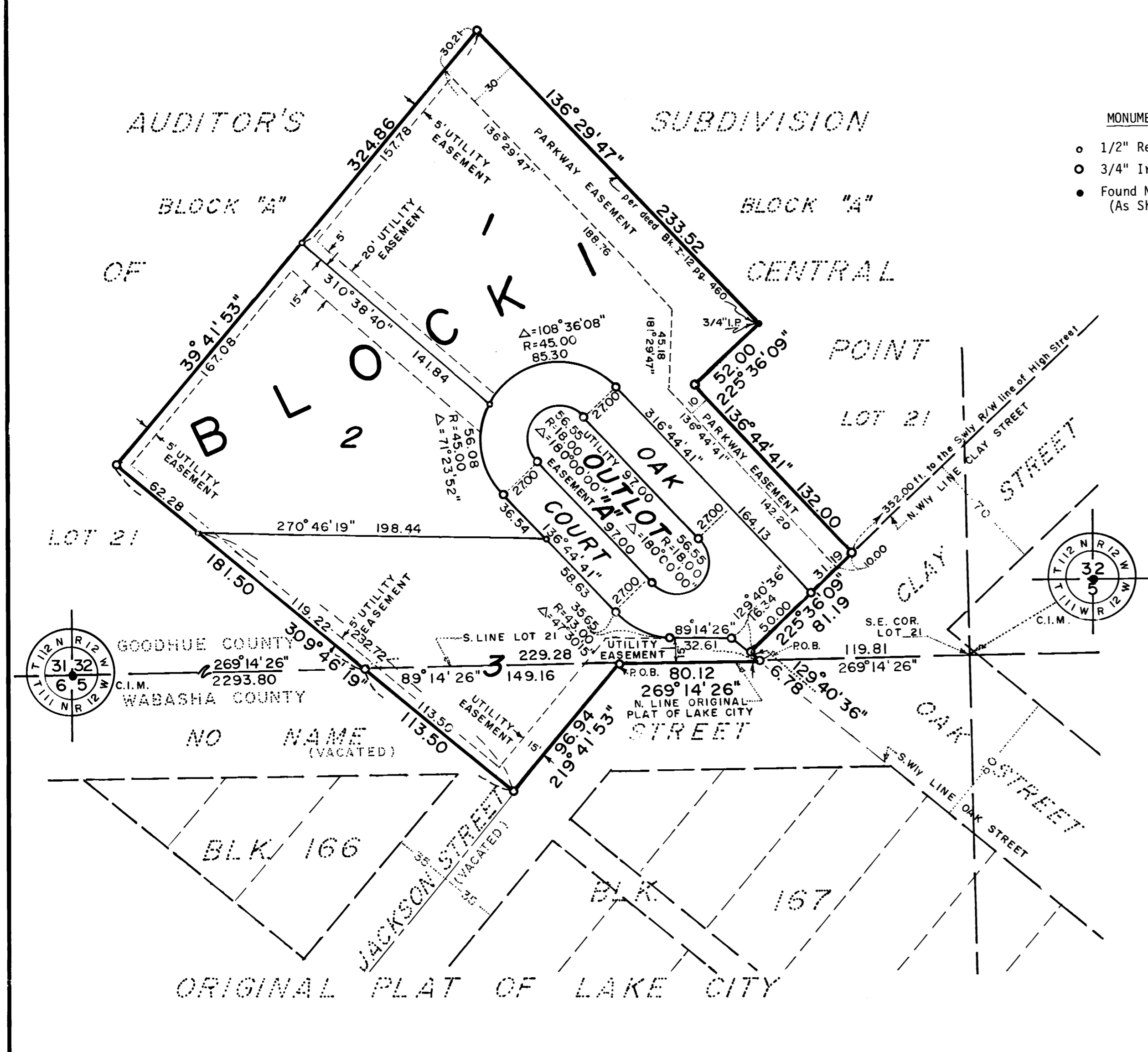
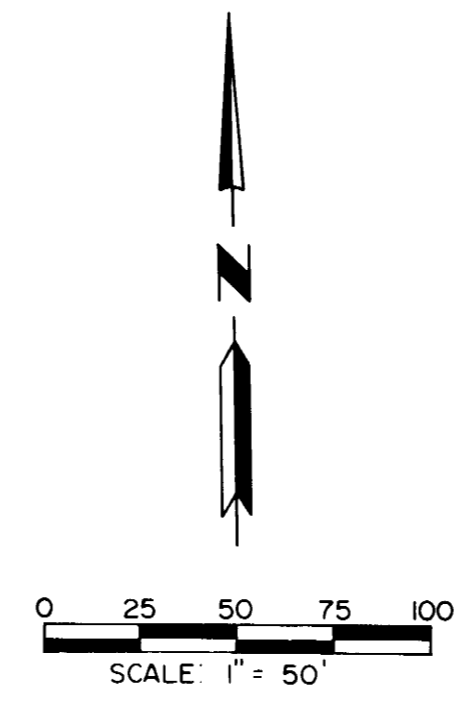


RIVERSIDE HEIGHTS SUBDIVISION



- MONUMENTS**
- 1/2" Re-Bars
 - 3/4" Iron Pipes
 - Found Monument (As Shown)



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

BEARINGS

Plat bearings are Minnesota State Plane Grid Azimuths measured to the right from Grid North.

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Lake City Nurseries, Inc., a Minnesota Corporation, owners and proprietors of the following described property situated in the Counties of Wabasha and Goodhue, State of Minnesota, to wit:

That part of Lot 21, Block "A", Auditors Subdivision of Central Point according to the plat thereof on file in the County Recorders Office, Goodhue County, Minnesota, described as follows:

Commencing at the southeast corner of said Lot 21, thence westerly on a Minnesota State Plane Grid Azimuth from north of 269 degrees 14 minutes 26 seconds 119.81 feet along the south line of said Lot 21 to the point of beginning; thence continuing westerly 269 degrees 14 minutes 26 seconds azimuth along the south line of said Lot 21 a distance of 229.28 feet; thence northwesterly 309 degrees 46 minutes 19 seconds azimuth 181.50 feet; thence northeasterly 39 degrees 41 minutes 53 seconds azimuth 324.86 feet; thence southeasterly 136 degrees 29 minutes 47 seconds azimuth 233.52 feet; thence southwesterly 225 degrees 36 minutes 09 seconds azimuth 52.00 feet; thence southeasterly 136 degrees 44 minutes 41 seconds azimuth 132.00 feet; thence northwesterly 136 degrees 44 minutes 41 seconds azimuth 132.00 feet to the northwesterly line of Clay Street; thence northwesterly 225 degrees 36 minutes 09 seconds azimuth 81.19 feet along said northwesterly line of Clay Street to the intersection with the southwesterly line of Oak Street; thence southeasterly 129 degrees 40 minutes 36 seconds azimuth 6.78 feet along said southwesterly line of Oak Street to the point of beginning.

Said tract contains 2.03 acres more or less.

TOGETHER WITH

That part of vacated Jackson Street and the No-Name Street in Block 166 of the Original Plat of Lake City, according to the plat thereof on file in the County Recorders Office, Wabasha County, Minnesota, described as follows:

Beginning at the intersection of the north line of said Original Plat and the centerline of vacated Jackson Street; thence southwesterly on a Minnesota State Plane Grid Azimuth from north of 219 degrees 41 minutes 53 seconds azimuth along said centerline 96.94 feet; thence northwesterly 309 degrees 46 minutes 19 seconds azimuth 113.50 feet to the north line of said Original Plat; thence easterly 89 degrees 14 minutes 26 seconds azimuth 149.16 feet along said north line to the point of beginning.

Said tract contains 0.13 acres more or less.

Have caused the same to be surveyed and platted as RIVERSIDE HEIGHTS SUBDIVISION and do hereby donate and dedicate to the public for public use forever the thoroughfare and grant the easements as shown on this plat.

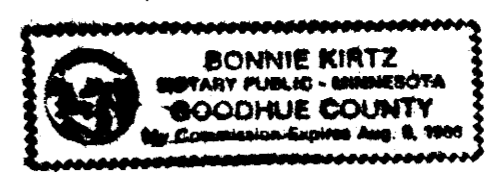
In witness whereof said Lake City Nurseries, Inc. has caused these presents to be signed by its proper officers this 31st day of August, 1981.

Dennis Francis
Dennis Francis, President

Aslag M. Francis
Aslag M. Francis, Secretary-Treasurer

STATE OF MINNESOTA
COUNTY OF

The foregoing instrument was acknowledged before me this 31st day of August, 1981, by Dennis Francis and Aslag M. Francis, President and Secretary-Treasurer respectively of Lake City Nurseries, Inc., a Minnesota Corporation, on behalf of the Corporation.



Bonnie Kirtz
Notary Public, Goodhue County, MN
My Commission Expires Aug 9, 1986

A UTILITY EASEMENT IS GRANTED OVER ALL OF OUTLOT "A"

PARKWAY EASEMENT DEFINED

An unobstructed easement for use as a pedestrian path, open space and linear park system, also includes use as an 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 SURVEYOR

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

Approved this 22nd day of JULY, 1981

David A. Johnson
County Surveyor

COUNTY AUDITOR

No delinquent taxes due and transfer entered this 11th day of September, 1977.

R. Johnson
County Auditor

COUNTY RECORDER

Document Number 277338

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 11th day of September, 1981, at 9⁰⁰ o'clock A..M. and was duly recorded in Goodhue County Records.

Craig A. Anderson
County Recorder

SURVEYOR'S CERTIFICATE

I do hereby certify that I have surveyed and platted the property described on this plat as RIVERSIDE HEIGHTS 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. Borcharding
DONALD R. BORCHARDING
Minnesota R.L.S. 10162

STATE OF MINNESOTA
COUNTY OF OLMSTED

The foregoing Surveyor's Certificate was acknowledged before me this 22 day of July, 1981 by Donald R. Borcharding, Minnesota R.L.S. No. 10162.

Donald W. Yaggy
Notary Public, Olmsted County, MN
My Commission Expires 12-21-85

CITY ATTORNEY'S APPROVAL

I hereby certify that proper evidence of title has been presented to and examined by me, and I hereby approve this plat as to form and execution.

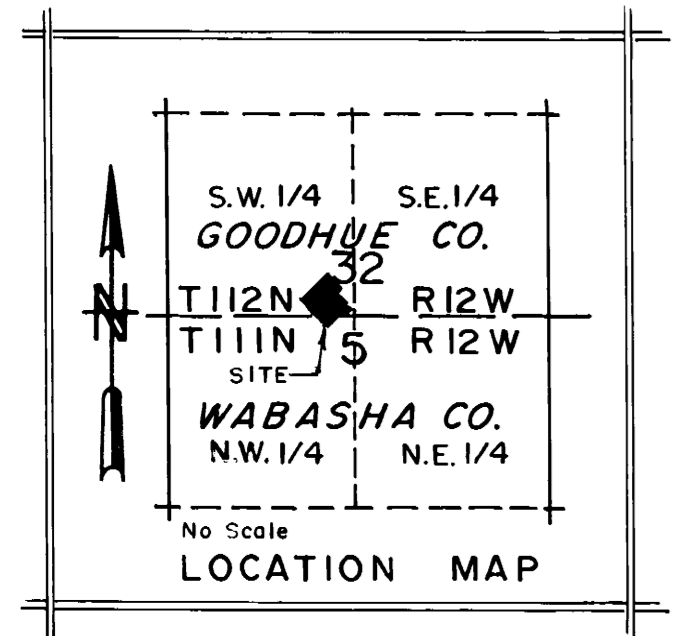
[Signature]
Attorney for the City of Lake City, MN

CITY APPROVAL

State of Minnesota
Counties of Wabasha and Goodhue
City of Lake City

We do hereby certify that on the 15th day of July, 1981, the accompanying plat was duly approved by the Common Council of the City of Lake City. In testimony thereof we have hereunto signed our names and affixed the seal of said City of Lake City this 8th day of September, 1981.

City Council, Lake City, Minnesota
Maya J. Buteman
Mayor
Bruce Schumacher
City Clerk



PREPARED BY
YAGGY ASSOCIATES, INC.
CONSULTING ENGINEERS ■ PLANNERS ■ SURVEYORS
ROCHESTER, MINNESOTA ■ MASON CITY, IOWA