OFFICIAL

RIVER'S EDGE ADDITION

IN OUTLOT 21 & SE1/4 SE1/4 SECTION 28–T101N–R14W

CITY OF LEROY, MOWER COUNTY, MINNESOTA

LEGEND

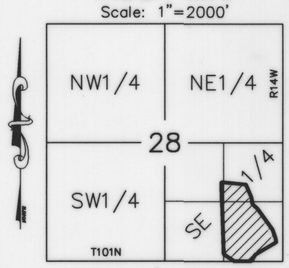
- ○ = 5/8ø X 16" iron stake monument (capped LS13807)–Placed
- ● = Iron stake monument – Found
- = Subdivision Plat Corner
- Ⓤ = Utility Easement
- —o— = Controlled Access
- ⌊ = 90°00'00"

BASIS OF BEARING SYSTEM :

ALL BEARINGS ARE BASED UPON THE BEARING OF THE SOUTH LINE OF TH SE1/4 SECTION 28–T101N–R14W WHICH IS ASSUMED TO BE SOUTH 89°03'24" WEST.

INDEX MAP

Scale: 1"=2000'



PLATTED AREA = 33.64 ACRES±

SEE LAND SURVEYORS CERTIFICATE OF CORRECTION TO PLAT FILED AS DOCUMENT NO. A000545871 ON DECEMBER 21, 2005

CORRECTS PLAT TO SHOW BLOCK 1 IN RIVER'S EDGE ADDITION TO THE CITY OF LEROY.

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

SEPTEMBER 2005

DRAWN BY ANDY MCGOWAN

05–128FP.DWG

OFFICIAL

RIVER'S EDGE ADDITION
IN OUTLOT 21 & SE1/4 SE1/4 SECTION 28–T101N–R14W
CITY OF LEROY, MOWER COUNTY, MINNESOTA

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Eugene M. Miller and Rita M. Miller, husband and wife; owners of the following described property situated in the City of LeRoy, County of Mower, State of Minnesota, to-wit:

All that part of the SE¼ SE¼ and Outlot 21 in the SE¼ Section 28-T101N-R14W, Mower County, Minnesota; described as follows:

Commencing at the southeast corner of the SE¼ of said Section 28; thence South 89°03'24" West a distance of 707.84 feet, along the south line of said SE¼; thence North 34°07'15" East a distance of 163.06 feet, for purposes of this description bearings are assumed and based on the south line of said SE¼ being South 89°03'24" West, to the point of beginning;

thence South 34°07'15" West a distance of 163.06 feet, to the south line of said SE¼;

thence South 89°03'24" West a distance of 392.66 feet, along said south line, to a point 100.00 feet northeasterly of and perpendicular to the northeasterly line of Main Street;

thence North 55°52'45" West a distance of 274.68 feet, parallel with the north line of said Main Street, to the west line of said SE¼ SE¼;

thence North 01°53'11" West a distance of 1161.14 feet, along said west line, to the northwest corner of said SE¼ SE¼;

thence North 01°53'11" West a distance of 435.57 feet, on the west line of said Outlot 21, to a point 883.41 feet south of the northwest corner of said Outlot 21;

thence South 84°39'11" East a distance of 540 feet more or less, to a point in the center of the Upper Iowa River;

thence Southeasterly a distance of 1490 feet more or less, on the centerline of said Upper Iowa River, to the point of intersection with a line bearing North 58°46'14" East, from the point of beginning;

thence South 58°46'14" West a distance of 520 feet more or less, to the point of beginning;

having caused the above described premises to be surveyed and platted as shown hereon, to be known as RIVER'S EDGE ADDITION, do by these presents dedicate to the public use forever and for the use of the public utilities, the thoroughfares appearing hereon, and also the utility easements appearing hereon, for the installation and maintenance of facilities installed in and over said easements to serve adjacent or other premises in the vicinity.

Witness our hands this 30 day of September, 2005.

Eugene M. Miller
Eugene M. Miller

Rita M. Miller
Rita M. Miller

STATE OF MINNESOTA
COUNTY OF MOWER

The foregoing instrument was acknowledged before me this 30 day of September, 2005, by Eugene M. Miller and Rita M. Miller, husband and wife.

POLLY L. GLYNN
Notary Public
Minnesota
My Commission Expires January 31, 2010

Polly L. Glynn
Notary Public

SURVEYOR'S CERTIFICATE

I, John H. Schulte IV, a duly Licensed Land Surveyor, do this 27 day of Sept., 2005, by these presents, certify that the plat hereon is a correct representation of the survey thereof, that all distances are correctly shown on said plat, that all monuments have been correctly placed in the ground as shown, that the outside boundary lines are correctly designated on the plat, that all public highways located before the platting are correctly located and designated hereon, 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.

John H. Schulte IV
Licensed Land Surveyor
Minnesota LS No. 13807

STATE OF MINNESOTA
COUNTY OF FREEBORN

The foregoing instrument was acknowledged before me this 27 day of Sept., 2005 by John H. Schulte IV.

ELAINE G. WALLACE
Notary Public
Minnesota
My Commission Expires January 31, 2010

Elaine G. Wallace
Elaine G. Wallace, Notary Pubic
My Commission Expires 1-31-2010

TITLE OPINION

I, Marty G. Helle, licensed attorney, State of Minnesota, do hereby certify that the Owner, as indicated hereon, represents all ownership interests in the land encompassed by this plat.

Marty G. Helle #0307476

CITY APPROVAL

We do hereby certify that the within plat of RIVER'S EDGE ADDITION was duly accepted and approved by the City Council of the City of LeRoy, on the 30 day of Sept, 2005

Edwin N. Koppen
Mayor

Attest: Patty L. Hitz
City Clerk

COUNTY AUDITOR'S CERTIFICATE

No delinquent taxes due, [redacted], and transfer has been entered this 27th day of Oct, 2005.

Sharon W. Vereide
County Auditor, Mower County, MN

COUNTY TREASURER'S CERTIFICATE

I hereby certify that on this the 27th day of Oct., 2005, the current taxes have been paid on the land described herein.

Douglas E. Goch / jmo
County Treasurer, Mower County, MN

COUNTY RECORDER'S CERTIFICATE

STATE OF MINNESOTA
COUNTY OF MOWER

INSTRUMENT NUMBER A0005544336

I hereby certify that this instrument was filed in the office of the County Recorder for record on this 27 day of October, 2005, at 3:23 o'clock P.M., and was duly recorded in the Mower County records as Instrument Number A0005544336.

Susan M. Davis
County Recorder, Mower County, MN

By: _____
Deputy

JONES, HAUGH & SMITH INC
CONSULTING ENGINEERS & LAND SURVEYORS
515 SOUTH WASHINGTON AVENUE
ALBERT LEA, MINNESOTA 56007

SEPTEMBER 2005
DRAWN BY ANDY MCGOWAN
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