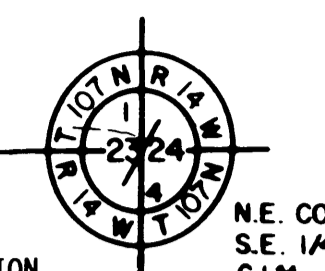
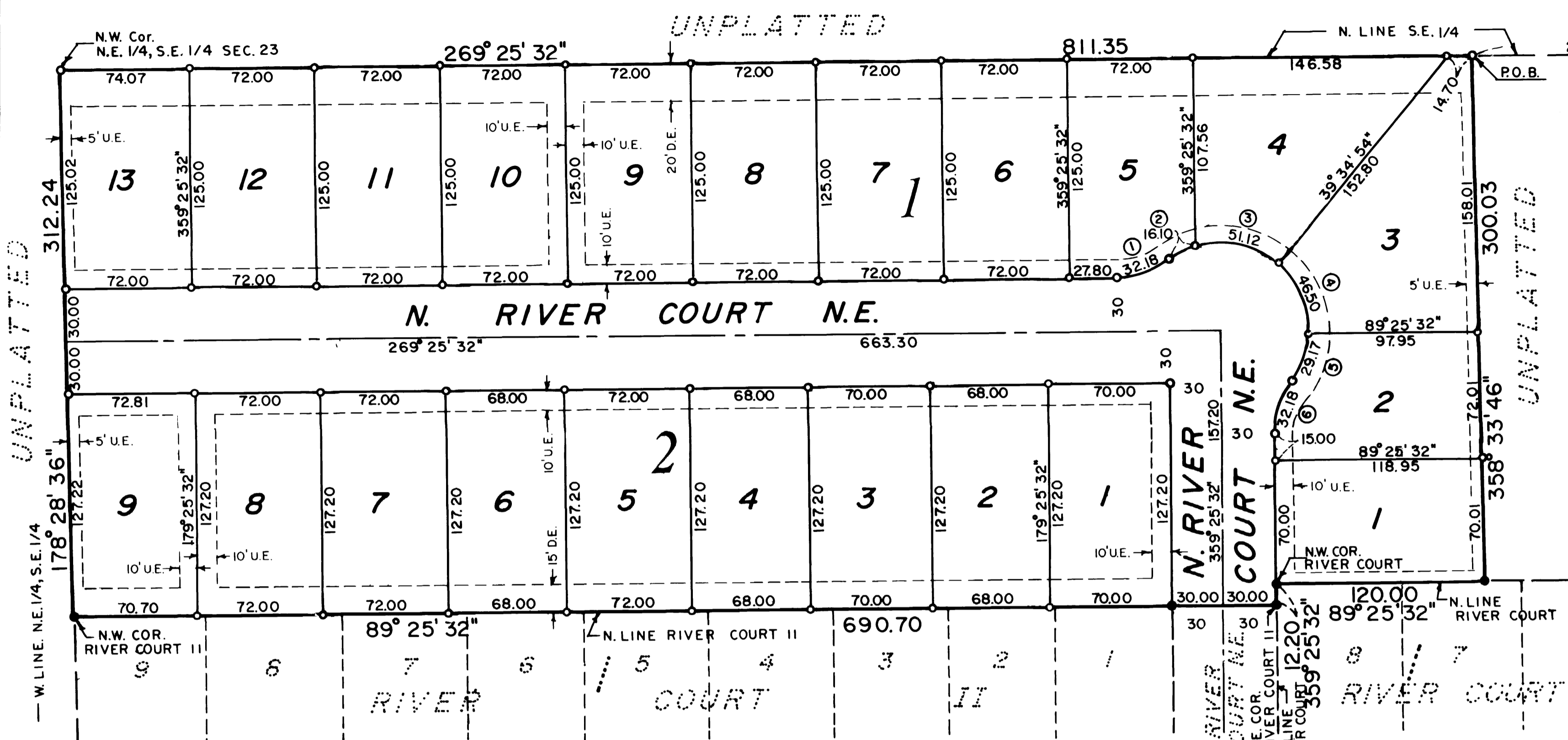


"OFFICIAL PLAT"

RIVER COURT III



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Donald L. Soderberg, single, fee title holder, and Marquette Bank Rochester, mortgagee, all being owners and proprietors of the following described property situated in 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 westerly on a Minnesota State Plan Grid Azimuth from north of 269 degrees 25 minutes 32 seconds along the north line of said Southeast Quarter 500.06 feet to the point of beginning; thence continue westerly 269 degrees 25 minutes 32 seconds azimuth along said north line 811.35 feet to the northwest corner of said Northeast Quarter of the Southeast Quarter; thence southerly 178 degrees 28 minutes 36 seconds azimuth along the west line of said Northeast Quarter of the Southeast Quarter 312.24 feet to the northwest corner of River Court II, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota; thence easterly 89 degrees 25 minutes 32 seconds azimuth along the north line of said River Court II a distance of 690.70 feet to the northeast corner of said River Court II; thence northerly 359 degrees 25 minutes 32 seconds azimuth along the west line of River Court, according to the plat thereof on file in the County Recorder's Office, Olmsted County, Minnesota, 12.20 feet to the northwest corner of said River Court; thence easterly 89 degrees 25 minutes 32 seconds azimuth along the north line of said River Court 120.00 feet; thence northerly 358 degrees 33 minutes 46 seconds azimuth 300.03 feet to the point of beginning.

Said tract contains 5.78 acres more or less.

Have caused the same to be surveyed and platted as RIVER COURT III 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, has hereunto set his hand this 9th day of April, 1989.

Donald L. Soderberg
Donald L. Soderberg

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 9th day of April, 1989 by Donald L. Soderberg.

Kathleen M. Mallett
Kathleen M. Mallett
Notary Public, Olmsted County, MN
My Commission Expires 6-1-91

In witness whereof, said Marquette Bank Rochester has caused these presents to be signed by its proper Officers this 8th day of April, 1989.

John J. McNamee
John J. McNamee
John D. Mahoney
John D. Mahoney

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing instrument was acknowledged before me this 18th day of April, 1989 by David A. Neuman and Roger D. Madison, Sr. Vice President and Vice President, respectively, of Marquette Bank Rochester, a Minnesota Corporation, on behalf of the Corporation.

David A. Neuman
David A. Neuman
Roger D. Madison
Roger D. Madison
Notary Public, Olmsted County, MN
My Commission Expires 1-6-93

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER COURT III, 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 not 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 OLMSTED

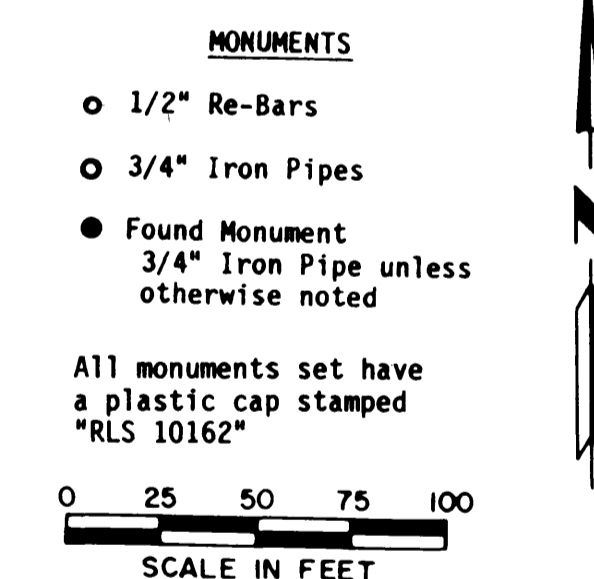
The foregoing Surveyor's Certificate was acknowledged before me this 9th day of April, 1989 by Donald R. Borcherding, Minnesota R.L.S. #10162.

Kathleen M. Mallett
Kathleen M. Mallett
Notary Public, Olmsted County, MN
My Commission Expires 6-1-91

CURVE DATA

CURVE	Δ	R	L	C
1	36° 52' 12"	50.00	32.18	31.62
2	18° 26' 49"	50.00	16.10	16.03
3	58° 34' 45"	50.00	51.12	48.92
4	53° 16' 57"	50.00	46.50	44.84
5	33° 25' 52"	50.00	29.17	28.76
6	36° 52' 12"	50.00	32.18	31.62

① CURVE REFERENCE NO. (PROP. LINE)



BEARINGS

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

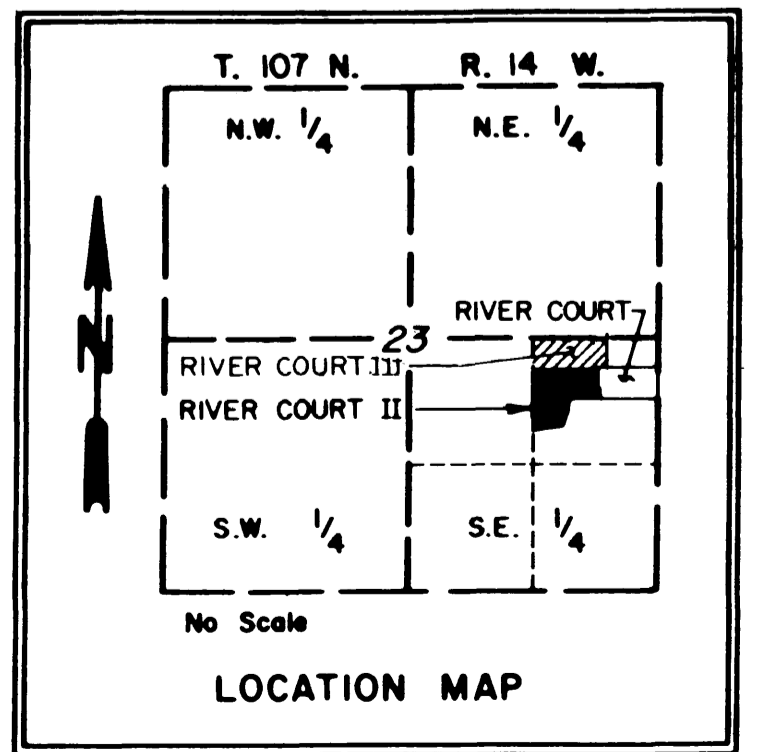
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT

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.



Taxes due and payable for the year 1989, have been paid as of this 9th day of May, 1989.

Harlene Van Ost Deputy
Harlene Van Ost Deputy
Olmsted County Treasurer

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 9th day of May, 1989.

Daniel J. Nemuska, Deputy
Daniel J. Nemuska, Deputy
Olmsted County Auditor

COUNTY RECORDER **563559**

Document Number _____

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 9th day of May, 1989 at 4 o'clock P.M. and was duly recorded in Olmsted County Records.

LOIS FOSTER
Olmsted County Recorder
by Deputy *William Murray*

COUNTY SURVEYOR

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

this 4th day of April, 1989.

Edward Kuehl
Edward Kuehl
Olmsted County Surveyor

CITY APPROVAL

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 20 day of MAY, 1989, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony whereof, I have hereunto signed by name and affixed the Seal of said City of Rochester this 9 day of MAY, 1989.

Carole A. Grimm
Carole A. Grimm
City Clerk

YAGGY COLBY ASSOCIATES

ENGINEERING
ARCHITECTURE
SURVEYING
PLANNING
LANDSCAPE ARCHITECTURE

717 THIRD AVENUE SOUTH
ROCHESTER, MINNESOTA 55904
507-488-6464

ELGAN, MINNESOTA 512-881-6040
MASON CITY, IOWA 515-484-6344

FINAL PLAT
RIVER COURT III
ROCHESTER, MN

PROJECT NUMBER **2386**

DATE **2-21-89**

DRAWN BY **C.M.**

REVISIONS

SHEET NUMBER **1**

OF ONE SHEETS