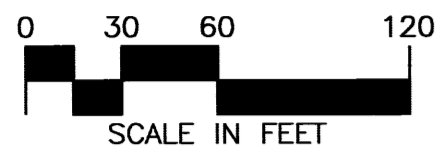
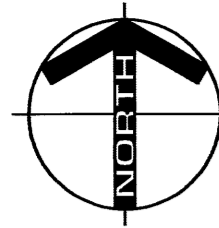


# RIVER OAKS TOWNHOMES SECOND



**BEARINGS**  
Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from grid north.

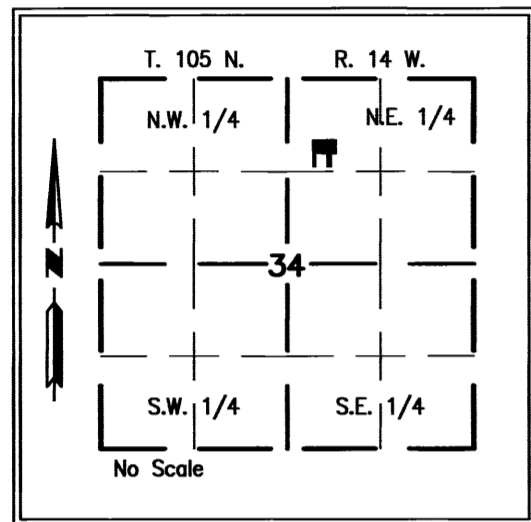
**VERTICAL DATUM**  
THE ELEVATIONS ON THIS PLAN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

B.M. = DISC IN SE CORNER OF T.H. 63  
BRIDGE OVER THE ROOT RIVER  
EL. 1199.69

**MONUMENTS**

- Set 1/2" Rebars
- Set 3/4" Iron Pipes
- Found Monuments (Pipe, Rod, Etc.)

All monuments set have a plastic cap stamped L.S. 41887.

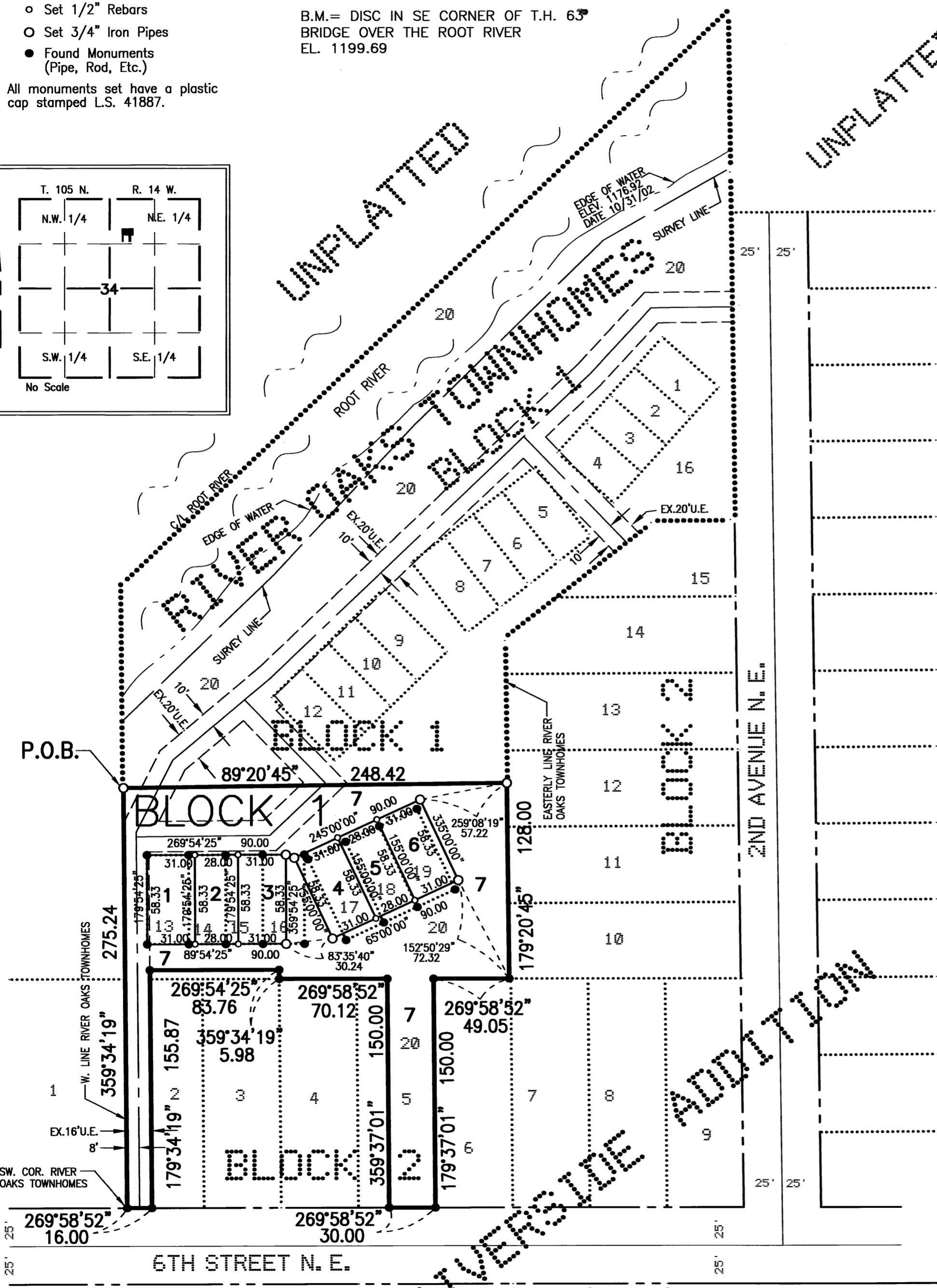


UNPLATTED

UNPLATTED

UNPLATTED

RIVERSIDE ADDITION



**INSTRUMENT OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That R & R Development, LLC, a Minnesota Limited Liability Company, mortgagor, and Farmers State Bank of Elkton, mortgagee, both being owners and proprietors of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

All of Lots 13, 14, 15, 16, 17, 18, and 19, Block 1 and that part of Lot 20, Block 1, RIVER OAKS TOWNHOMES, according to the plat thereof on file at the County Recorder's office, Olmsted County, Minnesota, lying south of the following described line:

Commencing at the southwest corner of said RIVER OAKS TOWNHOMES; thence northerly on a Minnesota State Plane Grid Azimuth from north of 359 degrees 34 minutes 19 seconds along the west line of said RIVER OAKS TOWNHOMES, 275.24 feet to the point of beginning; thence easterly 89 degrees 20 minutes 45 seconds azimuth 248.42 feet to the easterly line of said RIVER OAKS TOWNHOMES and there terminating.

Said tract contains 0.87 acres more or less.

Have caused the same to be surveyed and platted as RIVER OAKS TOWNHOMES SECOND and do hereby dedicate the easement as shown on this plat for utility purposes only.

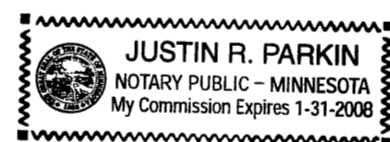
In witness whereof said R & R Development, LLC, a Minnesota Limited Liability Company, has caused these presents to be signed by its proper officers this 24<sup>th</sup> day of November, 2004.

*Leslie J. Radcliffe*  
Leslie J. Radcliffe  
President

*Joel Raygor*  
Joel Raygor  
Vice President

STATE OF MINNESOTA  
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of November, 2004 by Leslie J. Radcliffe, President and Joel Raygor, Vice President of R & R Development, LLC, a Minnesota Limited Liability Company, on behalf of the company.



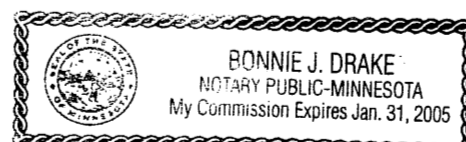
*Justin R. Parkin*  
Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

In witness whereof said Farmers State Bank of Elkton, has caused these presents to be signed this 26 day of November, 2004.

*Michael R. Schneider*  
Michael R. Schneider  
President

STATE OF MINNESOTA  
COUNTY OF OLMTSTED

The foregoing instrument was acknowledged before me this 26 day of November, 2004 by Michael R. Schneider, president, on behalf of Farmers State Bank of Elkton.



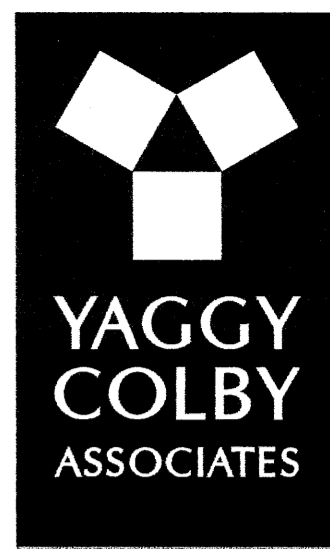
*Bonnie J. Drake*  
Bonnie J. Drake  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-05

**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.

U.E. = UTILITY EASEMENT

A utility easement is dedicated over all of Lot 7.



**YAGGY COLBY ASSOCIATES**  
ENGINEERS • ARCHITECTS  
SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS  
717 THIRD AVENUE SOUTHEAST  
ROCHESTER, MINNESOTA 55904  
507-288-6464  
FAX 507-288-5058  
EMAIL INFO@YAGGY.COM

**CITY APPROVAL**  
STATE OF MINNESOTA  
COUNTY OF OLMTSTED  
CITY OF STEWARTVILLE

We do hereby certify that on the 12<sup>th</sup> day of October, 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 30<sup>th</sup> day of November, 2004.

*Chris Gray*  
Chris Gray  
Mayor

*Tony Gladek*  
Tony Gladek  
Clerk - Administrator

**COUNTY SURVEYOR**

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

This 24 day of Nov., 2004.

*Edward P. Kuisle*  
Edward P. Kuisle  
Olmsted County Surveyor

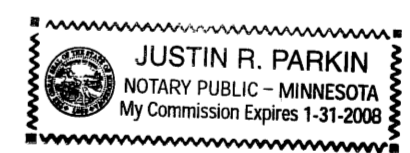
**SURVEYOR'S CERTIFICATE**

I do hereby certify that I have surveyed and platted the property described on this plat as RIVER OAKS TOWNHOMES SECOND; 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 by November 18, 2005; that the outside boundary lines are correctly designated; and that there are no wetlands as defined in MS 505.02, Subd. 1, or public highways to be designated on said plat other than as shown.

*Peter G. Oetliker*  
Peter G. Oetliker  
Minnesota L.S. No. 41887

STATE OF MINNESOTA  
COUNTY OF OLMTSTED

The foregoing Surveyor's Certificate was acknowledged before me this 23<sup>rd</sup> day of November, 2004, by Peter G. Oetliker, L.S. No. 41887.



*Justin R. Parkin*  
Justin R. Parkin  
Notary Public, Olmsted County, MN  
My Commission Expires 1-31-2008

**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 3RD day of DECEMBER, 2004.

Document Number **A-1046159**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 3RD day of DECEMBER, 2004, at 8 o'clock A.m. and was duly recorded in Olmsted County Records.

*Daniel O. Hall*  
Daniel O. Hall  
Olmsted County Director of  
Property Records and Licensing  
By *Wendy von Wald* Deputy

PROJECT NUMBER: 7690 COMPUTER FILE: 7690F-PLAT2004.dwg DATE: 11/19/04 DRAFTSPERSON: JRP

992 A