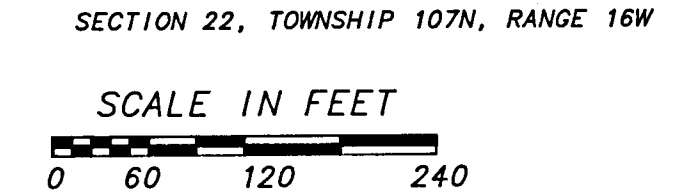
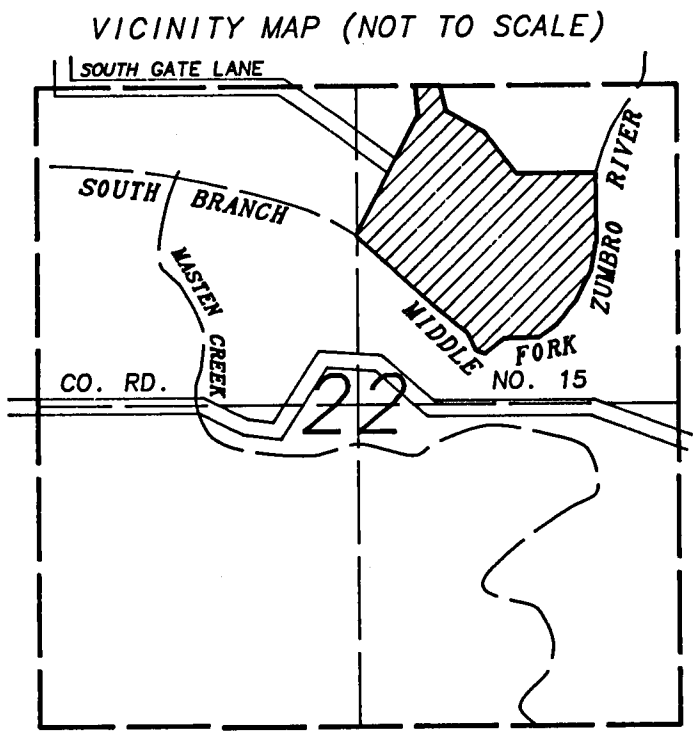


# RIVER VALLEY ESTATES



Monuments shown thus: ○ are set 1/2" pipes with plastic cap bearing registration no. 14888  
 Monuments shown thus: ● are found 1/2" pipes unless noted otherwise.  
 All bearings are in relation to the north line of the Northeast Quarter of Section 22, Township 107 North, Range 16 West, Dodge County, Minnesota, which has an assumed bearing of S89°27'30"E.



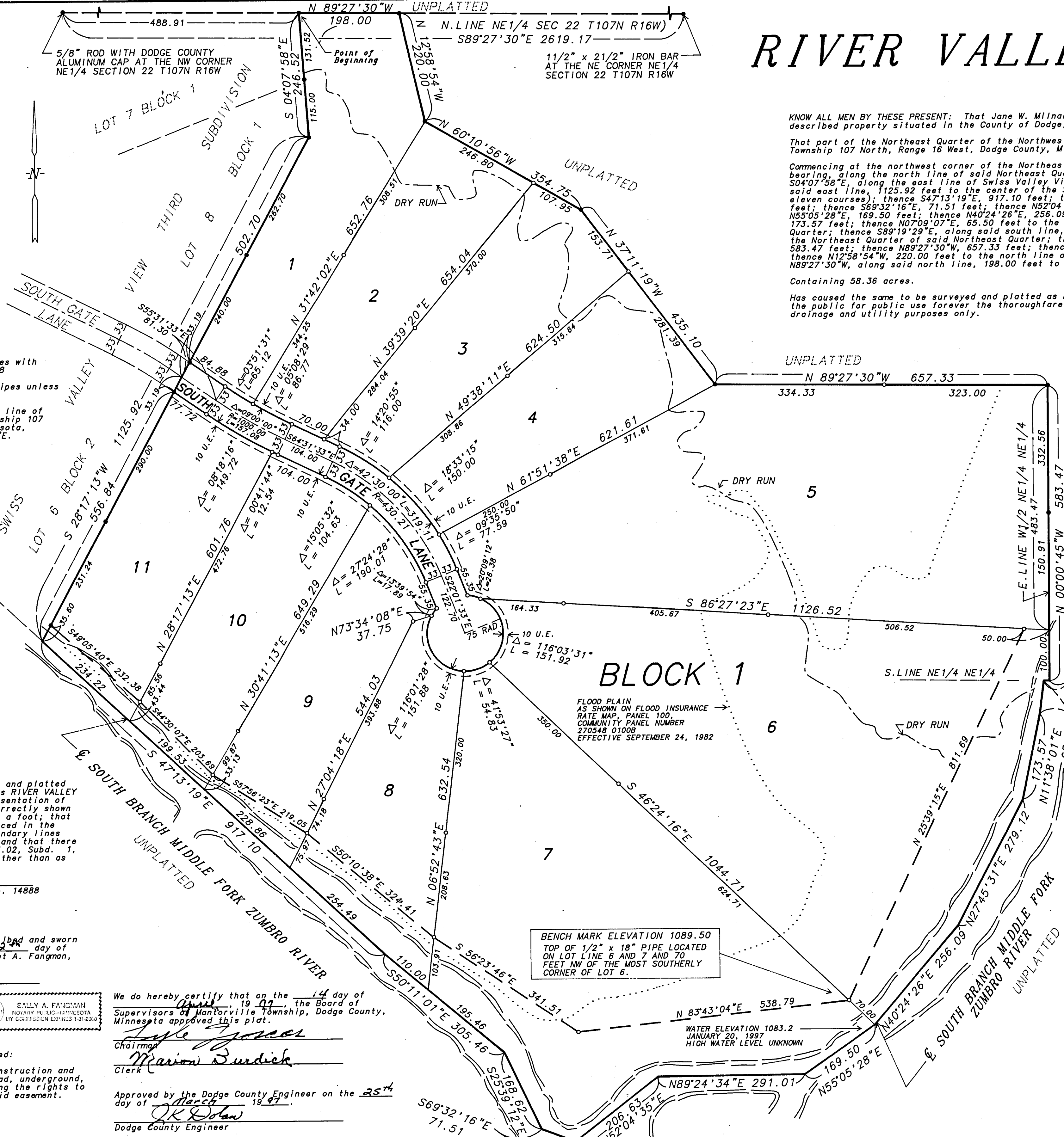
I hereby certify that I have surveyed and platted the property described on this plat as RIVER VALLEY ESTATES; that this is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the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

Vincent A. Fangman  
 Vincent A. Fangman Minnesota Reg. No. 14888

State of Minnesota  
 County of Olmsted

The surveyor's certificate was subscribed and sworn to before me a Notary Public, this 22 day of March, 1997, by Vincent A. Fangman, Licensed Land Surveyor.

Sally A. Fangman  
 Notary Public, Olmsted County  
 My commission expires 1-31-2000



KNOW ALL MEN BY THESE PRESENT: That Jane W. Milnar, a single person, owner and proprietor of the following described property situated in the County of Dodge, State of Minnesota, to wit:

That part of the Northeast Quarter of the Northwest Quarter and of the Northeast Quarter of Section 22, Township 107 North, Range 16 West, Dodge County, Minnesota described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 22; thence S89°27'30"E, assumed bearing, along the north line of said Northeast Quarter, 488.91 feet for a point of beginning; thence S04°07'58"E, along the east line of Swiss Valley View Third Subdivision, 246.52 feet; thence S28°17'13"W, along said east line, 1125.92 feet to the center of the South Branch Middle Fork Zumbro River (described in the next eleven courses); thence S47°13'19"E, 917.10 feet; thence S50°11'01"E, 305.46 feet; thence S25°39'12"E, 168.62 feet; thence S69°32'16"E, 71.51 feet; thence N52°04'35"E, 206.63 feet; thence N89°24'34"E, 291.01 feet; thence N55°05'28"E, 169.50 feet; thence N40°24'26"E, 256.09 feet; thence N27°45'31"E, 279.12 feet; thence N11°38'01"E, 173.57 feet; thence N07°09'07"E, 65.50 feet to the south line of the Northeast Quarter of said Northeast Quarter; thence S89°19'29"E, along said south line, 11.49 feet to the southeast corner of the West One-Half of the Northeast Quarter of said Northeast Quarter; thence N00°00'45"W, along the east line of said West One-Half, 583.47 feet; thence N89°27'30"W, 657.33 feet; thence N37°11'19"W, 435.10 feet; thence N60°10'56"W, 354.75 feet; thence N12°58'54"W, 220.00 feet to the north line of the Northeast Quarter of said Section 22; thence N89°27'30"W, along said north line, 198.00 feet to the point of beginning.

Containing 58.36 acres.

Has caused the same to be surveyed and platted as RIVER VALLEY ESTATES and does hereby donate and dedicate to the public for public use forever the thoroughfare and dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Jane W. Milnar, a single person, has hereunto set her hand, this 19 day of March, 1997.

Jane W. Milnar, POA  
 Jane W. Milnar

State of Minnesota  
 County of Dodge

The foregoing instrument was acknowledged before me this 19 day of March, 1997, by Jane W. Milnar, a single person.

Madelyn Beckstrom  
 Notary Public, Dodge County, State of Minnesota  
 My Commission expires 1-31-2000

No delinquent taxes due and transfer entered this 19 day of April, 1997.

Madelyn Beckstrom Deputy  
 Dodge County Auditor

Taxes due and payable for the year 1997 have been paid.

Robert W. Brand Date 4-22-97  
 Dodge County Treasurer

I certify that this plat has been checked mathematically and approved this 25 day of March, 1997.

Robert W. Brand  
 Dodge County Surveyor

Approved by the Dodge County Planning Commission at a meeting thereof, on the 19 day of March, 1997.

Jim Balgum  
 Commission Chairman

Approved by the Dodge County Board of Commissioners at a meeting thereof, on the 22 day of April, 1997.

Jim D. Gray  
 Board Chairman

We do hereby certify that on the 24 day of March, 1997, the City Council of Mantorville, Minnesota approved this plat.

Jeffrey E. Kraecht, Mayor  
Ann Wilke, Clerk

Document Number 207639 107639

I hereby certify that this instrument was filed in the office of the County Recorder for record this 22 day of April, 1997, at 2:00 o'clock P.M. and was duly recorded in Book 8 of Plats on page 41.

Sue A. Alberts  
 County Recorder  
 Dodge County, Minnesota

We do hereby certify that on the 14 day of March, 1997, the Board of Supervisors of Mantorville Township, Dodge County, Minnesota approved this plat.

Marion Burdick  
 Chairman  
Marion Burdick  
 Clerk

Approved by the Dodge County Engineer on the 25 day of March, 1997.

OK DeWan  
 Dodge County Engineer

Drainage and Utility easement defined:  
 An unobstructed easement for the construction and maintenance of all necessary overhead, underground, or surface public utilities including the rights to conduct drainage and trimming on said easement.