

RIVERWOOD HILLS FOURTH

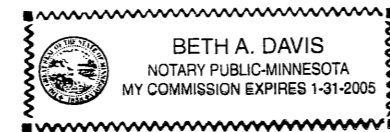
I hereby certify that I have surveyed and platted the property described on this plat as RIVERWOOD HILLS FOURTH; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments will be correctly placed in the ground as designated; that the outside boundary lines are correctly designated on the plat; and that there are no wet lands as defined in MS 505.02, Subd. 1, or public highways to be designated other than as shown.

James E. Swanson
James E. Swanson, L.S.
Minnesota License No. 11622

State of Minnesota
County of Dodge

The surveyor's certificate was subscribed and sworn to before me, a Notary Public, this 23RD day of November, 2004.

Beth A. Davis
Notary Public, Dodge County, Minnesota



My commission expires on 1-31-2005

COUNTY SURVEYOR

I hereby certify that this plat has been checked mathematically and that the plat conforms to the applicable laws, this 3 day of December, 2004.

Edward P. Koivle
Olmsted County Surveyor

CITY APPROVAL

Approved by Oronoco City Council on this 17th day of November, 2004.

Cheryl Nyman
City Clerk

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 8th day of DECEMBER, 2004.

DOCUMENT NUMBER A-1046805

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this 8th day of DECEMBER, 2004, 1 1/2 o'clock, P M., and was duly recorded in the Olmsted County records.

Daniel J. Hall
Director of Property Records & Licensing

Wendy von Wald
Deputy

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Fitzpatrick Construction, Inc., a Minnesota Corporation, owner and proprietor of the following described property situated in the County of Olmsted, State of Minnesota, to wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 18, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southeast corner of the Southwest Quarter of said Section 18; thence South 88 degrees 44 minutes 27 seconds West, assumed bearing, along the south line of said Southwest Quarter, 306.31 feet for the point of beginning (said point being on the southerly line of RIVERWOOD HILLS); thence continue South 88 degrees 44 minutes 27 seconds West, along said south line, 681.02 feet to the southeast corner of Lot 1, Block 3, RIVERWOOD HILLS (the next three courses are along the easterly and southerly lines of said RIVERWOOD HILLS); thence North 25 degrees 25 minutes 01 seconds East, 295.30 feet; thence South 69 degrees 05 minutes 08 seconds East, 387.37 feet; thence Southeasterly 224.30 feet along a tangential curve, concave southwesterly, radius of 667.00 feet, central angle of 19 degrees 16 minutes 03 seconds and the chord of said curve bears South 59 degrees 27 minutes 06 seconds East, 223.25 feet to the point of beginning.

ALSO:

That part of the North One Half of Section 19, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 19; thence South 88 degrees 44 minutes 27 seconds West, assumed bearing, along the north line of said Northwest Quarter, 306.31 feet for the point of beginning (said point being on the southerly line of RIVERWOOD HILLS, and the next seven courses are along the southerly and westerly lines thereof); thence southeasterly 23.77 feet along a nontangential curve, concave southwesterly, radius of 667.00 feet, central angle of 02 degrees 02 minutes 30 seconds, and the chord of said curve bears South 48 degrees 47 minutes 50 seconds East, 23.76 feet; thence South 47 degrees 46 minutes 35 seconds East, 260.80 feet; thence Southeasterly 62.93 feet along a tangential curve, concave northeasterly, radius of 233.00 feet, central angle of 15 degrees 28 minutes 27 seconds and the chord of said curve bears South 55 degrees 30 minutes 49 seconds East, 62.74 feet; thence South 23 degrees 17 minutes 38 seconds West, 238.20 feet; thence South 39 degrees 22 minutes 49 seconds East, 645.67 feet; thence South 06 degrees 58 minutes 57 seconds West, 306.38 feet; thence South 43 degrees 45 minutes 01 second West, 265.45 feet to the southwest corner of Outlot 'A', RIVERWOOD HILLS; thence North 50 degrees 39 minutes 33 seconds West, 558.66 feet; thence North 77 degrees 22 minutes 31 seconds West, 161.48 feet; thence North 57 degrees 41 minutes 42 seconds West, 237.47 feet; thence North 21 degrees 19 minutes 38 seconds West, 262.86 feet; thence North 55 degrees 22 minutes 53 seconds West, 138.28 feet; thence South 88 degrees 34 minutes 55 seconds West, 281.96 feet; thence South 01 degree 25 minutes 06 seconds East, 10.00 feet; thence South 88 degrees 34 minutes 45 seconds West, 248.49 feet; thence North 00 degrees 51 minutes 00 seconds West, 597.62 feet to a point on the north line of said Northwest Quarter which is 1020.00 feet east of the northwest corner of said Northwest Quarter; thence North 88 degrees 44 minutes 27 seconds East, 1181.58 feet to the point of beginning.

Containing 33.87 acres.

Has caused the same to be surveyed and platted as RIVERWOOD HILLS FOURTH, and does hereby donate and dedicate to the public for the public use forever, the thoroughfare and cul-de-sac and also grant the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Fitzpatrick Construction, Inc., a Minnesota Corporation, has caused these presents to be signed by its President this first day of December, 2004.

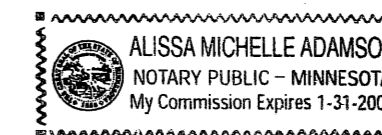
By Daniel J. Fitzpatrick
Daniel J. Fitzpatrick President

State of Minnesota
County of Olmsted

The foregoing instrument was acknowledged before me this first day of December, 2004, by Daniel J. Fitzpatrick, President of Fitzpatrick Construction, Inc., a Minnesota Corporation, on behalf of the corporation.

Alissa M. Adamson
Notary Public, Olmsted County, Minnesota

My commission expires on 1-31-2008

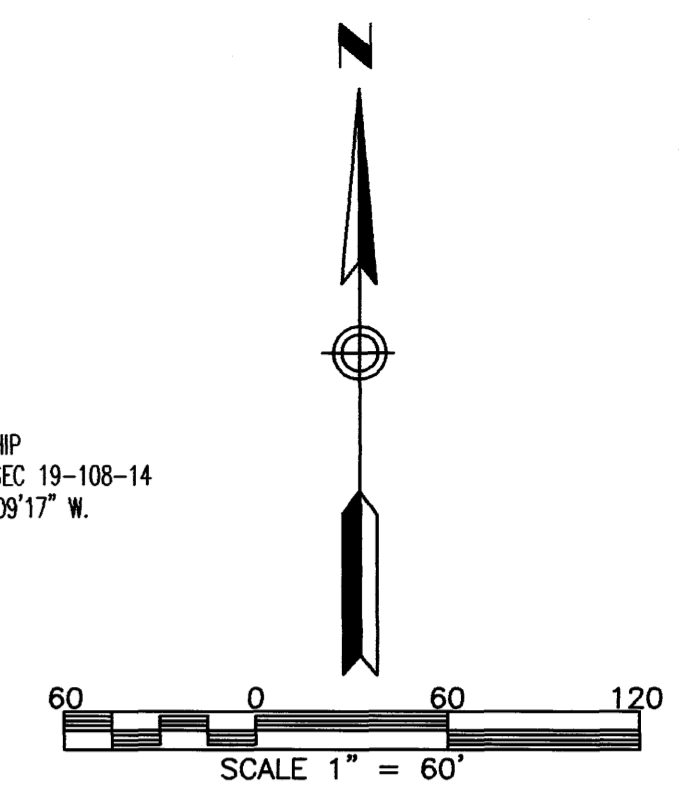


994A

PREPARED BY:
MCGHEE & BETTS, INC.
CONSULTING ENGINEERS
PLANNERS, LAND SURVEYORS
ROCHESTER, MINNESOTA

RIVERWOOD HILLS FOURTH

NOTE:
 BASIS OF BEARING SYSTEM:
 ALL BEARINGS ARE IN RELATIONSHIP
 WITH THE NORTH LINE NE 1/4, SEC 19-108-14
 WHICH IS ASSUMED TO BE S 89°09'17" W.



FOUND/CIM
 NE COR NW 1/4 SEC 19-108-14
 SE COR SW 1/4 SEC 18-108-14
 S LINE SW 1/4 SEC 18
 S 88°44'27"W
 306.31

NOTE:
 ALL MONUMENTS SHOWN THUS: ○
 ARE 5/8" I.D. CAPPED PIPES
 WITH LICENSE NO. 11622
 WHICH WILL BE SET WITHIN 1 YEAR
 AFTER RECORDING OF THIS PLAT.
 ALL MONUMENTS SHOWN THUS: ●
 ARE FOUND 5/8" PIPE UNLESS
 OTHERWISE NOTED.

UTILITY EASEMENT (U.E.) defined:
 An unobstructed easement for the construction
 and maintenance of all necessary underground and
 surface public utilities including rights to
 conduct drainage and trimming on said easement.

DRAINAGE EASEMENT (D.E.) defined:
 An unobstructed easement for the operation and
 maintenance of waterways, both surface and
 underground, running over, across, and under
 said easement.

SEE SHEET 3 OF 3 SHEETS

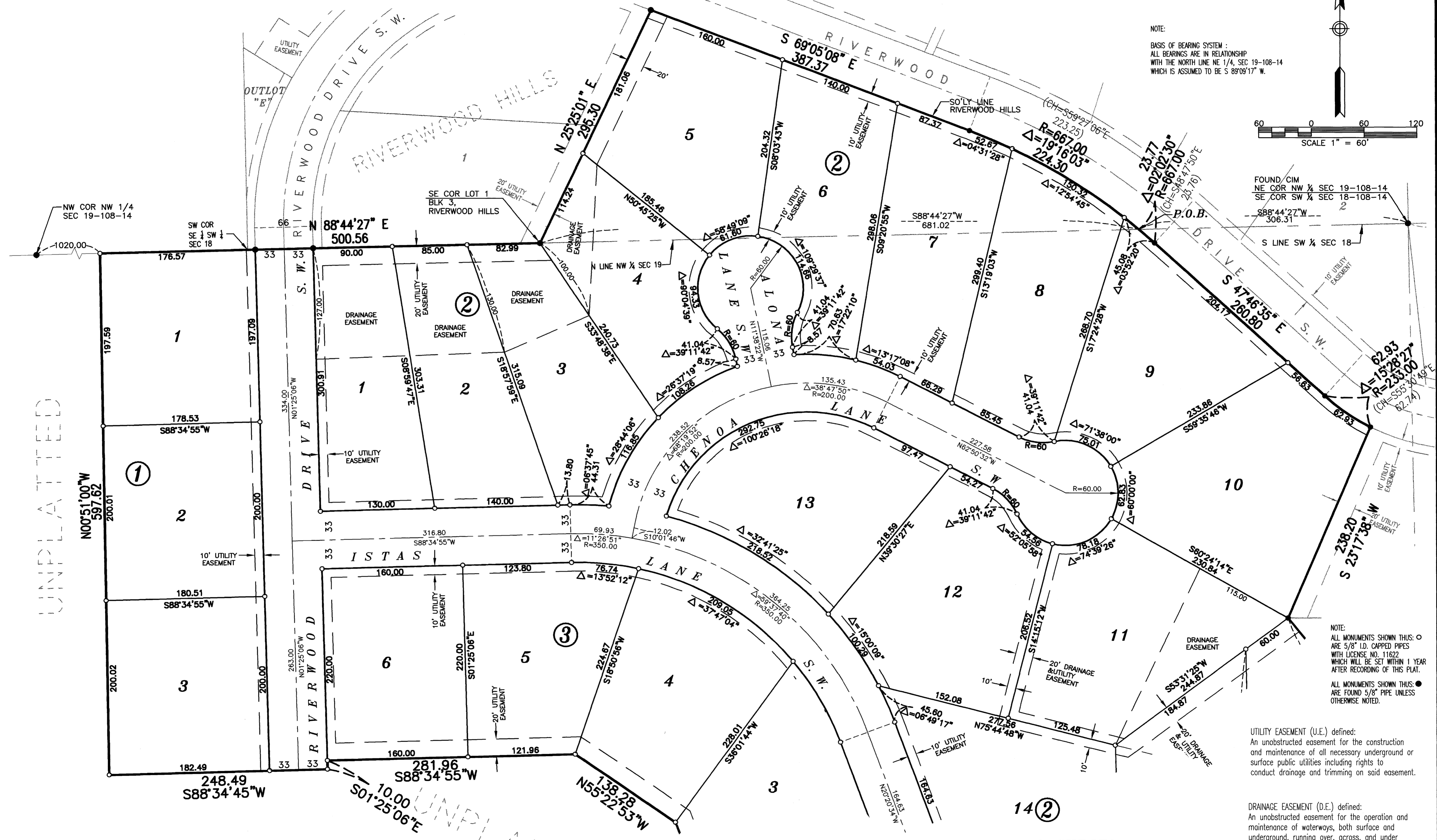
PREPARED BY:
 MCGHEE & BETTS, INC.
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 ROCHESTER, MINNESOTA

994B

UNPLATTED

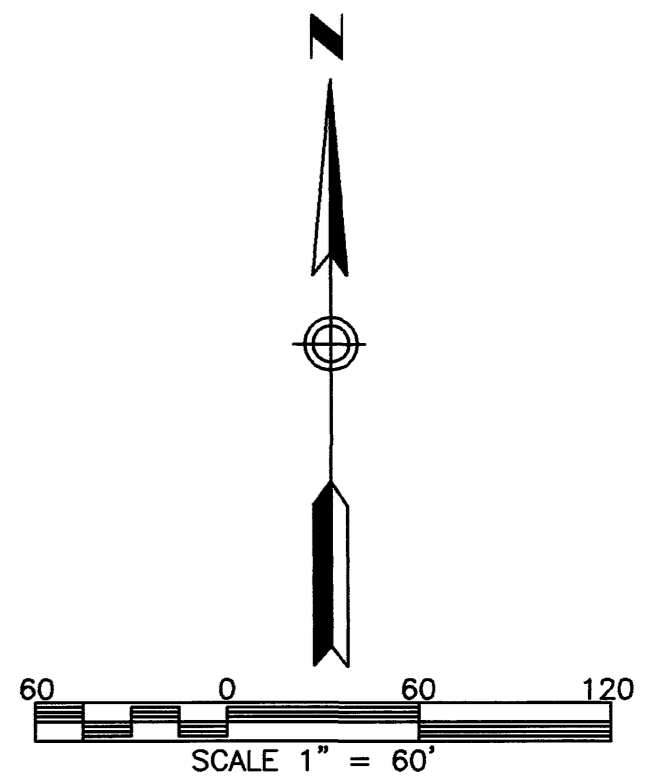
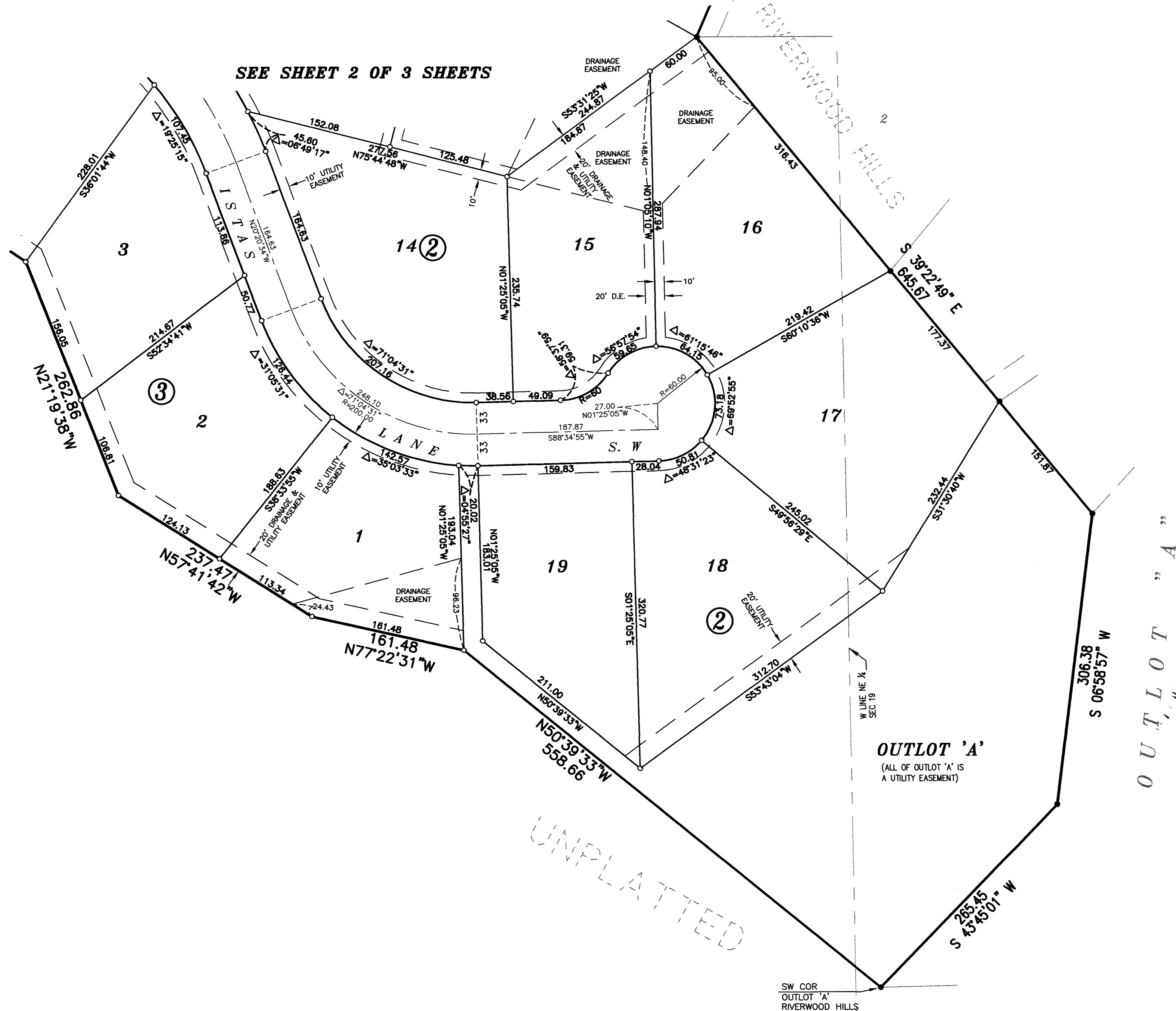
RIVERWOOD HILLS

UNPLATTED



RIVERWOOD HILLS FOURTH

SEE SHEET 2 OF 3 SHEETS

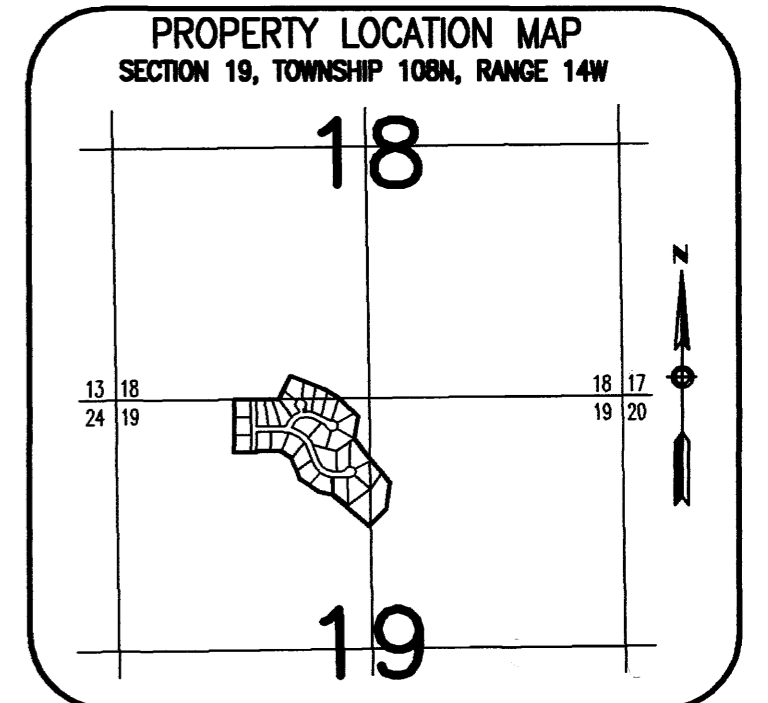


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OUTLOT 'A'
 (ALL OF OUTLOT 'A' IS
 A UTILITY EASEMENT)

UNPLATTED

SW COR
 OUTLOT 'A'
 RIVERWOOD HILLS

994C
 PREPARED BY:
 MCGHEE & BETTS, INC.
 CONSULTING ENGINEERS
 PLANNERS, LAND SURVEYORS
 ROCHESTER, MINNESOTA