

VERTICAL CONTROL

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

100 YEAR FLOOD LEVEL

1122 feet based on City of Mantorville Flood Insurance Study by the Federal Emergency Management Agency.

# FRANK MANTOR'S RIVERVIEW SUBDIVISION

BENCH MARKS

Bench Mark #1  
Railroad spike in 30 inch stump, 400' ± south of intersection of Monroe and Fifth Streets. 1119.16  
Bench Mark #2  
Railroad spike in corner fence post near intersection of Monroe and Fifth Streets. 1169.53

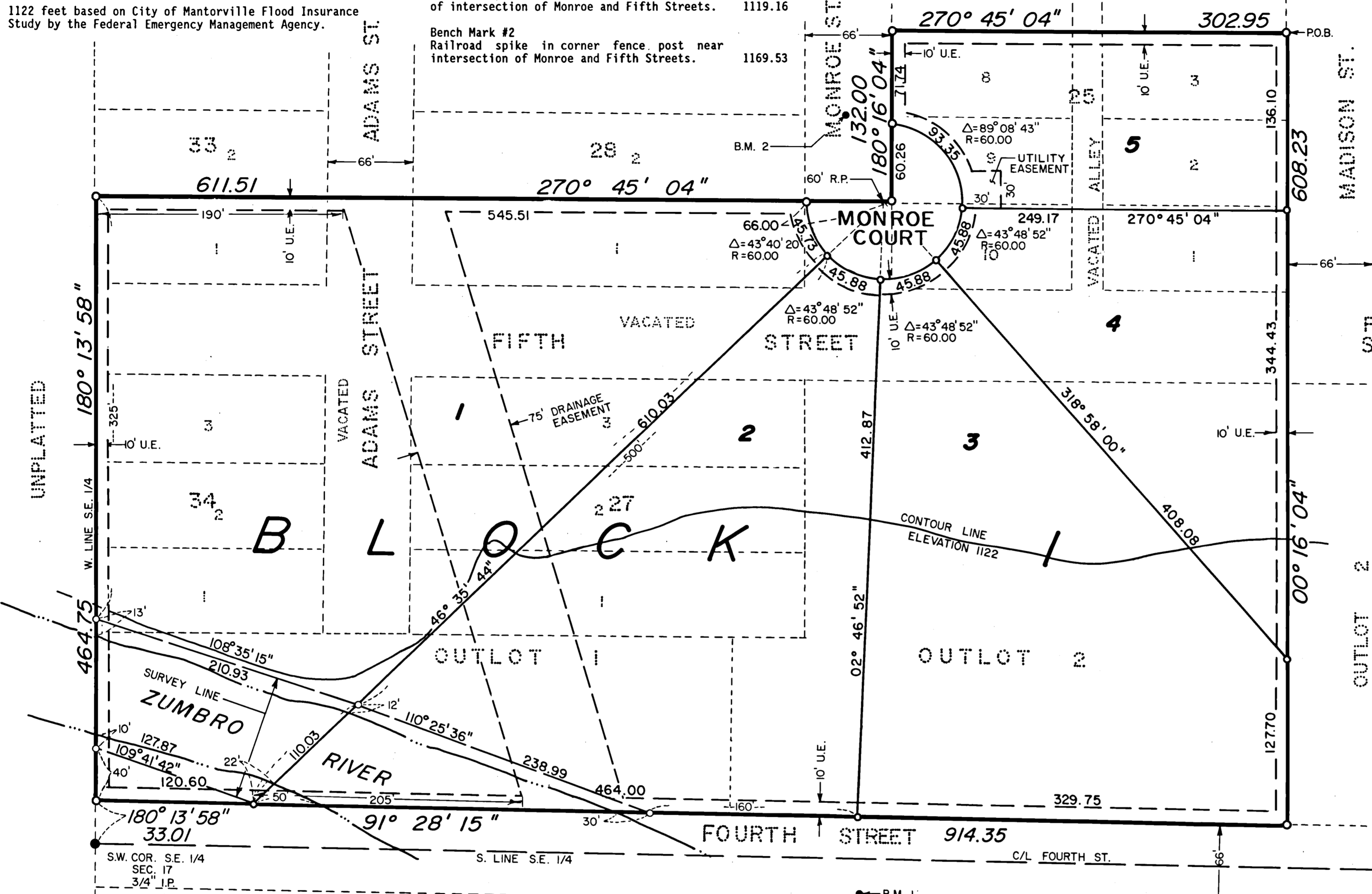
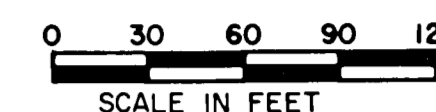
MONUMENTS

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

All monuments set have a plastic cap stamped R.L.S. 10162.

BEARINGS

Plat Bearings are azimuths measured to the right from an assumed North.



INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: Richard J. Swenke, owner and proprietor of the following described property situated in the County of Dodge, State of Minnesota, to wit:

All of Outlot 1, Lot 1, Block 28, Lot 1, Block 33, Lots 1, 2, and 3, Block 27, Lots 1, 2, and 3, Block 34, Lots 1, 2, 3, 8, 9, and 10, Block 25, and that part of Outlot 2, and vacated Adams Street, Monroe Street, Fifth Street, and of the vacated alley in said Block 25, Frank Mantor's Addition to Mantorville, according to the plat thereof on file at the County Recorder's Office, Dodge County, Minnesota, described as follows:

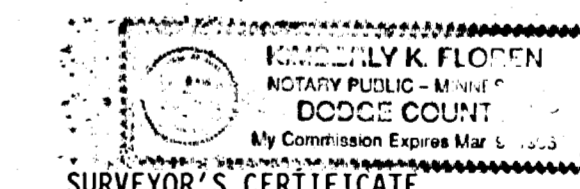
Beginning at the northeast corner of said Lot 3, Block 25; thence westerly on an assumed azimuth from north of 270 degrees 45 minutes 04 seconds along the north line of said Lot 3, and along the north line of said Lot 8, Block 25, a distance of 302.95 feet to the easterly right-of-way line of Monroe Street; thence southerly 180 degrees 16 minutes 04 seconds azimuth along said easterly right-of-way line 132.00 feet to the intersection with the easterly extension of the northerly line of said Lot 1, Block 28; thence westerly 270 degrees 45 minutes 04 seconds azimuth along said northerly line and easterly extension thereof, and along the northerly line of said Lot 1, Block 33, to the northwest corner of said Lot 1, Block 33; thence southerly 180 degrees 13 minutes 58 seconds azimuth along the westerly line of said Lot 1, Block 33, and along the westerly lines of said Block 34 and Outlot 1, a distance of 464.75 feet to the southwest corner of said Outlot 1; thence easterly 91 degrees 28 minutes 15 seconds azimuth along the south line of said Outlots 1 and 2 to the intersection with the southerly extension of the westerly right-of-way line of Madison Street; thence northerly 00 degrees 16 minutes 04 seconds azimuth along said southerly extension and along said westerly right-of-way line 608.23 feet to the point of beginning.

Said tract contains 10.79 acres more or less.

Have caused the same to be surveyed, platted and replatted as FRANK MANTOR'S RIVERVIEW SUBDIVISION and do hereby grant the easements as shown on this plat.

In witness whereof said Richard J. Swenke has hereunto set his hand this 21 day of July, 1989.  
Richard J. Swenke

STATE OF MINNESOTA  
COUNTY OF DODGE  
The foregoing instrument was acknowledged before me this 21 day of July, 1989, by Richard J. Swenke.

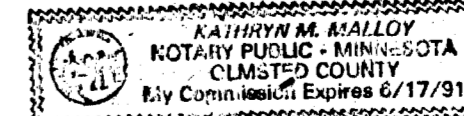


Kimberly K. Floren  
Notary Public, Dodge County  
My Commission Expires Mar 5, 1993

I do hereby certify that I have surveyed, platted and replatted the property described on this plat as FRANK MANTOR'S RIVERVIEW SUBDIVISION, 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, 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. Borcherding  
Minnesota R.L.S. No. 10162

STATE OF MINNESOTA  
COUNTY OF OLMTSTED  
The foregoing Surveyor's Certificate was acknowledged before me this 25th day of July, 1989, by Donald R. Borcherding, Minnesota R.L.S. No. 10162.



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

DRAINAGE EASEMENT DEFINED

An unobstructed easement for the construction and maintenance of underground and surface drainage facilities and utility 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.

COUNTY AUDITOR - TAX STATEMENT

No delinquent taxes due and transfer entered this 21st day of July, 1989.  
Steven A. Grancee  
Dodge County Auditor

COUNTY RECORDER

Document Number \_\_\_\_\_  
I hereby certify that this instrument was filed in the office of the County Recorder for record on this 2nd day of August, 1989, at 1:00 o'clock P.M. and was duly recorded in Dodge County Records.  
Dorale O. Burton  
Dodge County Recorder

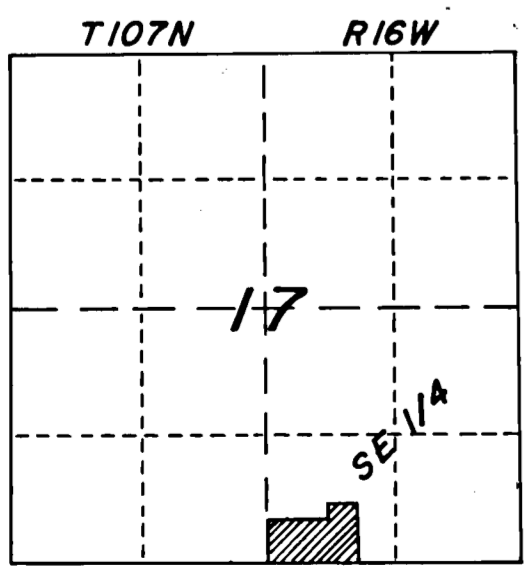
CITY APPROVAL

STATE OF MINNESOTA  
COUNTY OF DODGE  
CITY OF MANTORVILLE

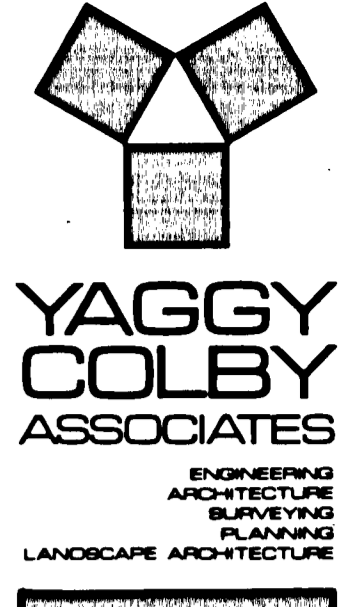
I, Ann Wilke, City Clerk in and for the City of Mantorville, do hereby certify that on the 30 day of May, 1989, the accompanying plat was duly approved by the Common Council of the City of Mantorville. In testimony thereof, I have hereunto signed my name and affixed the Seal of said City of Mantorville this 21 day of July, 1989.  
Ann Wilke  
Ann Wilke, City Clerk

COUNTY SURVEYOR

I certify that this plat has been checked mathematically and that the plat conforms to the applicable platting laws.  
Approved this 25th day of July, 1989.  
Roger W. Brand  
Dodge County Surveyor



LOCATION MAP



FINAL PLAT  
 FRANK MANTOR'S RIVERVIEW SUBDIVISION  
 MANTORVILLE, MINNESOTA

PROJECT NUMBER	2456
DATE	5/12/89
DRAWN BY	M. F.
REVISIONS	
SHEET NUMBER	1