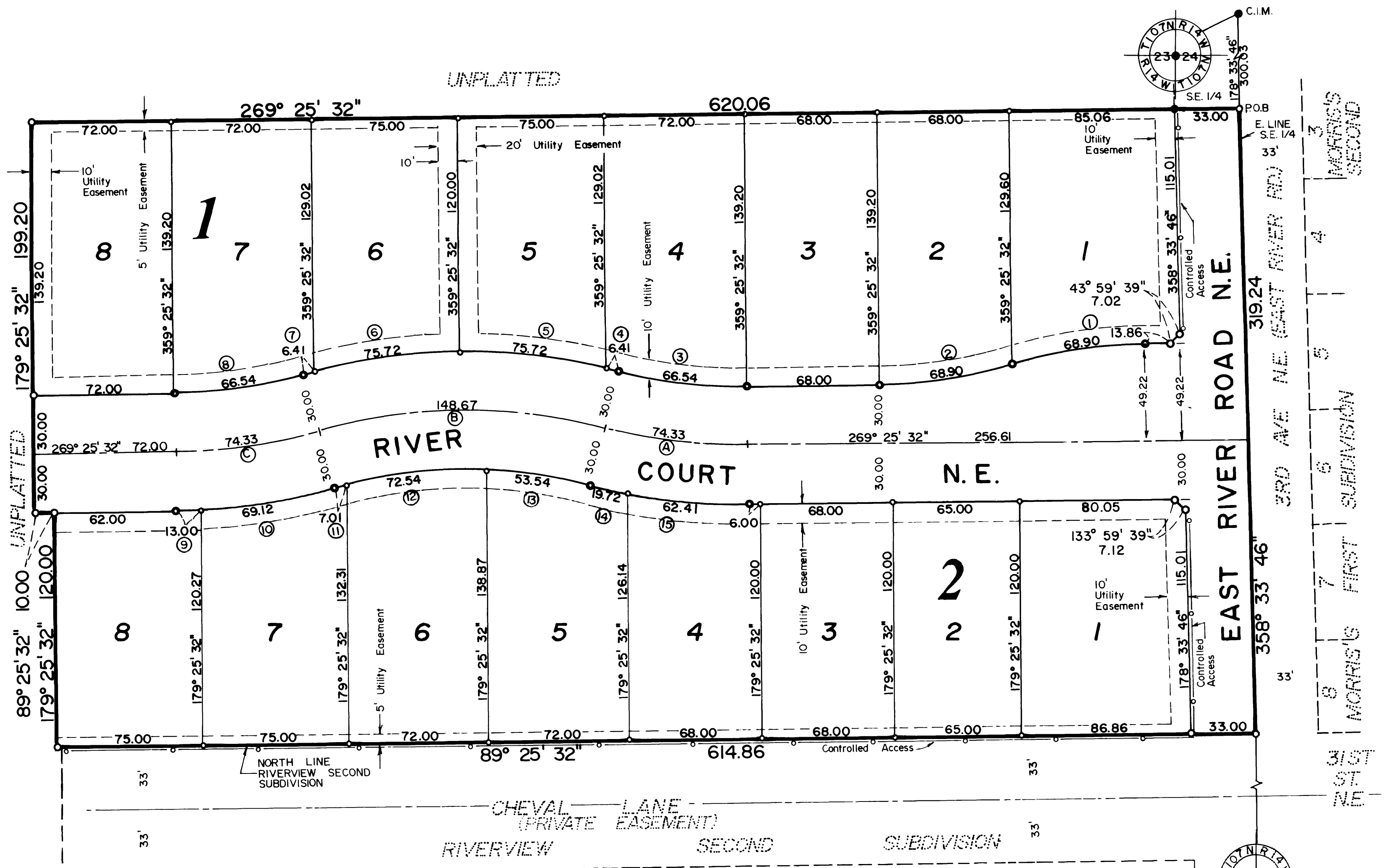


# RIVER COURT



**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That Donald L. Soderberg and Loucille M. Soderberg, husband and wife, fee title holders, and Marquette Bank Rochester, mortgagee, all being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Northeast Quarter of the Southeast Quarter of Section 23, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 178 degrees 33 minutes 46 seconds along the east line of said Southeast Quarter 300.03 feet to the point of beginning; thence westerly 269 degrees 25 minutes, 32 seconds azimuth 620.06 feet; thence southerly 179 degrees 25 minutes 32 seconds azimuth 199.20 feet; thence easterly 89 degrees 25 minutes 32 seconds azimuth 10.00 feet; thence southerly 179 degrees 25 minutes 32 seconds azimuth 120.00 feet to a westerly projection of the north line of Riverview Second Subdivision; thence easterly 89 degrees 25 minutes 32 seconds azimuth along said north line and westerly projection thereof 614.86 feet to the east line of said Southeast Quarter; thence northerly 358 degrees 33 minutes 46 seconds azimuth along said east line 319.24 feet to the point of beginning.

Said tract contains 4.53 acres more or less.

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

In witness whereof, said Donald L. Soderberg and Loucille M. Soderberg, have hereunto set their hands this 20th day of March, 1987.

*Donald L. Soderberg*  
Donald L. Soderberg  
*Loucille M. Soderberg*  
Loucille M. Soderberg

STATE OF MINNESOTA  
COUNTY OF OLMTSED

The foregoing instrument was acknowledged before me this 20th day of March, 1987, by Donald L. Soderberg and Loucille M. Soderberg.

*Kathryn M. Mallett*  
Notary Public, Olmsted County, MN  
My Commission Expires 10-1-91

In witness whereof said Marquette Bank Rochester has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this 20th day of March, 1987.

*David A. Nauman*  
David A. Nauman, Senior Vice President  
*Stephen F. Knox*  
Stephen F. Knox, Vice President

STATE OF MINNESOTA  
COUNTY OF OLMTSED

The foregoing instrument was acknowledged before me this 20th day of March, 1987 by David A. Nauman and Stephen F. Knox, Senior Vice President and Vice President, respectively, of Marquette Bank Rochester, a Minnesota corporation, on behalf of the corporation.

*Rosalee Carlson*  
Notary Public, Olmsted County, MN  
My Commission Expires 10-6-93

**SURVEYOR'S CERTIFICATE**

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER COURT 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, that the outside boundary lines are correctly designated and that there are no wetlands or public highways to be designated on said plat other than as shown.

*Donald R. Borcherding*  
DONALD R. BORCHERDING  
Minnesota R.L.S. 10162

STATE OF MINNESOTA  
COUNTY OF OLMTSED

The foregoing Surveyor's Certificate was acknowledged before me this 20th day of March, 1987, by Donald R. Borcherding, Minnesota R.L.S. 10162.

*Kathryn M. Mallett*  
Notary Public, Olmsted County, MN  
My Commission Expires 10-1-91

**COUNTY SURVEYOR**

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

This 12th day of March, 1987.  
*Roger W. Brand*  
Olmsted County Surveyor

**CONTROLLED ACCESS DEFINED**

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

**COUNTY RECORDER**

Document Number 1537  
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 20 day of April, 1987, at 3 o'clock P.m.

*Law Finstrom*  
Olmsted County Recorder

**COUNTY TREASURER**

Taxes due and payable for the year 1987, have been paid as of this 20th day of April, 1987.

*Karen Coaker*  
Olmsted County Treasurer

**COUNTY AUDITOR**

No delinquent taxes due and transfer entered this 20th day of April, 1987.

*Danielle J. Lewis*  
Olmsted County Auditor

**CITY APPROVAL**

STATE OF MINNESOTA  
COUNTY OF OLMTSED  
CITY OF ROCHESTER

I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 2 day of March, 1987, 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 27 day of March, 1987.

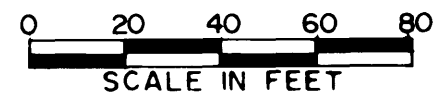
*Carole A. Grimm*  
City Clerk

**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.

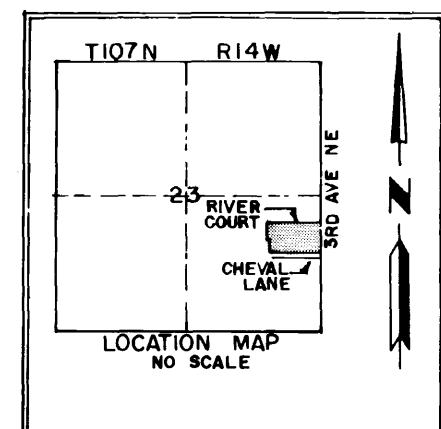
**MONUMENTS**

- 1/2" Re-Bars
- 3/4" Iron Pipes
- Found Monument
- 3/4" Iron Pipe unless otherwise noted



**Bearings**

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



ENGINEERING  
ARCHITECTURE  
SURVEYING  
PLANNING  
LANDSCAPE ARCHITECTURE

CURVE DATA				
CURVE	Δ	R	L	CHORD
1	16° 04' 17"	245.63	68.90	68.67
2	16° 04' 17"	245.63	68.90	68.67
3	14° 52' 55"	256.19	66.54	66.36
4	01° 09' 38"	316.19	6.41	6.41
5	13° 43' 17"	316.19	75.72	75.54
6	13° 43' 17"	316.19	75.72	75.54
7	01° 09' 38"	316.19	6.41	6.41
8	14° 52' 55"	256.19	66.54	66.36
9	02° 21' 23"	316.19	13.00	13.00
10	12° 31' 32"	316.19	69.12	68.99
11	01° 34' 02"	256.19	7.01	7.01
12	16° 13' 24"	256.19	72.54	72.30
13	11° 58' 24"	256.19	53.54	53.44
14	03° 34' 25"	316.19	19.72	19.72
15	11° 18' 30"	316.19	62.41	62.30
A	14° 52' 55"	286.19	74.33	74.12
B	29° 45' 50"	286.19	148.67	147.00
C	14° 52' 55"	286.19	74.33	74.12

① CURVE REFERENCE NO. (PROP. LINE)  
② CURVE REFERENCE NO. (CENTER LINE)