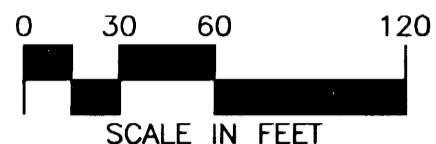
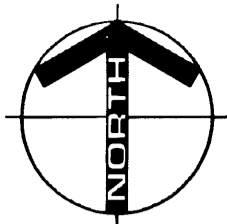


RIVER OAKS TOWNHOMES



ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS
717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
FAX 507-288-5058
EMAIL INFO@YAGGY.COM



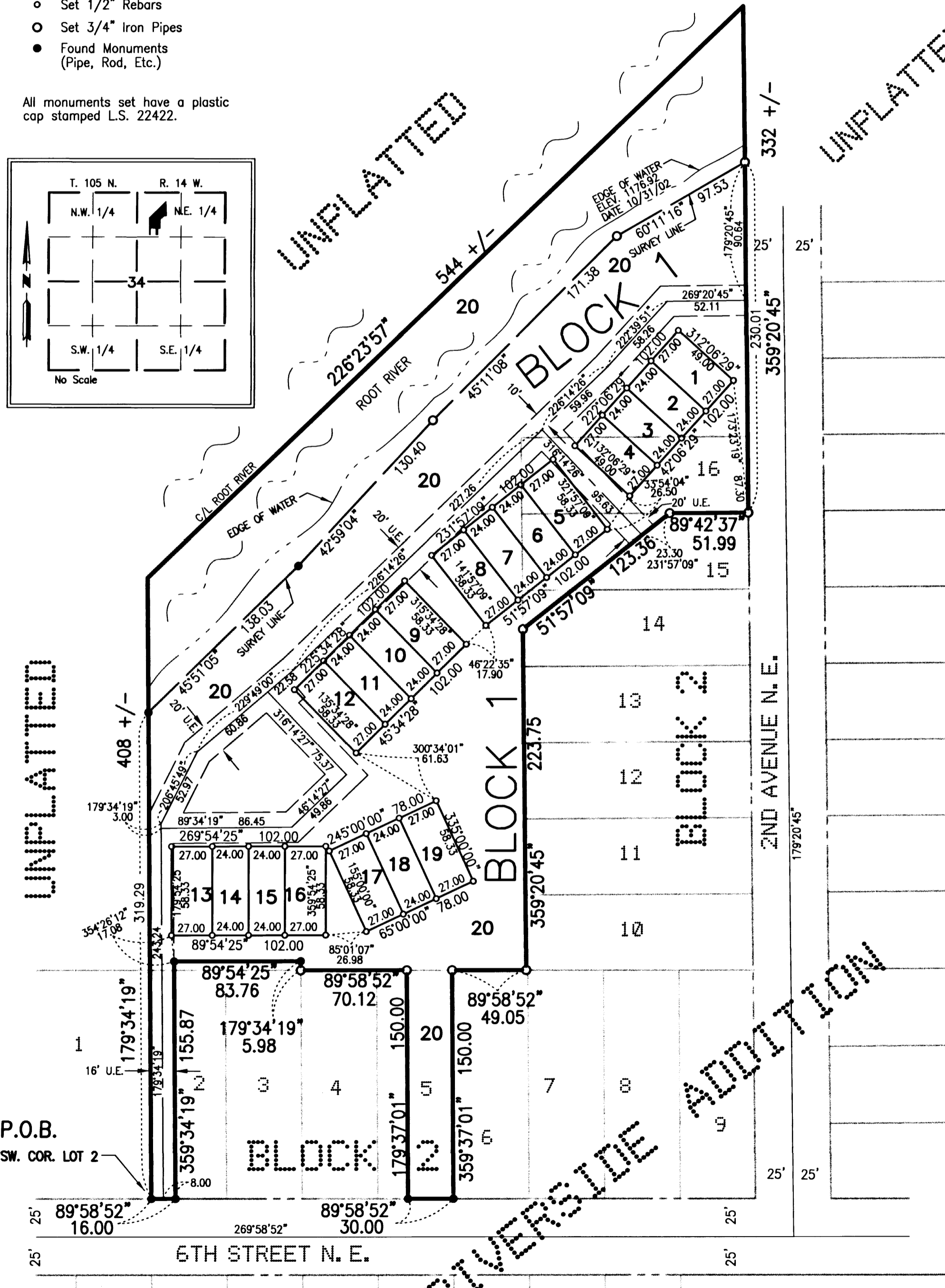
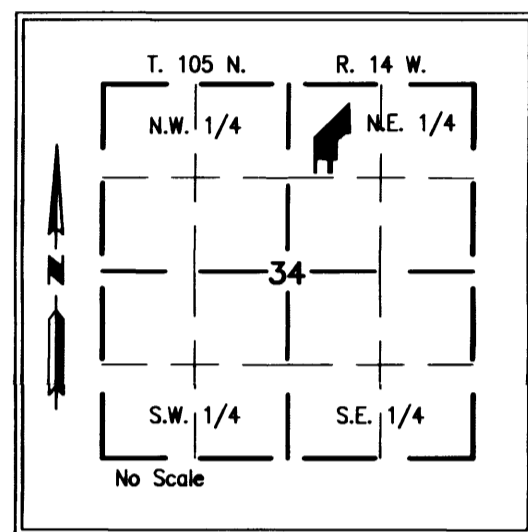
BEARINGS
Plat azimuths are assumed azimuths
measured to the right from grid north.

B.M.= DISC IN SE CORNER OF T.H. 63
BRIDGE OVER THE ROOT RIVER
EL. 1199.69

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.



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That R & R Development, LLC, a Minnesota Limited Liability Company, mortgagor, and Farmers State Bank of Elkton, mortgagee, both being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northwest Quarter of the Northeast Quarter of Section 34, Township 105 North, Range 14 West, Olmsted County, Minnesota, and that part of Lots 2, 5, 14, 15 and 16, of Block

2, RIVERSIDE ADDITION, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of said Lot 2; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 58 minutes 52 seconds along the south line of said Lot 2, a distance of 16.00 feet; thence northerly 359 degrees 34 minutes 19 seconds azimuth parallel with the west line of said Lot 2, a distance of 155.87 feet; thence easterly 89 degrees 54 minutes 25 seconds azimuth 83.76 feet; thence southerly 179 degrees 34 minutes 19 seconds azimuth 5.98 feet to the northwest corner of Lot 4 of said Block 2; thence easterly 89 degrees 58 minutes 52 seconds azimuth along the north line of Lots 4 and 5 of said Block 2, a distance of 70.12 feet to the west line of the east 30.00 feet of said Lot 5; thence southerly 179 degrees 37 minutes 01 seconds azimuth along said west line 150.00 feet to the south line of said Lot 5; thence easterly 89 degrees 58 minutes 52 seconds azimuth along said south line 30.00 feet to the southeast corner of said Lot 5; thence northerly 359 degrees 37 minutes 01 seconds azimuth along the east line of said Lot 5, a distance of 150.00 feet to the northwest corner of Lot 6 of said Block 2; thence easterly 89 degrees 58 minutes 52 seconds azimuth along the north line of said Lot 6, a distance of 49.05 feet to the southwest corner of Lot 10 of said Block 2; thence northerly 359 degrees 20 minutes 45 seconds azimuth along the west line of Lots 10, 11, 12, 13, and 14 of said Block 2, a distance of 223.75 feet; thence northeasterly 51 degrees 57 minutes 09 seconds azimuth 123.36 feet to the south line of said Lot 16; thence easterly 89 degrees 42 minutes 37 seconds azimuth along said south line 51.99 feet to the east line of said Lot 16; thence northerly 359 degrees 20 minutes 45 seconds azimuth along said east line and its northerly extension 332 feet more or less to the center line of the Root River; thence southwesterly along said center line 544 feet more or less to northerly extension of the west line of said Lot 2; thence southerly 179 degrees 34 minutes 19 seconds azimuth along said west line 408 feet more or less to the point of beginning.

Said tract contains 3.27 acres more or less.

Have caused the same to be surveyed and platted as RIVER OAKS TOWNHOMES and do hereby donate and dedicate to the public for public use forever the thoroughfares and also dedicate the easements, as shown on this plat for utility purposes only.

In witness whereof said R & R Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this 24 day of February, 2003.

Leslie J. Radcliffe, President; Joel Raygor, Vice President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 24th day of February, 2003, by Leslie J. Radcliffe, President and Joel Raygor, Vice President, R & R Development, LLC, a Minnesota Limited Liability Company, on behalf of the company.

Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

In witness whereof said Farmers State Bank of Elkton, has caused these presents to be signed this 26 day of February, 2003.

Michael R. Schneider, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 26 day of February, 2003, by Michael R. Schneider, president, on behalf of Farmers State Bank of Elkton.

BONNIE J. DRAKE
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005

Notary Public, Olmsted County, MN
My Commission Expires 1-31-05

CITY APPROVAL
STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF STEWARTVILLE

We do hereby certify that on the 8th day of October, 2002 the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony whereof, we have hereunto signed our names this 24 day of February, 2003.

Chris Gray
Mayor

Tony Chladek
Clerk - Administrator

COUNTY SURVEYOR

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

This 21 day of February, 2003.

Edward P. Kuisie
Olmsted County Surveyor

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER OAKS TOWNHOMES; 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 January 24, 2004; 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
Minnesota L.S. No. 22422

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 24th day of February, 2003, by Douglas G. Rude, L.S. No. 22422.

Notary Public, Olmsted County, MN
My Commission Expires 1-21-2003

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2003 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 27th day of February, 2003.

Document Number A-957181

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 27th day of February, 2003, at 2 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

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

A utility easement is dedicated over all of Lot 20.