

RIVERVIEW WEST

Surveyor's Certificate

I hereby certify that I have surveyed and platted the property described on this plat as RIVERVIEW WEST; that this 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 or public highways to be designated on said plat other than as shown thereon.

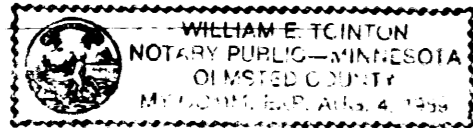
James E. Swanson
James E. Swanson, R.L.S.
Minnesota Registration No. 11622

State of Minnesota
County of Olmsted

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 6th day of July, 1983.

William E. Tointon
Notary Public, Olmsted County, Minnesota

My commission expires



County Surveyor

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws, this 7th day of July, 1983.

Roger W. Brand
Olmsted County Surveyor

City Approval

State of Minnesota
County of Olmsted
City of Rochester

I, Carol A. Grimm, City Clerk in and for the City of Rochester, do hereby certify that on the 6th day of July, 1983, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof I have hereunto signed my name and affixed the seal of said City of Rochester this 18th day of July, 1983.

Carol A. Grimm
City Clerk

Tax Statement

No delinquent taxes due and transfer entered this 4th day of August, 1983.

Gene Swanson
County Auditor
Deane Swanson, Deputy
Taxes due and payable for the year 1983 have been paid.

Bob Ryan, Karen Cocker deputy
Olmsted County Treasurer

Date August 4, 1983

County Recorder

DOCUMENT NUMBER _____

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 5th day of August, 1983, at 10:12 O'clock A.M., and was duly recorded in the Olmsted County records.

Louis J. Janssen
County Recorder

Deputy

Instrument of Dedication

KNOW ALL MEN BY THESE PRESENTS: That Builders Land Company, a Minnesota Corporation, owner and proprietor of the following described property situated in the City of Rochester, State of Minnesota to wit:

That part of the South One Half of the Southeast Quarter of Section 23, Township 107 North, Range 14 West, described as follows: Beginning at the Southwest corner of said Southeast Quarter (SE₁); thence East along the South line of said Southeast Quarter (SE₁) a distance of 1750.00 feet to the centerline of the Zumbro River as platted in Riverview Sub-division, and the following 7 courses are all along the centerline of said river as platted in said Riverview Sub-division; thence Northwesterly, deflecting 113 degrees 20 minutes to the left, 153.50 feet; thence Northwesterly, deflecting 29 degrees 28 minutes 45 seconds to the left, 240.18 feet; thence Northwesterly, deflecting 10 degrees 02 minutes 15 seconds to the right, 192.44 feet; thence Northeasterly, deflecting 69 degrees 24 minutes 30 seconds to the right, 185.21 feet; thence Northeasterly, deflecting 32 degrees 51 minutes to the right, 144.90 feet; thence Northwesterly, deflecting 96 degrees 17 minutes to the left, 428.77 feet; thence Northwesterly, deflecting 93 degrees 17 minutes to the left, 100.00 feet; thence Northwesterly along the centerline of said river, deflecting 16 degrees 18 minutes to the left, 367.84 feet; thence Westerly along the centerline of said river, deflecting 35 degrees 12 minutes to the left, 292.00 feet; thence Northerly along the centerline of said river, deflecting 94 degrees 37 minutes to the right, 45.00 feet to the North line of the South Half (S₁) of said Southeast Quarter (SE₁); thence West along said North line a distance of 675.00 feet to the Northwest corner of said South Half (S₁); thence South along the West line of said South One Half (S₁) a distance of 1312.16 feet to point of beginning; containing 42.75 acres.

have caused the same to be surveyed and platted as RIVERVIEW WEST and do hereby donate and dedicate to the public for the public use forever the thoroughfares and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Builders Land Company, a Minnesota Corporation has caused these presents to be signed by its proper officers this 6th day of July, 1983.

Kathleen R. Anderson
Kathleen R. Anderson, Assistant Secretary

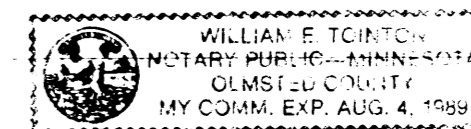
Philip Well
Philip Well, Vice President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 6th day of July, 1983, by Kathleen R. Anderson, Assistant Secretary and Philip Well, Vice President, officers of Builders Land Company, a Minnesota Corporation on behalf of the corporation.

William E. Tointon
Notary Public, Olmsted County, Minnesota

My commission expires



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 grading on said easement.

CONTROLLED ACCESS defined:

Ingress or egress to from, or across, the abutting roadway west River Road is restricted by City of Rochester, Minnesota and said right of access is hereby dedicated to said road authority.

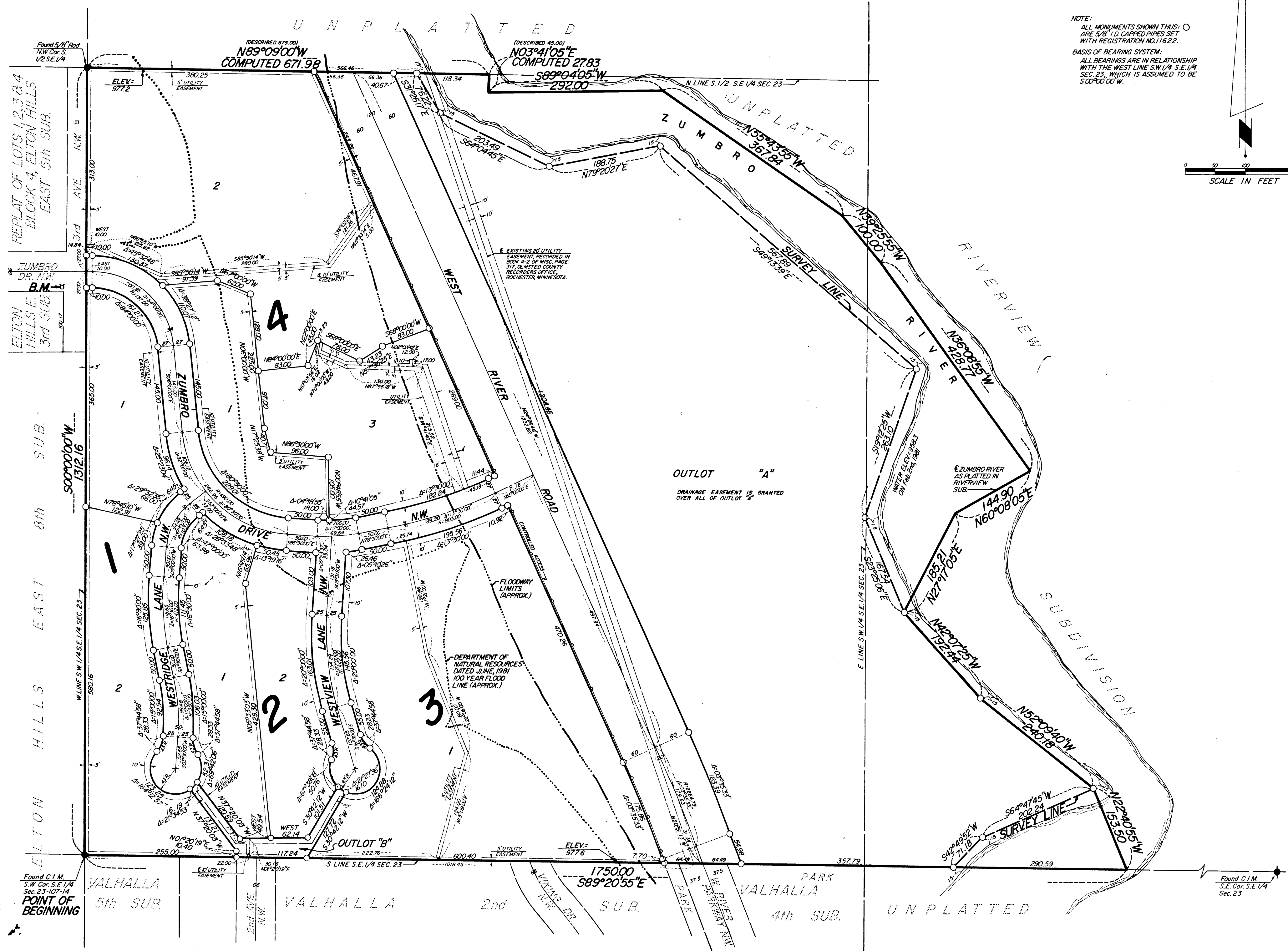
Drainage Easement Defined

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

OFFICIAL PLAT

PREPARED BY:
McGHEE & BETTS, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
ROCHESTER, MINNESOTA

RIVERVIEW WEST



NOTE:
 ALL MONUMENTS SHOWN THUS: ○
 ARE 3/8" I.D. CAPPED PIPES SET
 WITH REGISTRATION NO. 11622.
 BASIS OF BEARING SYSTEM:
 ALL BEARINGS ARE IN RELATIONSHIP
 WITH THE WEST LINE S.W. 1/4 S.E. 1/4
 SEC. 23, WHICH IS ASSUMED TO BE
 S00°00'00" W.

SCALE IN FEET
 0 50 100 200

BENCH MARK ELEV. 996.30
 HYDRANT ARROW 100' E OF 4th AVE. N.W.
 ON SOUTH SIDE ZUMBRO DRIVE N.W.

OFFICIAL PLAT

PREPARED BY:
 MCGHIE & BETTS, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 ROCHESTER, MINNESOTA