

RIVER BLUFFS SUBDIVISION

BOARD OF COUNTY COMMISSIONERS
STATE OF MINNESOTA
COUNTY OF OLMSTED

I do hereby certify that the accompanying plat was duly approved by the Olmsted County Board of Commissioners at a meeting held on the 12th day of Sept, 1994 in testimony whereof, I have signed my name and affixed the Seal of said County this 12th day of Sept, 1994.

Bob Ryan
Olmsted County Auditor
James Watson, Deputy

OLMSTED COUNTY PLANNING ADVISORY COMMISSION

I hereby certify that the Olmsted County Planning Advisory Commission has examined the accompanying plat and found that it conforms to the provisions of the Subdivision Ordinance of Olmsted County.

This 23 day of Aug, 1994
Dennis J. Beyer
Commission Chairperson

TOWNSHIP BOARD OF SUPERVISORS

The Township Board of Supervisors for Cascade Township, Olmsted County, do hereby certify that we have approved the accompanying plat. In testimony whereof, we have signed our name this 24 day of Aug, 1994.

Donald E. Farrell
Board Chairperson
Joseph L. Vroman
Town Clerk

OLMSTED COUNTY ENVIRONMENTAL COMMISSION

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

This 25 day of August, 1994
Robert S. Mathias
Olmsted County Environmental Specialist

COUNTY AUDITOR/TREASURER

Taxes payable in the year 1994 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 15th day of Sept, 1994.

Bob Ryan
Olmsted County Auditor/Treasurer
By James Watson Deputy

COUNTY RECORDER
691391
631891

Document Number

I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 18th day of September, 1994, at 1:22 o'clock A.m. and was duly recorded in Olmsted County Records.

Marjorie Collier
Olmsted County Recorder
By James Watson Deputy

COUNTY SURVEYOR

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

This 20 day of July, 1994
Edward P. Kuisle
Edward P. Kuisle, Olmsted County Surveyor

COUNTY ENGINEER

I certify that this plat conforms to the approved roadway design for Olmsted County.

This 19th day of August, 1994
Michael T. Sheehan
Michael T. Sheehan, Olmsted County Engineer

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Holtegard Builders, Inc., A Minnesota Corporation, Owners and Proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the North Half of the Southwest Quarter of Section 1, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northwest corner of the said Southwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north 89 degrees 14 minutes 29 seconds along the north line of said Southwest Quarter 2631.83 feet to the northeast corner of said Southwest Quarter and the west line of Zumbro Ridge Second Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota; thence southerly 178 degrees 58 minutes 04 seconds azimuth along the east line of said Southwest Quarter and along the west line of said Zumbro Ridge Second Subdivision, and along the west line of Zumbro Ridge First Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 1309.78 feet to the northeast corner of Buck Ridge Fifth Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota and the southeast corner of said North Half of the Southwest Quarter; thence westerly 269 degrees 19 minutes 34 seconds azimuth along the south line of said North Half of the Southwest Quarter and along the north line of said Buck Ridge Fifth Subdivision, and along the north line of Buck Ridge Third Subdivision, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, 2632.95 feet to the southwest corner of said North Half of the Southwest Quarter; thence northerly 359 degrees 00 minutes 58 seconds azimuth along the west line of said North Half 1305.88 feet to the point of beginning.

Said tract contains 79.03 acres more or less, including 0.51 acres County Road No. 133 right-of-way.

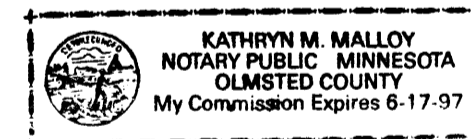
Have caused the same to be surveyed and platted as RIVER BLUFFS SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfares and grant the easements as shown of this plat.

In witness whereof said Holtegard Builders, Inc. have caused these presents to be by its proper officer this 31 day of August, 1994.

Steven R. Holtegard
Steven R. Holtegard, President

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 31st day of August, 1994 by Steven Holtegard, President, on behalf of Holtegard Builders, Inc.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER BLUFFS SUBDIVISION, 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 as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

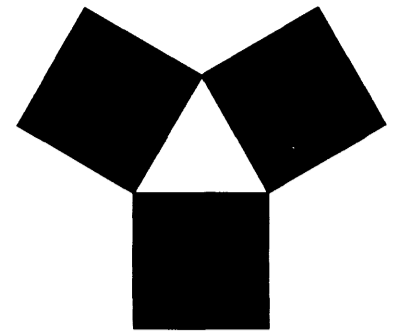
Michael J. Fritz
Michael J. Fritz
R.L.S. #20703

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 11th day of July, 1994, by Michael J. Fritz, R.L.S. #20703.



Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-97



**YAGGY
COLBY
ASSOCIATES**

ENGINEERS • ARCHITECTS
SURVEYORS • PLANNERS
LANDSCAPE ARCHITECTS

717 THIRD AVENUE SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-288-6464
507-288-5058
FAX 507-288-5058

FINAL PLAT
RIVER BLUFFS SUBDIVISION
OLMSTED COUNTY, MINNESOTA

PROJECT NUMBER 3911

COMPUTER FILE 3911SF01.DWG

DATE 02/08/94

DRAWN BY R.A.S.

CHECKED BY

REVISIONS

SHEET NUMBER

1

OF TWO SHEETS

RIVER BLUFFS SUBDIVISION

FLOOD ELEVATIONS ARE REFERENCED TO A HYDROLOGIC STUDY BY YAGGY COLBY ASSOCIATES DATED FEBRUARY 14, 1994 AND APPROVED BY MINNESOTA DEPARTMENT OF NATURAL RESOURCES, DATED MARCH 11, 1994.

CURVE	RADIUS	LENGTH	CHORD	DELTA
1	167.00	158.64	152.74	54°25'38"
2	233.00	221.34	213.11	54°25'38"
3	333.00	193.33	190.62	33°15'47"
4	267.00	65.01	64.85	13°57'01"
5	267.00	90.00	89.57	19°18'46"
6	267.00	30.12	30.10	06°27'49"
7	267.00	226.25	219.54	48°33'08"
8	333.00	178.81	176.67	30°45'59"
9	233.00	124.59	123.11	30°38'12"
10	167.00	275.13	245.05	94°23'33"
11	233.00	135.77	133.86	33°23'13"
12	233.00	123.50	122.06	30°22'08"
13	167.00	73.45	72.86	25°12'01"
14	233.00	1.71	1.71	00°25'15"
15	233.00	100.77	99.99	24°46'46"
16	70.00	12.46	12.44	10°11'47"
17	70.00	39.63	39.10	32°26'10"
18	70.00	95.76	88.46	78°22'37"
19	70.00	93.05	86.35	76°09'44"
20	70.00	114.26	101.99	93°31'10"
21	70.00	21.02	20.94	17°12'23"
22	70.00	52.09	50.89	42°37'57"
23	878.51	182.98	182.65	11°56'01"
24	878.51	99.44	99.38	06°29'06"
A	200.00	189.99	182.92	54°25'38"
B	300.00	174.17	171.73	33°15'47"
C	300.00	288.06	277.12	55°00'57"
D	200.00	329.49	293.47	94°23'33"
E	200.00	87.97	87.26	25°12'01"
F	818.51	193.78	193.33	13°33'53"
G	818.51	4.17	4.17	00°17'30"

BEARINGS

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

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.

DRAINAGE EASEMENT DEFINED

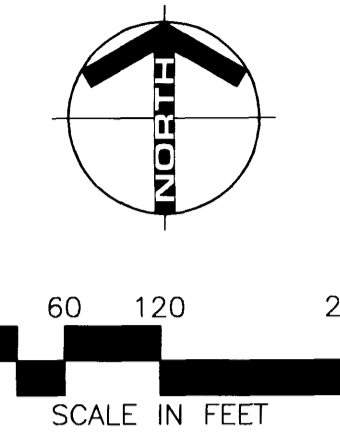
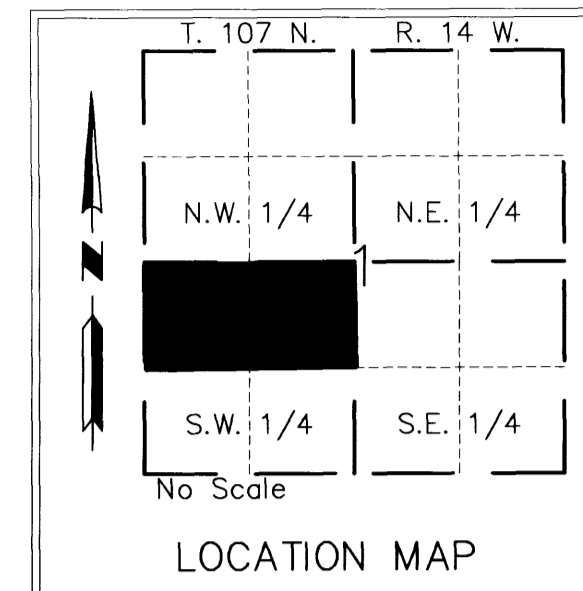
An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility easement.

CONTROLLED ACCESS DEFINED

Ingress and egress to, from or across the abutting roadway is restricted by the road authority pursuant to Minnesota State Statute 160.08.

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT



MONUMENTS

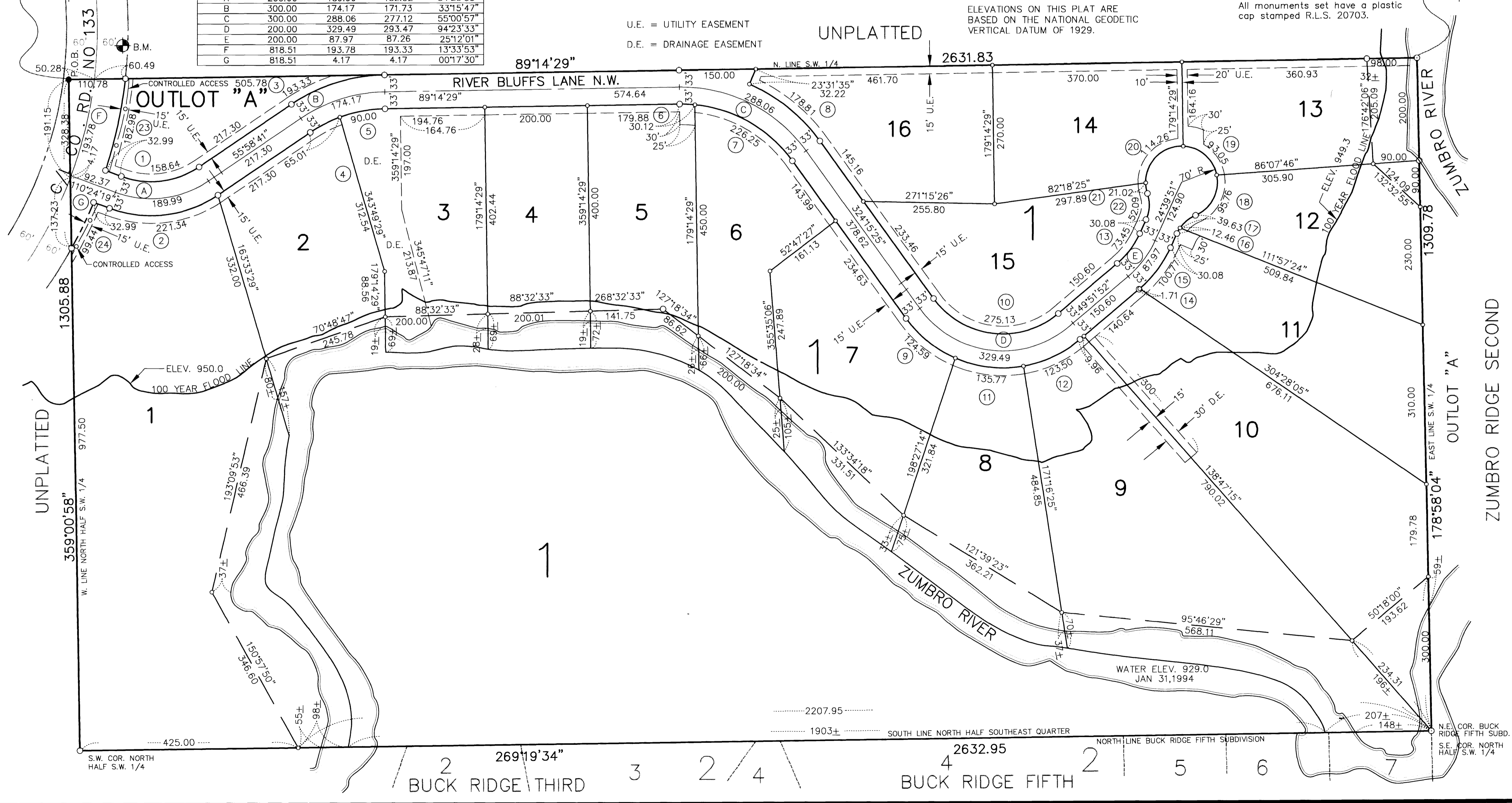
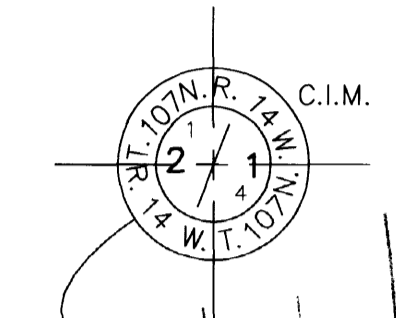
- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)
- No Monuments Found or Set

All monuments set have a plastic cap stamped R.L.S. 20703.

BENCH MARK

R.R. SPIKE IN P.P. #53496 E. SIDE C.R. #133, 2400' S. OF C.R. #14 AT BEG. OF CURVE TO S.W. ELEV. 1059.48

ELEVATIONS ON THIS PLAT ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.



YAGGY COLBY ASSOCIATES
 ENGINEERS • ARCHITECTS
 SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS

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 ROCHESTER, MINNESOTA 55904
 507-288-6464
 FAX 507-288-5058

FINAL PLAT
RIVER BLUFFS SUBDIVISION
OLMSTED COUNTY, MINNESOTA

PROJECT NUMBER	0000
COMPUTER FILE	00000000.dwg
DATE	00/00/00
DRAWN BY	YCA
CHECKED BY	
REVISIONS	

SHEET NUMBER
1
 OF ONE SHEETS