FALLS TOWNHOMES COMMON INTEREST COMMUNITY NUMBER 197; 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 October 10, 2003; 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 OLMDST

The foregoing Surveyor's Certificate was acknowledged before me this 29th day of October, 2002, by Douglas G. Rude, L.S. No. 22422.



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

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2002 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 8th day of NOVEMBER, 2002.

Document Number A-940142

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 8th day of NOVEMBER 2002 at 4 o'clock P.m. and was duly recorded in Olmsted County Records.

Daniel G. Hall
Olmsted County Director of
Property Records and Licensing
By Wendy von Wald Deputy

PROJECT NUMBER: 7815 COMPUTER FILE: 7815 S FNPL 01.DWG DATE: 10/25/02 DRAFTSPERSON: P.G.O.