

RIVER COURT II



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 northeast corner of River Court; thence westerly 269 degrees 25 minutes 32 seconds azimuth along the north line of River Court 620.06 feet to the northwest corner of Block 1, River Court; thence southerly 179 degrees 25 minutes 32 seconds azimuth along the west line of said Block 1, a distance of 12.20 feet to the point of beginning; thence continuing southerly 179 degrees 25 minutes 32 seconds azimuth along said west line and a projection thereof 187.00 feet to the southerly line of River Court N.E.; thence easterly 89 degrees 25 minutes 32 seconds azimuth along said southerly line 10.00 feet to the northwest corner of Block 2, River Court; thence southerly 179 degrees 25 minutes 32 seconds azimuth along the westerly line of said Block 2, a distance of 120.00 feet to the southwest corner of said Block 2; thence westerly 269 degrees 25 minutes 32 seconds azimuth 339.07 feet; thence southerly 179 degrees 25 minutes 32 seconds azimuth 132.00 feet; thence southerly 187 degrees 54 minutes 52 seconds azimuth 154.32 feet; thence westerly 260 degrees 29 minutes 11 seconds azimuth 332.23 feet to the westerly line of said Northeast Quarter of the Southeast Quarter; thence northerly 358 degrees 28 minutes 36 seconds azimuth along said westerly line 643.34 feet; thence easterly 89 degrees 25 minutes 32 seconds azimuth 690.70 feet to the point of beginning.

Said tract contains 7.35 acres more or less.

Have caused the same to be surveyed and platted as RIVER COURT II 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 12 day of April, 19 88.

Donald L. Soderberg
Donald L. Soderberg

Loucille M. Soderberg
Loucille M. Soderberg

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 12th day of April, 19 88 by Donald L. Soderberg and Loucille M. Soderberg.

Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91

In witness whereof, said Marquette Bank Rochester has caused these presents to be signed by its proper Officers this 12th day of April, 19 88.

David J. Hanson
David J. Hanson

Roger D. Madson
Roger D. Madson

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 12th day of April, 19 88 by David A. Hanson and Roger D. Madson, Secretary and Vice Pres., respectively, of Marquette Bank Rochester, a Minnesota Corporation, on behalf of the Corporation.

Andy A. Niemi
Notary Public, Olmsted County, MN
My Commission Expires 5-11-93

COUNTY TREASURER

Taxes due and payable for the year 19 88 have been paid as of this 28th day of September, 19 88.

Joan Coker
Deputy
Olmsted County Treasurer

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 28th day of September, 19 88.

553346

Daniel J. Namisick
Deputy
Olmsted County Auditor

COUNTY RECORDER

Document Number 553346

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 28th day of September, 19 88 at 1:12 o'clock P.M. and was duly recorded in Olmsted County Records.

LOIS FINSTLIEN
Olmsted County Recorder
by Steven Murray

COUNTY SURVEYOR

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

This 12 day of April, 19 88

Edward Kinale
Olmsted County Surveyor

STATE OF MINNESOTA
COUNTY OF OLMSTED
CITY OF ROCHESTER

I, Carole A. Grimm, City Clerk, in and for the City of Rochester, do hereby certify that on the 12 day of April, 19 88, 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 26 day of September, 19 88.

Carole A. Grimm
City Clerk

SURVEYOR'S CERTIFICATE

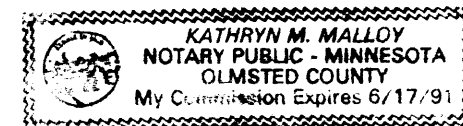
I do hereby certify that I have surveyed and platted the property described on this plat as RIVER COURT II that the plat is a correct representation of said survey, that all distances are correctly shown on said plat in feet and hundredths of a foot, that all monuments have been correctly placed in the 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. Borcharding
Donald R. Borcharding
Minnesota R.L.S. #10162

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 12th day of April, 19 88 by Donald R. Borcharding, Minnesota R.L.S. #10162.

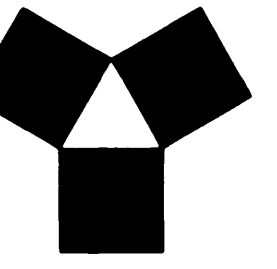
Kathryn M. Malloy
Notary Public, Olmsted County, MN
My Commission Expires 6-17-91



FINAL PLAT
RIVER COURT II
ROCHESTER, MN

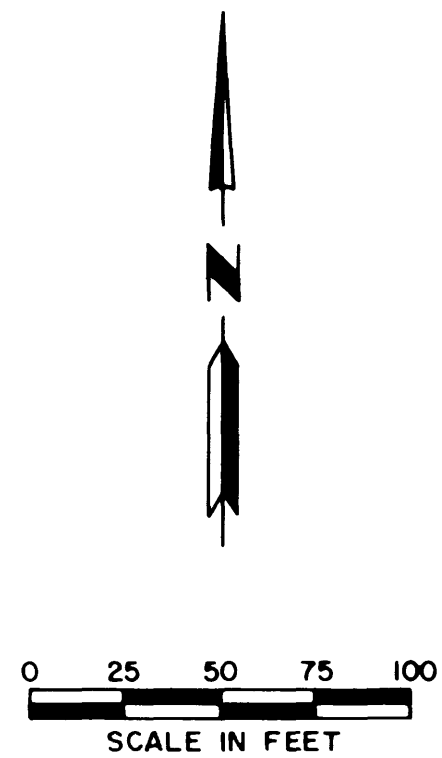
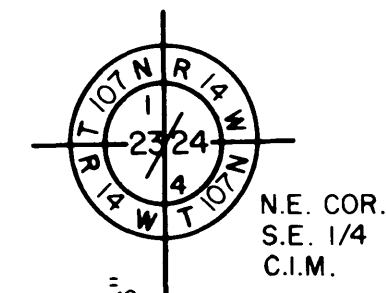
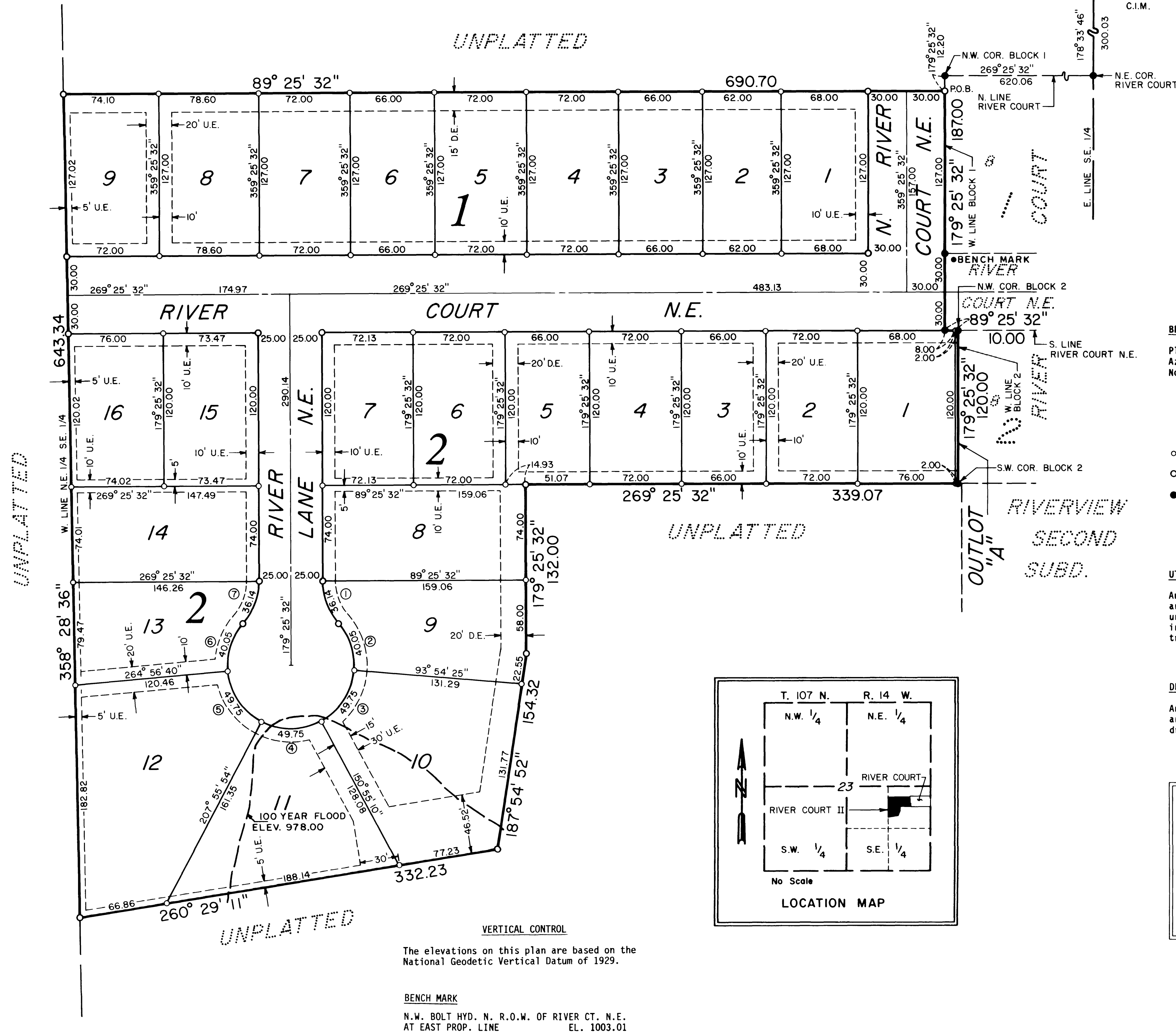
PROJECT NUMBER	1736
DATE	3-24-88
DRAWN BY	J. Goodman
REVISIONS	
SHEET NUMBER	1
OF TWO SHEETS	

RIVER COURT II



YAGGY COLBY ASSOCIATES
ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE, SOUTHEAST
ROCHESTER, MINNESOTA 55904
507-269-6484
EAGAN, MINNESOTA 651-691-3040
MASON CITY, IOWA 515-424-8344



BEARINGS

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

MONUMENTS

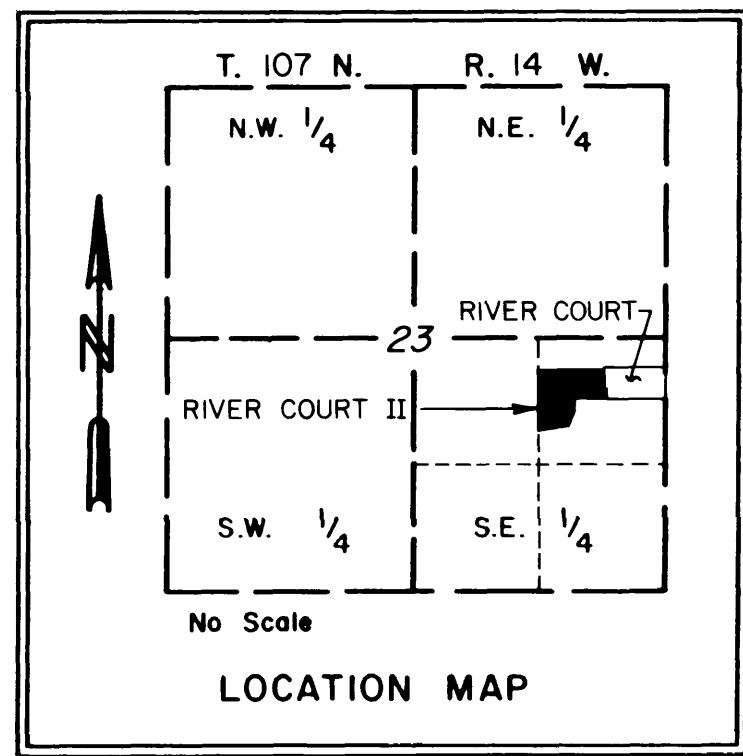
- 1/2" Rebars
- 3/4" Iron Pipes
- Found Monument
- 3/4" Iron Pipe unless otherwise noted

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.



CURVE DATA				
CURVE	Δ	R	L	CHORD
1	41° 24' 29"	50.00	36.14	35.35
2	45° 53' 22"	50.00	40.05	38.98
3	57° 00' 45"	50.00	49.75	47.72
4	57° 00' 45"	50.00	49.75	47.72
5	57° 00' 45"	50.00	49.75	47.72
6	45° 53' 22"	50.00	40.05	38.98
7	41° 24' 29"	50.00	36.14	35.35

VERTICAL CONTROL

The elevations on this plan are based on the National Geodetic Vertical Datum of 1929.

BENCH MARK

N.W. BOLT HYD. N. R.O.W. OF RIVER CT. N.E.
AT EAST PROP. LINE EL. 1003.01

FINAL PLAT II
RIVER COURT II
ROCHESTER, MN

PROJECT NUMBER 1736
DATE 3-24-88
DRAWN BY J. Goodman

REVISIONS

SHEET NUMBER
2
OF TWO SHEETS