OFFICIAL PLAT

RIVERVIEW GREENS

INSTRUMENT OF DEDICATION
KNOW ALL MEN BY THESE PRESENTS: That Daniel J. Himmer and Kathleen A. Himmer, husband and wife, owners and proprietors of the following described property in the City of Stewartville, State of Minnesota, to wit:

The East half of the Southeast Quarter (E ½ SE ¼) Section 27, Township 105, Range 14, Olmsted County, Minnesota.

EXCEPTING,

That part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:
Commencing at the southwest corner said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of North 89°18'09" East, along the south line of said Southeast Quarter of the Southeast Quarter, a distance of 71.44 feet to the point of beginning; thence North 55°20'19" East a distance of 109.06 feet; thence northeasterly along a tangential curve, concave southerly, radius of 362.00 feet, central angle of 40°00'00", for an arc distance of 252.72 feet; thence South 84°39'41" East, tangent to said curve, a distance of 171.00 feet; thence North 14°54'29" East a distance of 160.87 feet; thence North 19°52'52" East a distance of 245.00 feet; thence North 78°53'19" East a distance of 625.00 feet to the east line of said Southeast Quarter of the Southeast Quarter; thence South 01°11'17" East, along said east line, a distance of 600.00 feet to the southeast corner of said Southeast Quarter of the Southeast Quarter; thence South 89°18'09" West, along the south line of said Southeast Quarter of the Southeast Quarter, a distance of 1250.05 feet to the point of beginning; containing 9.70 acres.

Also EXCEPTING,

A tract of land 50 feet by 50 feet, located in the SE ¼ SE ¼ of Sec. 27, T105N, R14W Olmsted Co., Minnesota, and more definitely described as follows:
Beginning at a point 872 ft. West, and 194 ft. North of the S.E. corner of Sec. 27, T105N, R14W; thence West 50 ft., thence North 50 ft., thence East 50 ft., thence South 50 ft. to the point of beginning. Containing 0.057 Acres.

Also EXCEPTING,

That part of the Northeast Quarter of the Southeast Quarter of Section 27, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:
Commencing at the northeast corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89°03'31" West a distance of 235.99 feet along the north line of said Northeast Quarter of the Southeast Quarter to the point of beginning; thence South 00°56'29" East a distance of 272.02 feet; thence South 10°11'50" West a distance of 561.82 feet; thence South 24°19'17" West a distance of 252.00 feet; thence South 38°27'46" West a distance of 107.39 feet; thence South 64°26'01" West a distance of 91.86 feet; thence South 76°44'17" West a distance of 92.19 feet; thence South 72°09'48" West a distance of 63.00 feet; thence South 29°36'10" West a distance of 32.25 feet to the southwest corner of Lot 1, Block 3 of GOLFVIEW VILLAGE THIRD ADDITION, according to the recorded plat thereof on file and of record in the Office of the Olmsted County Recorder; thence North 35°37'14" West along the east line of said Lot 1, Block 3, a distance of 201.35 feet; thence northwesterly along the east line of said Lot 1, Block 3, a distance of 47.65 feet along a curve concave to the northeast and not tangent with the last described line, said curve has a radius of 166.00 feet, a central angle of 16°26'51", and the chord of said curve bears North 56°14'58" West; thence North 48°01'33" West, tangent to said curve, along the east line of said Lot 1, Block 3, a distance of 20.08 feet to the southerly right of way of Clubhouse Drive N.E. of said GOLFVIEW VILLAGE THIRD ADDITION; thence northeasterly along said southerly right of way, a distance of 66.11 feet along a curve concave to the northwest and not tangent with the last described line, said curve has a radius of 333.00 feet, a central angle of 11°22'28", and the chord of said curve bears North 41°58'27" East, to the southwest corner of Lot 1, Block 4 of said GOLFVIEW VILLAGE THIRD ADDITION; thence South 48°01'33" East, not tangent to said curve, along the south line of said Lot 1, Block 4, a distance of 20.08 feet; thence southeasterly along said south line, a distance of 109.06 feet along a curve concave to the northeast and tangent with the last described line, said curve has a radius of 100.00 feet, a central angle of 62°29'11" and the chord of said curve bears South 79°16'08" East, to the southeast corner of said Lot 1, Block 4; thence North 20°32'23" East along the east line of said Lot 1, Block 4, a distance of 144.95 feet; thence North 01°13'59" West along said east line, a distance of 317.04 feet to the southeast corner of Lot 7, Block 3 of GOLFVIEW VILLAGE FOURTH ADDITION, according to the recorded plat thereof of file and of record in the Office of the Olmsted County Recorder; thence North 01°13'59" West along the east line of said Lot 7, Block 3, a distance of 60.55 feet to the southwest corner of Outlot A of said GOLFVIEW VILLAGE FOURTH ADDITION; thence North 41°21'48" East along the east line of said Outlot A, a distance of 213.89 feet to the northeast corner of said Outlot A; thence South 88°46'01" West along the north line of said Outlot A, a distance of 245.76 feet to the easterly right of way line of Clubhouse Drive N.E. of said GOLFVIEW VILLAGE FOURTH ADDITION; thence North 01°13'59" West along said easterly right of way, a distance of 348.81 feet to the north line of said Northeast Quarter of the Southeast Quarter; thence North 89°03'31" East along said north line, a distance of 593.99 feet to the point of beginning.

TOGETHER WITH,

A part of the West Half of the Southeast Quarter of Section 27, Township 105 North, Range 14 West, City of Stewartville, Olmsted County, Minnesota, described as follows:
Commencing at the northeast corner of the West Half of said Southeast Quarter; thence South 01 degree 07 minutes 19 seconds East, assumed bearing, along the east line of said West Half, 1243.00 feet for a point of beginning; thence South 89 degrees 10 minutes 31 seconds West, parallel with the north line of said West Half, 1088.85 feet to a point which is 166.00 feet easterly of, measured radially, from the centerline of the north bound lane of Trunk Highway No. 63; thence southerly 136.00 feet, parallel with said centerline and along a nontangential curve, concave to the west, central angle 00 degrees 40 minutes 13 seconds, radius 11625.16 feet and the chord of said curve bears South 03 degrees 11 minutes 12 seconds West, 136.00 feet; thence parallel with said centerline, South 03 degrees 31 minutes 19 seconds West, 375.00 feet; thence southerly 63.28 feet along a tangential curve, concave to the east, central angle 00 degrees 29 minutes 06 seconds, radius 7473.44 feet and the chord of said curve bears South 03 degrees 16 minutes 46 seconds West, 63.26 feet; thence North 89 degrees 09 minutes 19 seconds East, 1134.26 feet to the east line of said West Half; thence North 01 degree 07 minutes 19 seconds West along said east line 572.27 feet to the point of beginning. Being subject to easements, restrictions, and covenants of record. Containing 14.60 acres.

Also TOGETHER WITH,

A part of the West Half of the Southeast Quarter of Section 27, Township 105 North, Range 14 West, City of Stewartville, Olmsted County, Minnesota, described as follows:
Commencing at the northeast corner of the West Half of said Southeast Quarter; thence South 01 degree 14 minutes 30 seconds East (NOTE: all bearings are in relationship with the south line of said Southeast Quarter which is assumed to be North 89 degrees 17 minutes 50 seconds East) along the east line of West Half for a distance of 1815.27 feet to the point of beginning of Parcel 2; thence South 89 degrees 02 minutes 08 seconds West for a distance of 634.26 feet; thence South 00 degrees 57 minutes 52 seconds East, at right angles, for a distance of 600.00 feet; thence South 89 degrees 05 minutes 19 seconds West for a distance of 334.33 feet; thence South 01 degree 14 minutes 30 seconds East, parallel with the east line of said West Half, for a distance of 216.08 feet to the south line of said West Half; thence North 89 degrees 17 minutes 50 seconds East along said south line for a distance of 971.52 feet to the southeast corner of said West Half; thence North 01 degree 14 minutes 30 seconds West along the east line of said West Half for a distance of 820.21 feet to the point of beginning. Containing 13.62 acres, more or less.

Also TOGETHER WITH,

A part of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of Section 27, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:
Commencing at the Southwest corner of the Southeast Quarter (SE ¼); thence North along the west line of said Southeast Quarter (SE ¼) a distance of 15.05 feet; thence East at a deflection angle of 90 degrees 09 minutes to the right a distance of 50.05 feet to a point in the East right of way line of Trunk Highway No. 63; thence East at right angles to said East right of way line a distance of 224.95 feet for a point of beginning; thence continue East on a prolongation of the last described course a distance of 75.05 feet; thence South at a deflection angle of 90 degrees to the right a distance of 16.37 feet to the South line of said Southeast Quarter (SE ¼); thence West along said South line to a point which is 275.00 feet East of the Southwest corner of said Southeast Quarter (SE ¼); thence North to the point of beginning. Containing 0.03 Acres, more or less.

Also TOGETHER WITH,

A part of the Northwest Quarter of the Southeast Quarter of Section 27, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:
Commencing at the Northeast corner of the Northwest Quarter of said Southeast Quarter; thence South along the East line of said Quarter Quarter Section 423.00 feet for a point of beginning; thence continue South along said East line 820.00 feet; thence deflect 90 degrees 17 minutes 50 seconds right, 1088.85 feet along a line parallel with the North line of said Northwest Quarter to a point 66 feet East of the East Right-of-Way line of Trunk Highway No. 63, said point also being on a curve: thence Northerly along a curve concave to the West and being 66 feet East and parallel with the East Right of way line of Trunk Highway No. 63, whose chord deflects 91 degrees 49 minutes 40 seconds right from the previous course, said curve having a radius of 11,625.16 feet, 750.08 feet; thence deflecting 01 degrees 50 minutes 50 seconds left from the chord of the previous curve, along the line 66 feet East and parallel to the East Right of way line of Trunk Highway No. 63, 70.38 feet; thence Deflect 90 degrees 01 minutes 10 seconds to the right, 1060.42 feet along a line parallel with the North line of said Quarter Quarter Section to the point of beginning. Except the North 131.00 feet thereof.

EXCEPTING,

That part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 105 North, Range 14 West, Olmsted County, Minnesota, described as follows:
Commencing at the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 27; thence on an assumed bearing of South 01°13'59" East 954.10 feet along the east line of said Northwest Quarter of the Southeast Quarter to the southeast corner of COTTAGE HOMES SUBDIVISION, according to the plat thereof on file and of record in the Office of the Olmsted County Recorder and the northeast corner of GOLFVIEW VILLAGE SECOND ADDITION COMMON INTEREST COMMUNITY NUMBER 150, according to the plat thereof on file and of record in the Office of the Olmsted County Recorder; thence South 89°03'31" West 614.52 feet along the south line of said COTTAGE HOMES SUBDIVISION and the north line of said GOLFVIEW VILLAGE SECOND ADDITION to the southwest corner of said COTTAGE HOMES SUBDIVISION, the west line of said GOLFVIEW VILLAGE SECOND ADDITION, and the easterly line of GOLFVIEW VILLAGE SUBDIVISION COMMON INTEREST COMMUNITY NUMBER 135, GOLFVIEW VILLAGE, according to the plat thereof on file and of record in the Office of the Olmsted County Recorder; thence southeasterly 67.87 feet along said easterly line of GOLFVIEW VILLAGE SUBDIVISION and the westerly line of said GOLFVIEW VILLAGE SECOND ADDITION on a non-tangential curve concave to the west having a radius of 150.00 feet, a central angle of 25°55'27" and a chord bearing of South 01°49'43" East to the southeast corner of said GOLFVIEW VILLAGE SUBDIVISION; thence North 78°51'59" West 130.00 feet along the south line of said GOLFVIEW VILLAGE SUBDIVISION and the north line of said GOLFVIEW VILLAGE SECOND ADDITION to the southwest corner of said GOLFVIEW VILLAGE SUBDIVISION and the northwest corner of said GOLFVIEW VILLAGE SECOND ADDITION; thence South 06°40'35" West 387.34 feet along the west line of said GOLFVIEW VILLAGE SECOND ADDITION to the southwest corner of said GOLFVIEW VILLAGE SECOND ADDITION and the point of beginning; thence South 79°40'47" East 171.37 feet along the south line of said GOLFVIEW VILLAGE SECOND ADDITION; thence North 10°19'13" East 39.22 feet along the east line of said GOLFVIEW VILLAGE SECOND ADDITION; thence North 89°03'31" East 349.10 feet; thence South 30°02'34" East 203.10 feet; thence South 61°34'55" West 295.40 feet; thence South 65°55'58" West 131.10 feet; thence North 80°30'26" West 421.81 feet; thence North 01°21'52" West 116.76 feet; thence North 15°25'29" East 143.54 feet; thence North 76°43'11" East 137.46 feet to the point of beginning.
Said tract contains 5.09 acres more or less.

Also EXCEPTING,

A portion of land now known as COTTAGE HOME SUBDIVISION, a portion of land now known as GOLFVIEW VILLAGE SUBDIVISION, COMMON INTEREST COMMUNITY NUMBER 135, a portion of land now know as GOLFVIEW VILLAGE SECOND ADDITION, COMMON INTEREST COMMUNITY NUMBER 150, a portion of land now known as GOLFVIEW VILLAGE THIRD ADDITION, COMMON INTEREST COMMUNITY NUMBER 165, and a portion of land now known as GOLFVIEW VILLAGE FOURTH ADDITION, COMMON INTEREST COMMUNITY NUMBER 240. All plats being on file and of record in the Office of the Olmsted County Recorder, Olmsted County, Minnesota.

TOGETHER WITH,

A part of the Northeast Quarter of Section 34, Township 105 North, Range 14 West, City of Stewartville, Olmsted County, Minnesota, described as follows:
Commencing at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 34; thence South 89 degrees 17 minutes 50 seconds West (NOTE: all bearings are in relationship with the north line of said Northeast Quarter) along the north line of the Northwest Quarter of said Northeast Quarter for a distance of 200.00 feet to a point in the center of the North Branch of the Root River, said point being the point of beginning of Parcel 3; thence South 48 degrees 41 minutes 53 seconds West following near the center of said Root River for a distance of 586.80 feet; thence North 41 degrees 56 minutes 43 seconds West for a distance of 115.11 feet; thence South 50 degrees 38 minutes 29 seconds West for a distance of 329.41 feet; thence North 88 degrees 35 minutes 24 seconds West for a distance of 96.25 feet; thence North 39 degrees 53 minutes 47 seconds West for a distance of 141.39 feet; thence North 08 degrees 57 minutes 25 seconds East for a distance of 60.05 feet; thence North 17 degrees 01 minute 19 seconds East for a distance of 168.45 feet to a found 5/8" iron pipe; thence south 88 degrees 55 minutes 45 seconds West for a distance of 21.28 feet; thence North 24 degrees 08 minutes 29 seconds East for a distance of 185.62 feet to a found 7/8" iron pipe, said point being in the north line of said Northeast Quarter; thence North 89 degrees 17 minutes 50 seconds East along said north line for a distance of 846.19 feet to the point of beginning. Containing 6.46 acres, more or less.

The above described tracts contains 74.26 acres, more or less.

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

In witness whereof said Daniel J. Himmer and Kathleen A. Himmer have hereunto set our hands this 17th day of June, 2004.

Daniel J. Himmer Kathleen A. Himmer

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this 17th day of June, 2004 by Daniel J. Himmer and Kathleen A. Himmer, husband and wife.

Notary Public, Olmsted County, Minnesota Cheryl Roeder

My commission expires: 1-31-2005

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed and platted the property described on this plat as RIVERVIEW GREENS; that this plat 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 wetlands as defined in MS 505.02, Subd 1, or public highways to be designated other than as shown.

Geoffrey G Griffin, L.S.
Minnesota License Number 21940

State of Minnesota
County of OLMSTED
The foregoing Surveyor's Certificate was acknowledged before me, a Notary Public, this 17TH day of JUNE, 2004.

Notary Public, OLMSTED County, Minnesota

GREGG S. HUMMERT II
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 1-31-2008

My commission expires: 1-31-2008

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 17 day of June, 2004.

Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING
Taxes payable in the year 2004 on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this 22ND day of JUNE, 2004.

DOCUMENT NUMBER A-1026454

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 22ND day of JUNE, 2004, at 11 o'clock A M., and was duly recorded in the Olmsted County records.

Daniel G. Hall
Director of Property Records & Licensing

Wendy von Wald
Deputy

CITY APPROVAL

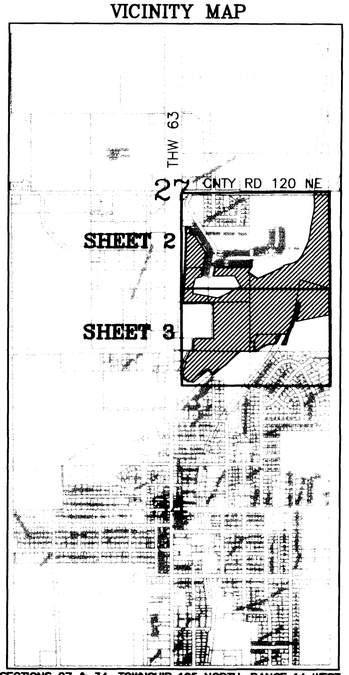
State of Minnesota
County of Olmsted
City of Stewartville

We do hereby cerfify that on the 13th day of April, 2004, the accompanying plat was duly approved by the Common Council of the City of Stewartville. In testimony whereof, we have hereunto signed our names this 17th day of June, 2004.

Chris Gray, Mayor

Tony R. Chladek, City Clerk

VICINITY MAP



SECTIONS 27 & 34, TOWNSHIP 105 NORTH, RANGE 14 WEST
NOT TO SCALE

LEGEND

○	IRON PIPE WITH PLASTIC CAP STAMPED R.L.S.#21940 SET
●	FOUND MONUMENT
U.E.	UTILITY EASEMENT
- - - - - -	EASEMENT LINE
(M)	MEASURED
(R)	RECORDED
—o—o—	CONTROLLED ACCESS

BEARINGS
ALL BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27-T105N-R14W WHICH IS ASSUMED TO BEAR SOUTH 89°03'31" WEST.

DRAINAGE EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE OPERATION AND MAINTENANCE OF ALL WATERWAYS, BOTH SURFACE AND UNDERGROUND RUNNING OVER, UNDER AND ACROSS SAID EASEMENT.

UTILITY EASEMENT DEFINED
AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY UNDERGROUND OR SURFACE PUBLIC UTILITIES INCLUDING THE RIGHT TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

HIGH WATER ELEVATION
IS 1182.00' ACCORDING TO RECORDS OF DEPT. OF NATURAL RESOURCES, STATE OF MINNESOTA AT THE BRIDGE ON COUNTY ROAD #120. (APPROXIMATELY 2000' EAST OF T.H. 63)

BENCHMARK
BRASS DISK IN SE CORNER OF BRIDGE ON COUNTY ROAD #120 ELEV. = 1188.68

10' UTILITY EASEMENTS ARE 10 FEET IN WIDTH ADJACENT TO STREET LINES UNLESS OTHERWISE SHOWN.

946 A

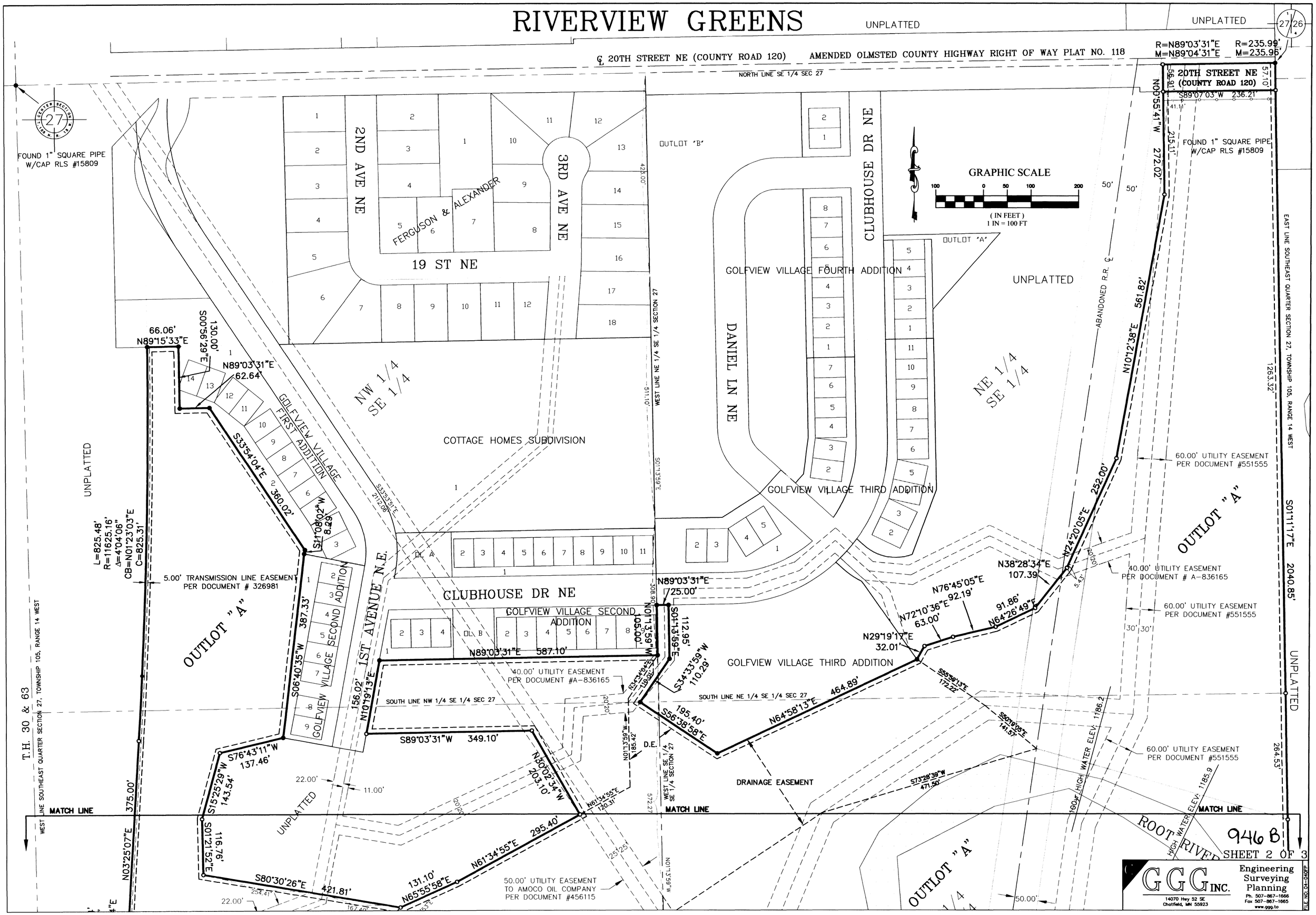
SHEET 1 OF 3

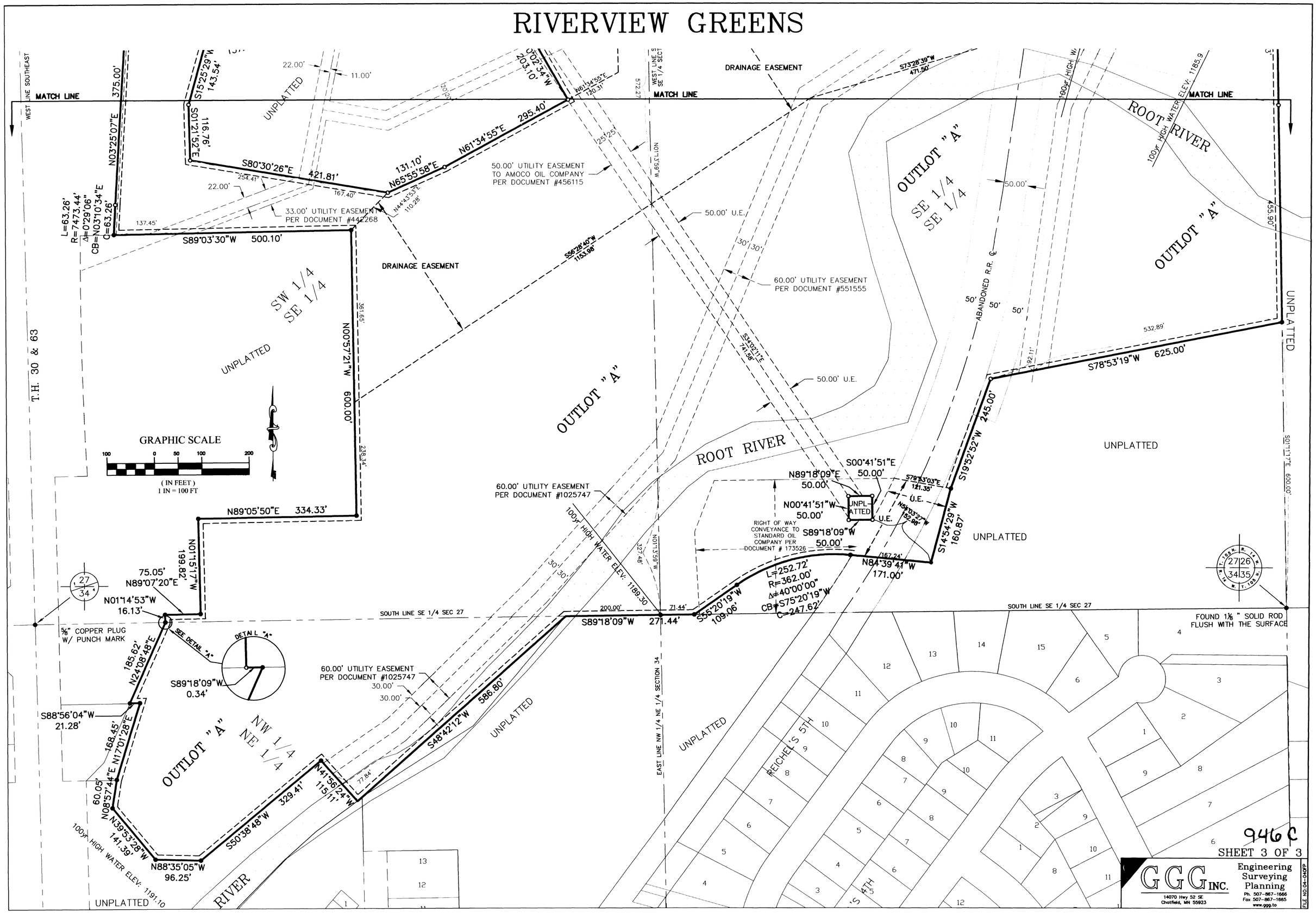
GGG INC.
14070 Hwy 52 SE
Chatfield, MN 55923
Engineering
Surveying
Planning
Ph. 507-867-1666
Fax 507-867-1665
www.ggg.to

FILE: N:\04-040FP

OFFICIAL PLAT

RIVERVIEW GREENS



OFFICIAL PLAT

RIVERVIEW GREENS